



## MEMORANDUM

**Date:** August 15, 2024

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

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

**Re:** Windtree Pines Amenity Center  
Site Plan  
Map – 050M  
Parcel(s) – 003.00

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**Request:** Lose Design, on behalf of Beazer Homes, requests site plan approval for the amenity center in Windtree Pines, a subdivision off Nonaville Road in District 1.

**History:** Windtree Pines is located on the east side of Nonaville Road, the site of a former golf course. The property was rezoned and includes a PUD overlay. The preliminary master development plan established 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 and is currently under construction.

**Analysis:** The amenity lot is centrally located and is approximately 5 acres in area. The base zoning district in this area of the PUD is RS-20. Proposed for the amenity area is: 4,065sf amenity building, 9,540sf deck, 4,165sf pool, playground equipment, pavilion, putting green, tennis and pickleball courts and other associated improvements including parking, lighting and a mail kiosk.

**Article IX Parking:** The number of parking spaces is not specified on the plan or in the site data table. The calculation used for parking is not identified in the site data table either. Staff counts 52 spaces, 4 ADA. Drive aisles between parking bays is shown at 26' wide per code. Parking space dimensions are 9'x18', meeting minimum code requirements. Five bicycle spaces are provided via a wave style rack.

**Building Design:** The pool house is one story, 4,065sf and faced primarily with brick. Secondary materials include board and batten. Roof materials include standing seam metal and concrete tile. The building includes outdoor shower areas that are faced with ceramic tile. The elevations and the renderings of the building supplied with the site plan do not match – will the roof be metal or tile? Revise this discrepancy and clarify what is proposed.

An 854sf pavilion is proposed and constructed primarily with stone (columns, fireplace), the gables being cedar shake shingles and cedar trim. The roof material is metal. The mail kiosk is covered with a structure of stone columns, cedar and cedar shake siding with a metal roof.

Utility equipment, meters and HVAC location is not specified in the plan set. HVAC equipment shall be screened entirely from horizontal view and wall mounted utility and meter equipment shall be painted to match the façade.

Other: Chain link fencing is proposed around the pickleball court and is not permitted, provide decorative low maintenance fencing in lieu. Fencing around the pool area is decorative aluminum and acceptable. Bike rack and trash can details are acceptable. The mail kiosk is covered and lit and with ample parking. Exterior lighting is decorative, and light does not encroach beyond the lot lines. The sidewalk connections to the right-of-way and throughout the site are complete.

Article X Landscaping: The landscape plan comments are via separate cover. The last review dated 6/25/24 netted several comments. All landscape plan review comments shall be addressed before submittal of construction drawing to Public Works.

Waivers/Variances: None are requested beyond what was approved with the preliminary master development plan, ordinance 21-11.

Summary: Most planning staff comments have been addressed. Remaining issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for the Windtree Pines amenity center, subject to the following conditions:

Planning and Zoning:

1. Provide ISR and building coverage calculations for the five-acre amenity site.
2. Provide parking calculations and count in the site data table.
3. All conditions of the preliminary master development plan ordinance 21-11 shall be adhered to.
4. Chain link fencing is not permitted, provide a decorative, low maintenance solution such as aluminum or trex.
5. HVAC and utility equipment shall be screened from horizontal view, identify its location and how it will be screened.
6. Landscape plan review comments are via separate cover, all comments shall be addressed prior to submittal of construction drawings.
7. Revise the elevations and design concept drawings to match (roof material). Clarify what is proposed for the building.

Public Works:

1. Landscaping plans shall be approved before construction plans are approved.
2. Roof drains from the amenity center shall be subsurface and connect to the storm system.
3. Sewer service lines shall be SDR 26 PVC.
4. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. Comments were not submitted this review cycle.

West Wilson Utility District:

1. Comments were not submitted this review cycle.