



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines Ph. 4B
Final Plat
Map - 049
Parcel(s) – 76.00

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 4B in the Windtree Pines PUD off Nonaville Road, in District 1. Phase 4B includes 48 single family home lots, three open space areas and associated improvements.

Analysis: Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. A rezone and preliminary master development plan was approved in 2021 via ordinance 21-11, including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 4B is zoned RS-20 PUD and will include 18.64 acres (4.2 acres of R-O-W and 2.2 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 75-122 ranging in size between 7635.09sf and 21248.46sf. Sidewalks are shown on both sides of the streets except the portion of Windtree Club Drive where the stub reaches Paradise Drive. Addresses are provided. Critical façade lots are identified.

Summary: The applicant has worked with staff to address the comments previously provided following OTR. The remaining comments are minor and found in the conditions below.

Recommendation: Staff recommends approval of the final plat for Windtree Pines, Phase 4B, subject to the following conditions:

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat is recorded.
3. Remove individual homeowner from note #14, buffer yards shall be the responsibility of the HOA only.
4. Revise the language in the recording signature block to reflect what is found in the City's subdivision regulations.

5. Remove the drainage easement from the building envelope on lot 82.
6. Provide sidewalk along both sides of Windtree Club Drive.

Engineering:

1. All punch list items shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
3. The surveyor shall sign the plat.

WWUD:

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

Wilson County Schools:

1. No Comments Received.