



## MEMORANDUM

**Date:** February 19, 2026

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

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

**Re:** Wawa Gas Station – Golden Bear Place  
Major PUD Amendment  
Map - 095  
Parcel(s) – 078 01701

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**Request:** Old Acre McDonald, on behalf of their client, requests a major PUD amendment for the Golden Bear Place PUD, for the construction of a Wawa branded 6,500sf convenience store and eight pump gas station in District 3.

**History:** The Golden Bear Place PUD was established in 2024 via ordinance 24-04. The PUD was subsequently amended in 2024 via ordinance 24-52. This PUD amendment will apply to parcel 078 01701 and the convenience/gas station use only. The base zoning on this parcel is CRC and the approximate area is 2.67 acres. The PUD amendment consists of three waiver requests outlined below:

**Analysis:** The amendment consists of the three following waiver requests:

1. 6-103.7: Gas canopy to utilize alternate materials in lieu of masonry. STAFF SUPPORTS IF THE SUPPORT COLUMNS INCLUDE MASONRY ON THE BOTTOM 25% OF THE COLUMN. ALTERNATE MATERIALS SHALL BE REVIEWED AT SITE PLAN SUBMITTAL. REQUESTS OF THIS NATURE ARE COMMONLY APPROVED FOR GAS CANOPIES IN THE CITY DUE TO PRACTICAL HARDSHIPS WITH A FULL MASONRY CANOPY.
2. 3-104.7: Increase the number of pumps from a maximum permitted in CRC zoning of 4 (8 handles) to 8 (16 handles). STAFF SUPPORTS
3. 3-104.7: Increase the gross floor area of the store from the maximum permitted of 5,000sf to 6,500sf. STAFF SUPPORTS

**Summary:** Should this PUD amendment be approved, the applicant will follow up with a final master development plan and site plan for the convenience store, to be reviewed by the Planning Commission. Staff supports approval of the PUD amendment.

**Recommendation:** Staff recommends the Planning Commission forward the amendment to the Board of Commissioners with a positive recommendation, subject to any conditions listed below:

Planning & Zoning:

1. All conditions of ordinances 24-04 and 24-52 shall be adhered to.

Engineering:

1. No Comments

West Wilson Utility District:

1. No Comments Received

Wilson County Schools:

1. No Comments Received