



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 615 Rutland Drive
Final Plat
Map - 078
Parcel(s) – 10.07

Request: Justin Rogers, owner of the property, requests final plat approval for the subdivision of 615 Rutland Drive, into 2 separate lots along with dedication of right-of-way, located in District 3.

Analysis: The property, located at the corner of Rutland Drive and Golden Bear Gateway, is zoned RS-40, a rezone to CMU is currently underway with the Board of Commissioners. The property has an existing residential home, along with accessory buildings/garages. The area of the property being platted is approximately 5.02 acres over two lots, lot 1 being 3.59 acres and lot 2 being 1.43 acres. Right-of-way dedication at the corner of GBG and Rutland Drive is shown on this plat also.

Summary: Outstanding issues are minor and found in the conditions of approval below, these may be addressed prior to recording the plat.

Recommendation: Staff recommends approval of the final plat for 615 Rutland Drive, subject to the conditions below:

Planning and Zoning:

1. Provide an address for the new lot.
2. Add right-of-way dedication to the purpose statement.
3. Remove note #13, this is not required for accessory structures.

Planning and Zoning:

1. Ensure all applicable plat certificates are present and 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 Land Development Code.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments.