



7.D.

Staff Report

7/16/2026 – Regional Planning Commission

Project Name:

Golden Bear Townhomes

Address:

Golden Bear Gtwy &
Beckwith Rd.

Legal Description:

Map(s) – 078
Parcel(s) – 017.01

Commissioner District:

3 - Scott Hefner

Applicant:

Drew Hardison,
Barge Design Solutions

Property Owner:

Golden Bear MJ, LLC

Request:

FMDP & Site Plan

Current Zoning:

RM-16 PUD

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final master development and site plan approval for the Golden Bear Townhomes, on 36.65 acres, off Golden Bear Gateway in the Golden Bear Place PUD.

Description/History: The Golden Bear Place PUD began in 2017 and was known as various other projects until 2024 (ordinance 24-04) when the current iteration of the PUD was finalized. The PUD was amended via ordinance 24-52. Several other amendments have occurred since. This area of the PUD was known as “area F” on the preliminary master development plan.

Zoning: There are several base zoning districts in the Golden Bear Place PUD and the base zoning for this section of the PUD is RM-16. The townhomes are permitted in this district. The PUD is entitled for up to 660 dwelling units.

Code References:

Subdivision Regulations – The plan is proposed to be compliant with most of the subdivision regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

Zoning Regulations - The plan is compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

8-203.5 Substantial Compliance: The final master development plan is in substantial conformance with the approved preliminary master development plan.

1. Violate any provisions of this article; NO
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; NO
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; NO
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and NO
5. Increase the total ground area covered by buildings by more than two percent; NO
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. NO



Summary: The proposal will add 127 residential units, in the form of townhomes, with 88.2% open space, as part of the overall Golden Bear Place PUD. The final master development plan is in substantial conformance with the previously approved preliminary master development plan. Outstanding issues are found in the conditions of approval below.

Recommendation: Staff recommends approval of the FMDP and Site Plan for Golden Bear Place, subject to the conditions of approval below:

Conditions (by Department):

Fire Department:

1. No comments received.

Planning:

1. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
2. All requirements of 4-114 of the subdivisions regulations shall be adhered to, excepting any waivers granted with the approval of the PUD and preliminary master development plan.
3. All requirements of 5-104.1 of the zoning ordinance shall be adhered to, excepting any waivers granted with the approval of the PUD and preliminary master development plan.
4. All bulk standards 5-103A shall be adhered to, excepting any waivers granted by the Planning Commissions and Board of Commissioners.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Metal and vinyl shall not be permitted for façade materials.
8. 70% masonry and 30% secondary façade materials are required via the PUD approval.
9. Identify the façade material percentages on the elevations.
10. Dimension the elevations completely.
11. Provide elevations of all product types proposed.
12. Corner and edge units shall be treated as critical façades with increased architectural variation on the street facing facades.
13. Should a dumpster or trash compactor be used, it shall comply with the design requirements found in the zoning ordinance.
14. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
15. Poles and posts shall be painted black. Channel posts are not permitted.
16. Provide decorative streetlighting on decorative poles at the entrances and throughout. Include street lighting along the sidewalk down the main entrance to the site.
17. The mail kiosk shall be located away from the amenity center. Provide a detail of the mail kiosk, it shall be covered, lighted and include at least one designated parking space.
18. Provide either landscape or masonry screening around all ground mounted HVAC units.
19. Retaining walls shall be constructed of segmental block.
20. All fencing shall be constructed of low maintenance materials and decorative, revise the detail on sheet L7.02. Wood is not permitted.



21. The amenity center shall be reviewed and approved via a separate application for a site plan to the Planning department.
22. The clubhouse shall be at least 2,000sf of conditioned space.
23. Flammable landscape material is not permitted within 3' of any structure.
24. Landscape plans are via separate cover and shall be addressed before submittal of construction plans.
25. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
26. Identify the amount of improved open space.
27. Wood shall not be permitted for balcony flooring.
28. Signage shall be reviewed via separate application to the Planning Department.
29. The applicant voluntarily committed to including HOA provisions for 10% cap on rental units, and no one owner can own more than two units in this townhome project, per the preliminary master development plan approval.
30. Provide HOA covenants and restrictions for review.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review by resubmittal to remain on the July 2026 Planning Commission agenda.
3. Provide sewer profiles by resubmittal to remain on the July 2026 Planning Commission agenda.
4. General note: Construction in the wetlands require wetland mitigation, which is approved by TDEC and USACOE. Provide proof of approval prior to the issuance of the Land Disturbance Permit.
5. Flood Study shall be approved by FEMA prior to the issuance of the Land Disturbance Permit. **Keep note**
6. The sidewalk shall be 7' when adjacent to parking.
7. Show the sidewalk on the alley detail.
8. Turnarounds shall include NO PARKING signage.
9. Storm infrastructure and residential driveways shall remain separate.
10. Fix spot elevations on C2.04.
11. Vert curves shall meet the appropriate K values.
12. Add all-way plaques to the stop signs at the central intersection.

WWUD:

1. Water lines shall be labeled as private.
2. All private fire hydrants shall be painted white.

Wilson County Schools:

1. No comments received.