



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Waterford Park Ph. 4
Final Plat
Map – 96
Parcel – 32.03

Request: Wilson and Associates, on behalf of their client Beazer Homes, requests final plat approval for Phase 4 of Waterford Park, formerly known as Cawthon Farms. This phase consists of 62 single family lots, r-o-w, and 5 open spaces, in District 4.

History: The property was annexed in 2020 (ord. 20-36). A preliminary master development plan and rezone was approved in 2020 (ord. 20-37) and a preliminary plat was approved in May 2021. The base zoning is RS-15. The complete subdivision will include 208 lots on 71.70 acres.

Analysis: Phase 5 includes 23.119 acres with 62 single family lots, 4.702 acres of open space and 12.468 acres in lots. Setbacks are consistent with what was approved in the PUD, 20' front, 7.5' side and 20' rear. Critical façade lots have been noted. Sidewalks are shown on both sides of the streets per the subdivision regulation requirements. The addresses have been provided, along with the orientation of the homes and driveway locations.

Summary: The final plat for Phase 5 is substantially compliant with the PMDP and preliminary plat. Any outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Waterford Park, Phase 4, subject to the following conditions:

Planning and Zoning:

1. All conditions of preliminary master development plan approval (ord. 20-37) shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.
3. Provide “street to be extended” signage where appropriate at road stubs.

Engineering:

1. Show the sidewalk along S. Rutland Drive as a 10' wide shared-use path. Revise the hatching and notes showing 5'.
2. 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.

WWUD:

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

Wilson County Schools:

1. No Comments Received.