



## MEMORANDUM

**Date:** January 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Golden Gateway, Lots 2 & 6  
Final Plat  
Map - 078  
Parcel(s) – 010.09

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**Request:** Ragan Smith, on behalf of their client GBP Strategic Realty Partners, LLC, requests a final plat approval for Lots 2 & 6 in the Golden Gateway subdivision on Rutland Drive in District 3. The purpose of the plat is to create 2 commercial lots and establish easements for future commercial developments.

**Summary:** The request is for a two-lot commercial subdivision on property zoned CI. The applicant has addressed the comments from Open Tech review. The plat includes Stormwater and various utility easements and therefore must be reviewed by the Planning Commission in lieu of being a staff review item.

**Recommendation:** Staff recommends approval of the final plat for Golden Gateway, lots 2 & 6, subject to the following conditions:

**Planning and Zoning:**

1. No comments.

**Public Works:**

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Record cross access easement within Lot 2 and 6.

**Wilson County Schools:**

1. No comments provided.

**West Wilson Utility District:**

1. No comments provided.