



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 615 Rutland Drive
Final Plat
Map - 078
Parcel(s) – 10.07

Request: Justin Rogers, owner of the property, requests final plat approval for the subdivision of 615 Rutland Drive, into 3 separate lots along with dedication of right-of-way, located in District 3.

History: The property, located at the corner of Rutland Drive and Golden Bear Gateway, is zoned RS-40. The current property has an existing residential home, along with 2 accessory buildings/garages. The owner has noted he is intending to rezone two of the three parcels to CMU, provided the final plat is approved. The northern (lot 1) and southern (lot 3) parcels will be requested to be rezoned to CMU, and the existing residential portion will remain RS-40. The owner currently has a roofing company and would like to park his company vehicles and equipment on the northern (lot 1) parcel, with the southern (lot 3) parcel being left untouched for future commercial marketing potential. The single-family home will remain.

Analysis: The current property as it stands, with the accessory buildings/garages, which are shown as part of Lot 1, will not be compliant with accessory structures for CMU zoning if rezoned to CMU. These structures will have to be removed or relocated to comply with commercial zoning requirements. The plat also shows an access easement for lot 1, which is not required where shown. The access easement is required on lot 2 for the driveway serving lot 1. Right-of-way dedication at the corner of GBG and Rutland Drive is shown on this plat also.

Summary: The structures on lot 1 exist now as accessory structures to the single-family home. By subdividing the property and rezoning the land to CMU these structures become non-compliant due to the required yards for commercial primary and commercial accessory structures. Should this subdivision and associated rezone request be approved these structures shall be relocated and brought into compliance with commercial design regulations or removed altogether. Any additional development on the parcels will be subject to the respective zoning district bulk and design regulations.

Recommendation: Staff recommends approval of the final plat for 615 Rutland Drive, subject to the conditions below:

Planning and Zoning:

1. Provide address prior to recording plat.
2. Revise the building setbacks for the commercial zoning district CMU on lots 1 and 3. This shall be completed prior to the recording of the plat should the rezone be approved.
3. Should the rezone request associated with this final plat receive approval, the accessory structures on Lot 1, shall be removed or relocated within the required yard and be brought into full commercial design regulation compliance, per 6.103-7.
4. Provide access easements on lot one and two for the driveway which serves both lots.
5. Should the rezone application associated with this plat be approved update the zoning data on the final plat before recording.

Public Works:

1. Ensure all applicable plat certificates are present and 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 Land Development Code.
2. Access easement shall follow the path of the driveway.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.