



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
FMDP
Map – 073
Parcel(s) – 022.00, 022.07, 022.12, 022.13, 022.14, 022.15
& 022.16

Request: Heritage Civil on behalf of their client, Trinity Partners Group, LLC., is seeking final master development plan approval for the Reserve at Tate Lane single family residential subdivision, located on the East side of Tate Lane. This is in District 1.

Overview: The subject property consists of approximately 18.5 undeveloped acres, on the East side of Tate Lane, just North of West Division Street, and Victory Baptist Church. The zoning is RS-20 with a PUD overlay. The PMDP-PUD was reapproved via ordinance 2025-30. The proposed density is 1.95 units per acre and a total unit count at buildout of 36 single family homes. The buildout is proposed in 2 phases, with the first phase consisting of 21 lots, and the second/final phase consisting of 15 lots.

Bulk Standards: The development area consists of 18.5 undeveloped acres, on which 36 lots are proposed. The property abuts Victory Baptist Church to the South. The density is proposed at 1.95 units per acre and the Max density allowed within RS-20 is 2.2 units per acre. The minimum lot size is 10,000 sf, average of 15,000 sf and maximum of 21,960 sf.

Access: This subdivision is accessible via Tate Lane only. A prior connection to Due West Drive through the existing Lynn Haven Subdivision was disapproved via the Board of Commissioners. The access via Tate Lane will be the only access point for ingress and egress. There will be no road stubs included with this project.

Open space/amenities: Improved open space consists of 2.94 acres. The amenities provided within this subdivision is a common play lawn incorporated within the central portion of the neighborhood and a walking trail.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The mail kiosk will be located at the front of the neighborhood, and will be covered and well lit. It is adjacent to lot #36, and will have available parking for accessibility.

5-104.4 Single Family Design Guidelines: The applicant noted each home will be custom built, therefore no mass built product elevation was provided. Renderings are provided. The builder was approved a waiver for a cumulative total of 50% masonry, and 50% of approved secondary materials on each façade.

Variances/Waivers: The following were granted at PMDP-PUD (Ord. 25-30) approval by the Board of Commissioners.

1. 5-103: side yard setbacks – 10' (20' required)
2. 5-103: minimum lot width at the building line - 70' (100' required)
3. 5-103: maximum lot coverage – 25% (35% required)
4. Cul-de-sac length – exceed 700' length and 14 unit maximum – conditional if at least 24' of pavement width is provided.
5. All roads 25mph
6. 5-104.4: single family residential design standards – cumulative 50% masonry and 50% secondary materials for each home façade –
7. Transportation Plan: no connection between Due West and Tate Lane
8. Private Roads: All roads to be private in lieu of public.

Summary: The applicant has addressed most comments received from previous review. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan for Reserve at Tate Lane, subject to the conditions below:

Planning and Zoning:

1. All conditions of Ordinance 2025-30 shall be adhered to.
2. All conditions of Art. 5-104, single family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-30.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl is not permitted as a secondary façade material.
6. The mail kiosk shall be covered, well-lit and include a minimum of one designated parking space.
7. Decorative, non-obtrusive outdoor lighting shall be utilized on the perimeter wall.
8. Provide decorative street lighting at the entrance to the subdivision.
9. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
10. Landscape buffers shall be in open space and maintained by the HOA.
11. A tree survey is required to receive credit for existing material for required buffers.
12. For all wet ponds, please include aeration with lighted fountains.
13. Detention/retention ponds shall include vegetative screening around the perimeter.

14. Provide timeline on the construction of the trail connection from Watermark Way (as discussed and agreed upon at the BOC meeting) at the time of submittal of the construction plans.

Engineering:

1. Previous PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
3. The cul-de-sac shall have an entry and exit radius of R50' per ST-121.
4. Provide an updated sight distance exhibit with the reduced cut at Tate Lane.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.