



6.B.

## Staff Report

### 7/16/2026 – Regional Planning Commission

**Project Name:**

Treymor, Ph. 1A

**Address:**

Benders Ferry Rd.

**Legal Description:**

Map(s) – 032

Parcel(s) – Part of 031.00

**Commissioner District:**

1 - Art Giles

**Applicant:**

Kyle Griffin, CSDG

**Property Owner:**

DRP Multistate 1 LLC

**Request:**

Final Plat

**Current Zoning:**

RS-40 PUD

**Requested Zoning:**

Not applicable

**Attachments:**

Final Plat

**Staff:**

Jon Baughman, City Planner

Jill Johnson, Planner I

**Request:** The applicant seeks final plat approval for Ph. 1A of the Treymor Subdivision, located on Benders Ferry Road.

**Description/History:** The plat, as shown, is to create 31 single family residential lots and two (2) open spaces. The total area is approximately 42 acres, with 9.91 acres in lots, 28.87 acres of open space and the remainder in right-of-way. The PMDP-PUD was approved via ordinance 2023-27. The total number of lots for the entire development is 349 single family lots. The preliminary plat was approved in August 2023.

**Code References:**

***Part A. -Subdivision Regulations***

***Article II. – Procedures for Plat approval***

***2-105 Final subdivision plat:*** This plat is compliant.

**Summary:** The final plat, for Ph.1A of the Treymor subdivision, has addressed prior review comments from staff. Any outstanding issues are addressed via the conditions of approval below:

**Recommendation:** Staff recommends approval of the Final Plat. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No Comments Received.

**Planning:**

1. All conditions of ordinance 2023-27 shall be adhered to.

**Engineering:**

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

2. Driveways shall be configured so the flares do not conflict with storm drains.

3. Complete Note #14.

4. Correct Note #1 to show 3 open spaces.



**WWUD:**

1. WWUD has no comments.

**Wilson County Schools:**

1. No Comments Received.