



Staff Report

May 21, 2026 Regional Planning Commission

Project Name:

Project Jolene Re-Subdivision
of Lot 2

Address:

6300 Golden Bear Gateway

Legal Description:

Map(s) – 078
Parcel(s) – 010.18

Applicant:

Mark Lineberry,
Lineberry Properties

Property Owner:

Lineberry Properties, Inc.

Request:

Final Plat – resubdivision Lot 2

Zoning:

CRC & IR PUD

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for property within Project Jolene. The purpose of this plat is to create two additional lots (3 & 4) and establish public access and utility easements.

Description/History: This is a resubdivision of Project Jolene, for Lot 2. The parent lot was originally subdivided on November 17, 2022 to create Lots 1 (public storage) and Lot 2. This resubdivision will create two additional lots, labeled as Lot 3, at 1.232 acres (6330 Golden Bear Gateway) and Lot 4, at 4.733 acres (6300 Golden Bear Gateway). Total acreage includes 7.551 acres.

Zoning: The parcels show two separate zoning classifications, including both CRC-PUD, commercial retail center planned unit development and I-R PUD, industrial restrictive planned unit development.

Code References:

Part A. -Subdivision Regulations

Article II. – Procedures for Plat approval

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

Summary: This final plat subdivides Lot 2 to create Lots 3 & 4. The applicant has addressed comments from staff. Any outstanding issues are addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Project Jolene Lot 2, subject to the conditions below:

Conditions (by Department):**Fire Department:**

1. No Comments Received.

Planning:

1. This plat must adhere to applicable conditions of Ordinance 2022-30.
2. Include the zoning of all lots 1-4.

Public Works:

1. General Note: Ensure all plat certificates 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 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.
2. One needs to label existing water line with size and existing fire hydrants.

Wilson County Schools:

1. No Comments Received.