



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Wawa Convenience & Gas Station
Final Master Development Plan & Site Plan
Map - 078
Parcel(s) – 017.01

Request: The application was submitted by Kimley Horn for property at 4515 Beckwith Rd. This request is for site plan approval for a Wawa brand convenience and fuel market with 8 gas pumps (16 handles) and a 6,374sf restaurant and convenience store located in the Golden Bear Place PUD in district 3.

Analysis: The site is 2.87 acres and is zoned CRC-PUD. It is located near I-40, on the north side of Golden Bear Gateway across from Legacy Pointe. The site is currently undeveloped and is within the Golden Bear Place Development. A PUD amendment is currently underway for the number of gas pumps, size of the convenience store and canopy materials that has received approval at first read at the Board of Commissioners on 3/9/2026.

Site Design: Access to the site includes one ingress/egress to the main, yet unnamed thoroughfare into the Golden Bear Place development, which will provide direct access to Golden Bear Gateway. The gas pumps proposed are located to the west of the convenience store/restaurant, which pushes it further away from the visibility of Golden Bear Gateway. The site includes a proposed “fly thru” lane and bypass lanes of 12’ on the west side of the convenience market/restaurant to obtain mobile orders only. There will be no traditional drive-thru ordering available. Traffic flow is directed one way around the perimeter of the building.

Pedestrian Circulation: Pedestrians will be accommodated for access to Golden Bear Gateway, through a new sidewalk to be constructed along the Golden Bear Place as additional development occurs. Sidewalks are provided around the south and east side of the building and wide enough to accommodate vehicle overhang without obstruction. Also, striping is provided along the front drive aisle to achieve the pedestrian connection to both the store and the future sidewalk connection in the development.

Parking: Parking is provided along the perimeter of the project site and will include several EV charging spaces. The parking spaces provided are shown as 20’x10’, and the number of spaces exceeds the minimum requirements (42 required, 63 provided). A five-space bike rack is included. A loading zone is required.

Article VI Building Design/Commercial Design Guidelines: The proposed building is primarily masonry with the only variation being in metal canopy over the front entrance of the building. The building is one story, at 26'11". The building is 6,374sf, exceeding the maximum of 5,000sf and requiring a PUD amendment. The HVAC equipment is roof mounted and screened via a parapet wall. Wall mounted utility equipment shall be painted to match the building and all poles and posts shall be powdercoated black; no galvanized posts are permitted. Exterior light fixtures are shown as decorative.

The fuel station portion of the site will include eight pumps, serving up to 16 vehicles. A PUD amendment is required for the number of pumps proposed. The fuel canopy references the building design. The columns are not entirely brick and the canopy fascia does not include brick. The applicant is requesting for a variance for the façade materials on the canopy, which may be approved by the Planning Commission.

The dumpster enclosure is compliant with regulations, including galvanized steel framed gates and a pedestrian door. The enclosure will hold two dumpsters.

Landscaping: Landscaping plans have been submitted and are under review by the City's consultant. Comments received on the landscape plans shall be addressed prior to submittal of construction drawings to Public Works.

Variations/Waivers Requested: A PUD amendment is currently underway with the Board of Commissioners for alternate canopy materials, larger convenience store and additional pumps.

Summary: The applicant has submitted for a convenience store/restaurant and gas station for the forthcoming Golden Bear Place development. A PUD amendment for the above referenced items was positively recommended by the Planning Commission in February 2026 and is currently between first and second read at the Board of Commissioners.

Recommendation: Staff recommends approval of the site plan for the Wawa convenience store, subject to the following conditions:

Planning and Zoning:

1. Should the PUD Amendment associated with this project fail to receive Board of Commissioners' approval at second read, the approval of this site plan shall be null and void.
2. All brick shall be clay, baked and individually laid. All stone shall be individually laid.
3. Wheel stops are not permitted.
4. The HVAC shall be screened via the parapet wall.
5. Flammable landscape material shall not be permitted within 3' of the building.
6. All wall mounted utility equipment shall be painted to match the façade.
7. Landscape plan comments shall be addressed prior to submittal of construction plans to Public Works.
8. Signage shall be reviewed via a separate application to the Planning Department.
9. Wall mounted exterior light fixtures shall be decorative sconce type.

10. Parking lot lighting shall include decorative fixtures mounted to black poles.
11. Parking lot lighting shall be placed in beds or yards, not in paved vehicular use areas.
12. Poles and post shall be painted black, channel posts are not permitted.
13. Bollards shall be painted or sleeved black.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
4. Sewer availability has been requested and granted.
5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Indicate roof drains on pipe table.
7. The oil/water separator requirement will be investigated at construction plan review.
8. Modify the site so delivery vehicles will not mount curbs to circulate the site.
9. The entrances shall comply with the City standard drawing for commercial driveways to the greatest extent possible. Modification will be needed for the left-in/right-out driveway.
 - a. The multi-use paths may not be ramped down to meet the driveway. Doing so creates unacceptable ramp lengths.
10. Update the standard drawing on Sheet C8-30 to match the latest standard. ST-210 and ST-314 remain out of date.
11. The sidewalk along the outside of the building shall be a raised sidewalk.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.