



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hibbett Station Clubhouse
Site Plan
Map – 072
Parcel – 056.00

Request: Scott Keifer, on behalf of Sneed Builders, requests a site plan approval for the amenity center in the Hibbett Station subdivision, located at the corner of Curd and Clemmons Road, in District 3.

History: The Hibbett Station PUD was established in 2019, via ordinance 2019-39. The total PUD consists of 8.50 acres and is zoned RM-8 PUD.

Overview: The disturbed area for this amenity/clubhouse is 1.10 acres. This amenity area is located on the east side of the property, near the main entrance to the subdivision, off Clemmons Road. Amenities are to include a 2,073 sf clubhouse, 12,624 sf of sitting areas, grilling area, tot lot with benches, along with 2,600 sf bark park/benches and 30,500 sf walking trail/benches. The community's mail kiosk is also located adjacent, to the west, of the clubhouse.

Parking: Nineteen parking spaces are provided encompassing the amenity area, of which includes two ADA accessible spaces. A 6' wide sidewalk is adjacent to the parking to accommodate vehicle overhang. Wheel stops are not proposed.

Building Design: There are no variance or waiver requests, as the clubhouse is to be constructed of 100% brick/stone. The supplied elevations indicate an all-brick structure that complies with the residential design standards. The HVAC equipment is not shown on this rendering but shall be ground mounted and shall be screened from horizontal view via landscaping or masonry walls.

Other: The tot lot/playground equipment is commercial grade and IPEMA certified. A bike rack, decorative trash receptacles, benches and a pet waste station will also be provided as inclusion of the amenities in addition to the clubhouse. The grill stations are shown with brick surrounds; however, the grills will be required to be inset to a brick or stone base.

Landscaping: The landscape plans are currently under review by the City's consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: Items remaining to be addressed are minor and can be resolved via the conditions of approval below. Staff has worked with the applicant to get this amenity area up to code requirements after it had languished for several years.

Recommendation: Staff recommends approval of the site plan for the Hibbett Station amenity center/clubhouse, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2019-39 shall be adhered to.
2. All grills shall have a brick or stone base around the pole/post.
3. All poles, posts and bollards shall be powder coated black or a color complimentary to the building.
4. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
5. Flammable/combustible landscape materials (mulch) are not permitted within 3' of the building.
6. Brick shall be clay, baked and individually laid.

Engineering:

1. Due to the site's stormwater requirements (quantity and quality already) being accounted for with the Hibbett Station master development plan and no additional stormwater infrastructure being proposed, an additional drainage report and separate construction plan review from Public Works are not required. An erosion control permit will be required and can be applied for with the plot plan at which EPSC measures can be reviewed.
2. One ADA parking space is required. A curb ramp shall be installed along the access aisle to the parking space.

WWUD:

1. No Comments. The project is in a site on a master meter.

Wilson County Schools:

1. No Comments Received.