



## MEMORANDUM

**Date:** July 17, 2025

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

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

**Re:** Bradshaw Farms Amenity Center  
Site Plan  
Map(s) – 72  
Parcel(s) – 43.03

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**Request:** Ragan Smith, on behalf of Pulte Homes, requests site plan approval for the second amenity center in Bradshaw Farms, located off Beckwith Road. This subdivision connects with Jackson Hills to the West. Bradshaw Farms is in District 3.

**History:** The Bradshaw Farms subdivision was annexed and rezoned in 2020. A preliminary master development plan was approved by the Board of Commissioners (Ordinance 2020-05). Final master development plan and preliminary plats have been approved since. The PUD includes two base zoning districts, RM-8 and RS-15. Per the conditions of the PMDP, the first amenity center was required to be operational by the 75<sup>th</sup> certificate of occupancy and a site plan has already been approved (twice, due to expiring). This plan is for the second amenity area.

**Bulk Regulations:** The plan is compliant with bulk regulations, including setbacks, lot coverage and impervious surfaces. The building height is 23'-8'.

**Parking:** The main amenity area has 15 parking spots provided (14 required) including two ADA accessible spaces. The mail kiosk includes designated parking (10 spaces, one ADA accessible). The parking spaces are adequately sized (9'x17.5') and the drive aisles meet code at 26' wide. Wheel stops are not proposed and ADA signage is placed in bollards. The parking area are well lighted.

**Pedestrian Access:** Sidewalk connections are provided from the right-of-way to the amenity area. Sidewalk is widened to 7' or 8' where adjacent to vehicle parking to allow access with vehicle overhang.

**Building Design:** Supplied elevations and renderings indicate a primarily masonry structure, with at least 70% masonry per building façade. The height of the building is 23'-8", under the maximum of 35' permitted. The building includes a covered patio area and fireplace. Screen the condenser unit with vegetation or masonry. The elevations do not show wall mounted exterior lighting fixtures, but if they are used they shall be a decorative sconce variety, wall pack are not permitted.

**Amenities:** The amenities included are a 2,830sf building with fitness equipment and covered patio, two pickleball courts, shade structure, swings, fire pit, garden area, sitting areas, 300 linear feet of boardwalk over a wetland area, and 3,075 linear feet of mowed walking trails. Staff appreciates the trail connections to the subdivision's sidewalk network.

The pickleball courts are enclosed with black vinyl coated chain link fencing with an 80% opaque windscreen. Staff supports the use of this fencing material in this instance.

**Landscaping:** The landscape plans are currently under review and comments will come under separate cover. Any deficiencies shall be addressed prior to submitting construction plans to Public Works. Do not use mulch or any flammable material within 3' of any structure.

**Other:** The photometric plan indicates low levels of light bleed at the property line where adjacent to residential units, revise to zero in these areas for both the amenity area and the mail kiosk area. The plan shows a bike rack and trash can, per code requirements, and details. Parking area lighting fixtures are decorative and mounted to decorative poles.

Per the requirements of preliminary master development plan approval, the mail kiosk and parking has been relocated from the amenity center to a street-side location along Vanner Road. A detail of the mail kiosk is not provided; it shall be covered and lighted. Signage is mounted to black, powder coated, poles.

**Summary:** This submittal is for the second amenity area in Bradshaw Farms. Outstanding items are minor and may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for the Bradshaw Farms Amenity Center #2, subject to the following conditions:

**Planning and Zoning:**

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. Light bleed along the edges of the site adjacent shall be zero where adjacent to residential for both the amenity area and the mail kiosk.
3. Provide details of the mail kiosk with construction plan submittal, it shall be covered and lighted.
4. All landscaping plan comments shall be addressed before submitting construction plans to Public Works.
5. Provide grass or other non-combustible materials in lieu of mulch within 3 ft of the building.
6. All brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Should wall mounted exterior lighting fixtures be used on the building they shall be decorative sconce type.

**Engineering:**

1. Landscaping plans shall be approved before the issuance of the erosion control permit.

2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. The ADA parking space shall be located as close to the mail kiosk as feasible.
4. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

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

Wilson County Schools:

1. No Comments Recieved