



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Two Rivers Ford Service Center

Address:

204 Belinda Pkwy.

Legal Description:

Map(s) - 077

Parcel(s) – 058.21

District:

4 – Jennifer Milele

Applicant:

Kevin Gangaware,
CSDG

Property Owner:

Two Rivers Ford

Request:

Site Plan

Current Zoning:

I-R

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Site Plan approval for a commercial vehicle service center for Two Rivers Ford, to be located at 204 Belinda Pkwy.

Description/History: This plan proposes an approximate 25,000 sf. service center on 2.95 acres. The site will be utilized for Two Rivers Ford to move the servicing of commercial vehicles from their current dealership at 76 Belinda Pkwy. to the new proposed location at 204 Belinda Pkwy. This location is currently being utilized for vehicle parking by Two Rivers Ford.

Zoning: The property is zoned I-R, industrial restrictive, and the proposed use is permitted by right with supplemental provisions within this district as noted in Article III, section 3.104, supplementary use regulations. All applicable code regulations are applied in accordance with the base zoning district. Surrounding zoning is I-R.

Code References:

Article VII. Industrial District Regulations

7.103 Bulk Regulations: *This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*

Waiver/Variance Requests: The following industrial design standards

waiver is requested:

1. ***7.103 Industrial Design Standards*** - The applicant has requested to allow for a waiver from the IDS to allow for the reduction on the 100% brick or stone requirements as follows: 17.1 % brick, 63.1% metal siding, and 19.8% architectural metal panels. ***STAFF SUPPORTS THIS WAIVER REQUEST.***



Summary: The proposal for the commercial vehicle service center, as submitted addresses most staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Two Rivers Ford commercial service center at 204 Belinda Pkwy., with the following conditions to be included in the approval.

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% brick and/or stone should the waiver request be denied.
3. All brick shall be clay, baked and individually laid.
4. Metal and vinyl shall not be permitted for façade materials.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
7. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
8. All parking area islands shall include grass and/or tree, not mulch, stone or any other material.
9. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
10. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
11. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage if used, will required a plat with the location showing outside of the right-of-way or any PUDE's.
14. HVAC equipment shall be screened from horizontal view.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Add utility contacts on the front page.
4. Roof drains shall be subsurface.
5. EPSC measures shall not be installed within existing, preserved landscaping buffers.
6. Sewer availability has been requested and granted.
7. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
8. The ADA parking spaces shall be at least 9' wide.

WWUD:

1. Easement acquisition is the Owner's responsibility.



2. P.I.V. goes between the meter and backflow device.

Wilson County Schools:

1. No comments received.