



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Victory Nissan
505 Pleasant Grove Road
Site Plan
Map - 077
Parcel – 072.00

Request: Submitted by Civil Site Design Group on behalf of their client, Victory Nissan, the applicant is seeking site plan approval for an auto dealership at 505 Pleasant Grove Road in District 3.

Overview & History: The property is located on the south side of Pleasant Grove Road, adjacent to Walmart. The property is currently undeveloped and consists of approximately 5.10 acres. The parcel consists of two lots, and will be separated by the cross access easement that provides an entrance into the At Home Store and other associated parcels.

Zoning: The property is zoned CMU-PUD. Surrounding zoning in the Paddocks area is CMU-PUD as well.

Access: There is a current access easement, from Pleasant Grove Road that currently allows access to the At Home store. This same access easement will be utilized for access to the project site. Sidewalks are already existent along Pleasant Grove Road. A sidewalk connection to the building is shown. A 7' wide sidewalk adjacent to the automobile parking spaces around the building is provided to accommodate vehicular overhang. In other areas around the site, a 5' sidewalk is provided.

Article IX Parking: The plan indicates 251 parking spaces (62 required by code) and an additional 189 are provided for inventory. The parking far exceeds the code requirements, however, it is indicated due to the specific use for vehicular inventory. The two-way drive aisle between parking stalls is shown at 26' which is sufficient width. All parking spaces are of adequate size.

Article X Landscaping and Buffering: The landscape plans are under review by the City's consultant and comments are via separate cover. All comments received shall be addressed before submitting construction plans to Public Works. The site is not subject to landscape buffers.

6-103.7 Commercial Design Guidelines: Elevations provided indicate a 28' tall, two-story building with a façade comprised of a mix of masonry, aluminum composite panels and glazing, which is the brand standard for their dealerships. The applicant is requesting a waiver from the commercial design guidelines (Art. VI), noted on sheet A2.2, to adhere to their corporate compliance, for use of the secondary materials of which include aluminum composite panels and glazing. As submitted, the request for the variance is to allow for a maximum of 52.65% secondary materials, and 47.35% brick. All brick shall be clay, baked and individually laid.

HVAC and mechanical equipment is located on the roof and is shielded from horizontal view by screen wall, of which a variance has been requested to deviate from the required parapet wall. Exterior lighting fixtures shall be decorative sconce type, wall packs are not permitted.

Site Design: A dumpster is proposed and enclosure detail indicates metal gates and brick to match the primary structure. A pedestrian door has been included per code. Parking lot lighting will be "D-series style" lights and are utilized commonly throughout the city on various projects. All bollards, poles and posts shall be painted black, and wall mounted utility equipment shall be painted to match the building façade. A trash can and bike rack are located near the main entrance and details have been provided, as both will meet code.

Waivers/Variations:

1. 6-103.7 CDS - Masonry façade materials. Requested to allow no less than 47.35% brick and/or stone on all facades and no more than 52.65% secondary materials in aggregate for all facades sides. STAFF SUPPORTS
2. 6-103.7 CDS – Screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment. STAFF SUPPORTS

Summary: The applicant has worked with staff to address the comments. Any outstanding items are minor in nature and found in the conditions below. The applicant is requesting a commercial design guideline waiver (Art. VI) for use of secondary materials to include aluminum composite panels and glazing, and for the percentage of secondary materials. There is a second waiver requested for the use of a screen wall to shield roof mounted mechanical equipment.

Recommendation: Staff recommends approval of the site plan for the Victory Nissan dealership at 505 Pleasant Grove Road, subject to the following conditions, to be addressed prior to the issuance of any permits.

Planning and Zoning:

1. The elevations shall be 100% masonry and the plan shall adhere to the commercial design guidelines as set forth in 6.103.7 unless a waiver is granted for the elevation materials/percentages.
2. Rooftop HVAC equipment shall be screened via a parapet wall unless a waiver from the requirements of 6-103.7 is granted for the screen wall.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.

5. All wall-mounted exterior lighting fixtures shall be decorative, wall-packs are not permitted.
6. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public Works.
7. All signage is to be reviewed via a separate application to the Planning Department.
8. Flammable landscape materials are not permitted within 3' of the building.
9. Channel posts are not permitted.
10. Wall mounted exterior lighting shall be decorative, wall packs are not permitted, revise sheet EL2.10.
11. Retaining walls shall be constructed of segmental block or be faced with masonry to match the building. Provide details on constructions plans.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from WWUD shall be submitted prior to the issuance of the Land Disturbance Permit.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
4. Sewer availability has been requested and granted.
5. The dumpster shall drain to the storm system if there is no roof on the dumpster enclosure.
6. EPSC measures shall not be installed in preserved buffer areas.
7. Provide TDEC-related wetland disturbance permits prior to the issuance of the Land Disturbance Permit.
8. Stormwater: Area noted as existing wetland is a bioretention area built with Academy Sports & Outdoors. Bioretention has a long-term maintenance agreement (signed 3/12/2012) recorded with the property and will need maintenance and be brought into a functioning condition prior to Stormwater's final inspection or before the issuance of a temporary C.O.
9. ADA parking spaces shall be 9' wide.
10. Provide wayfinding signage upon entering the site.
11. 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. Water Service detail will change slightly.

Wilson County Schools:

1. No Comments Received.