



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines, Ph. 8
Final Plat
Map – 049
Parcel – 076.00

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer homes, the applicant seeks final plat approval for phase 8, in the Windtree Pines PUD, located off of Nonaville Road, in District 1. Phase 8 includes 49 single family home lots, and one open space area, along with 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 (Ord. # 21-11), including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units.

Phase 8 is zoned RS-20 PUD and will include 28.122 acres (9.194 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 138-173 and 176-188, ranging in size between 10480.68 sf to 19909.29sf. Sidewalks are shown on both sides of the streets. Critical façade lots have been identified, and addresses have been provided.

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

Recommendation: Staff recommends approval of the final plat for Windtree Pines, Phase 8, 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 has been formally recorded.

Engineering:

1. General note: 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.

2. The revised layout of the walking trail between lots 170 and 171 shall be reflected on the plat. A public access easement shall be required on all sidewalks and trails outside of the right-of-way. Define public access easement on the legend.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.