



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Cedar Creek Estates
Final Plat
Map – 50
Parcel – 100.00

Request: Joe Godfrey, on behalf of the Godfrey Group, requests final plat approval for 11 single family residential lots, open space and private access lane, at Cedar Creek Estates, 1030 Nonaville Road, located in District 1.

History: This subdivision received PMDP approval via ordinance, 2024-58 and subsequent FMDP/PP approval in January 2025. The subject property consists of approximately 10.5 acres, on the east side of Nonaville Road. Currently at this location is the Holy Temple Church, this subdivision will occupy land east and south of this church. The zoning is RS-30 PUD, established via ordinance 2024-58. A preliminary master development plan was approved at this time. The overall density is 1.1 units/acre and the total number of single-family lots is 11.

Analysis: This final plat will be for the entire subdivision, to incorporate 11 single family residential lots on approximately 10.5 acres. Building setbacks are 30' front, 10' side and 20' in the rear with the side setback variance from 20' to 10' being granted via the variance request through the PMDP. Lot coverage is noted at 35%, in lieu of the maximum 25% via the variance request granted as well. The plat includes 0.04 acres of right-of way dedication along the Nonaville Road frontage. Critical lots and driveway locations are identified. Sidewalk is proposed for both sides of the private drive and shall also be required along the Nonaville Road frontage as well. Addresses have been provided on the plat.

Summary: This final plat is for eleven (11) single family residential lots, open space and private access lane dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the final plat for Cedar Creek Estates, subject to the conditions of approval below:

Planning and Zoning:

1. All conditions of ordinance 24-58 shall be adhered to.

2. Delineate building envelopes around the stream buffers. Stream buffers cannot be in building envelopes.
3. Delineate the required sidewalk along the Nonaville Road frontage.

Engineering:

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.
2. Add Public Ways plat certificate from the land development code.
3. The access easements shall be recorded by instrument and referenced on the plat. The instrument shall be submitted and reviewed by the City prior to the signing of the final plat.
4. No easements are required for the sidewalks on Cedarstone Drive.
5. Stormwater: As Built Needed – 1 paper, 1 thumb – PDF, DWG, SHP.
 - Engineer Certification Needed.
 - Bio Retention testing certification needed.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools

1. No Comments