



## MEMORANDUM

**Date:** November 21, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Silver Springs Ph. 6  
Final Plat  
Map - 054  
Parcel(s) – p/o 42.01

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**Request:** K&A Land surveying, on behalf of their client Universal Builders, requests final plat approval for 20 single-family residential lots, 3 open spaces and the dedication of right-of-way in Phase 6A, of the Silver Springs subdivision in district 1.

**History:** The preliminary master development plan for the Silver Springs subdivision PUD was approved by the Board of Commissioners via ordinance 2003-55 on Dec. 8, 2003. The zoning is RS-15 PUD. A preliminary plat was approved by the Planning Commission in 2013, and work has progressed since that time.

**Analysis:** The property is zoned RS-15 PUD. Building setbacks are 30' front, 5' sides, and 15' rear. The front setback is incorrectly labeled on lots 608, 615 & 622, this shall be revised before recording the plat. All open space, common areas and landscape buffers is noted to be maintained by the HOA. Corner lots are labeled as critical façade lots, except two, lots 601 & 618, this shall be revised. Temporary dead-end signs are provided at road stubs.

**Summary:** The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan, final master development plan and preliminary plat. Items remaining to be addressed are minor and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Silver Springs, Phase 6A, subject to the conditions below:

**Planning and Zoning:**

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.
2. The surveyor shall sign the plat prior to recording.
3. Label lots 601 & 618 as critical façade lots.
4. Correct the front building setback for lots 608, 615 & 622.

Engineering:

1. All punch list items from Public Works/Engineering must be completed prior to Public Works/Engineering signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

West Wilson Utility District:

1. Water lines shall be shown throughout the Phase.
2. There are no fire hydrants shown.

Wilson County Schools:

1. No Comments