



## MEMORANDUM

**Date:** January 15, 2026

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

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

**Re:** Lynwood Station Amenity Center  
Site Plan  
Map - 072  
Parcel(s) – 63

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**Request:** Kimley Horn, on behalf of Richmond American homes, requests a site plan approval for the amenity center in the Lynwood Station subdivision on Clemmons Road in district 3.

**History:** The Lynwood Station PUD was established via ordinance 2019-01. The total PUD consists of 66.08 acres and is zoned RS-15 and RM-8, consisting of 113 single family lots and 219 townhome units. This amenity center received Planning Commission approval in August 2024 and has since expired as approval for a site plan is one year.

**Overview:** The disturbed area for this amenity is 3.0 acres. This amenity area is located within the middle of the overall development between Avenue Downs Lane and Coronation Drive. Amenities proposed are to include a 2,658 sf clubhouse, 2,157 sf pool, exterior fitness area, playground, dog park with cabana, open law area and fire pit with associated walking trails around the amenity center.

**Parking:** Thirty-one parking spaces are provided. Spaces are adequately sized and drive aisle meets the code requirements. Two ADA accessible spaces are provided as well. All parking is parallel around the amenity center site, so therefore no wheel stops are proposed. The zoning code does not offer a minimum parking requirement for this particular use, staff is of the opinion that the number of parking spaces is sufficient.

**Building Design:** The building façade is primarily masonry and glazing, with only 2.63% utilizing hardie board for the exterior fascia siding in the eaves. The supplied elevations comply with the requirements of the PUD. Elevations provided indicate that wall mounted light fixtures will be decorative sconce type. HVAC equipment will be mounted on the ground and shall be screened from horizontal view via landscaping or masonry. Building height does not exceed the maximum of 35' permitted by code.

**Other:** Fencing is low maintenance aluminum material. A bike rack and decorative trash receptacle is provided. The amenity area does not include a mail kiosk.

Landscaping: The landscape plans are currently under review by the City's consultant. Comments are via separate cover and shall be addressed prior to the submission of construction plans to Public Works.

Summary: This site plan was previously approved by the Planning Commission in August 2024. Site plan approval is valid for one year and this application is reapprove the expired site plan. Items remaining to be addressed are minor and can be resolved via the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for the Lynwood Station subdivision amenity center, subject to the following conditions.

Planning and Zoning:

1. All conditions of ordinance 2019-01 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. Provide some shaded areas within the dog park, such as a sail shade.
8. Indicate the type of fencing to be located around the perimeter of the playground areas.
9. Provide exterior lighting fixture and pole details. Fixtures shall be decorative and poles shall be painted black.

Engineering:

1. Handrails are required both sides of all ramps.
2. The curb ramps at the crosswalk on Coronation Drive shall include returned curb instead of flares.
3. Stormwater general note: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
4. 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.