



Item 6.A.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

145 Bear Crossing Lot FP Lots
12 & 15

Address: 145 Bear Crossing

Legal Description:

Map(s) - 78
Parcel(s) – 13.16

District: 1 – Commissioner
Giles

Applicant: Jessica Gore

Property Owner: LP Office LLC

Request: Final Plat Lots 12 & 15

Current Zoning: CI

Attachments:

Final Plat

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final plat approval for two commercial lots in the Legacy Pointe subdivision.

Description/History: The subject property is 15.51 acres in Legacy Pointe. Lot 12 is 10.44 acres and lot 15 is 5.07 acres. The plat includes a cross-access easement and utility locations are displayed. The final plat is compliant with applicable subdivision regulations and zoning regulations.

Recommendation: Staff recommends approval of the final plat for Legacy Pointe lots 12 & 15, subject to the conditions below.

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. Provide addresses before circulating the final plat for signatures.

Engineering Comments:

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 Comments:

1. Add the following note: All West Wilson Utility District Public water lines have an easement 10' each side of the centerline of the water line.

Wilson County Schools:

1. No Comments Received.