



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 1209 Rutland Dr Restaurant
Final Plat
Map - 78
Parcel(s) – 010.09

Request: DMG Nashville seeks final plat approval for Golden Gateway, lots 2 & 7, at 1201 Rutland Drive in District 3.

History: A site plan for a Jim and Nicks BBQ restaurant was previously approved by the Planning Commission for this proposed lot. This final plat is to establish a lot for this restaurant previously approved restaurant and additional commercial lot. Several other food establishments have received approval along this stretch of Rutland Drive in recent months.

Analysis: The property is zoned OPS and includes approximately 111,785sf total area over two lots. The plat is the third subdivision of lot 2, this plat including lot 2 (44,467sf) and lot 7 (67,318sf). The plat establishes a 25' wide access easement and various utility easements. The lots are through lots, having frontage along Gold Bear Gateway and Rutland Drive and building setbacks are correctly rendered, 30' front and 10' side.

Summary: The applicant has addressed most of the comments received from staff via preliminary reviews. Anything outstanding is minor in nature and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Golden Gateway, lots 2 & 7 at 1201 Rutland Drive, subject to the conditions of approval below.

Planning and Zoning:

1. The surveyor shall sign the plat before circulating for signatures.

Engineering:

1. Stormwater: Provide note - Indicate who maintains PUDE's outside of public ROW.
2. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

3. Surveyor shall sign the plat.
4. Remove Public Ways plat certificate.
5. Complete Note #10.
6. Plat shall be recorded prior to the issuance of the erosion control permit for the created lot.
7. Cross access easements are required wherever drive aisles are intended to cross property lines, including on the north side of the site and between Lot 2 and Lot 7.
8. Add following note: "Cross access easements between lots 2 & 7 are to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.