



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Odum Springs
Preliminary Plat
Map - 097
Parcel(s) – 011.16

Request: CSDG, on behalf of their client, requests preliminary plat approval for the Odum Springs subdivision consisting of four lots on John Wright Road in District 3.

Analysis: This subdivision is located on the east side of John Wright Road and is presently undeveloped. The property includes a stream and associated buffers. The total area being subdivided is 9.65 acres. The property is zoned RS-40. The proposal includes 4 lots: lot 1: 3.04ac, lot 2: 2.06ac, lot 3: 2.04ac and lot 4 2.19ac. All lots will have frontage along John Wright Road. Building setbacks are correctly displayed and the lot width is compliant for RS-40 zoning. Lots 2 and 3 will share driveway access.

Summary: Most of staff comments have been addressed. A preliminary plat is required in lieu of directly proceeding to final plat with a minor subdivision due to the extension of utility lines to serve the lots.

Recommendation: Staff recommends approval of the preliminary plat for Odum Springs, subject to any conditions found below:

Planning and Zoning:

1. No comments.

Public Works:

1. The project shall be served by gravity sewer as shown in the plan.
2. Staff supports that localized bio-retention for each lot. Plans and calculations for the bio-retention shall be submitted for review prior to construction.
3. Sanitary sewer shall be installed and inspected prior to the final plat.
4. Provide minimum 15" buffer around karst areas. Buffer to remain in place until karst areas are remediated.
5. Landscaping plans shall be approved before construction plans are approved.
6. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.

7. If approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Comments were not submitted this review cycle.