



Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Spectrum Sound

Address:

7110 Central Pike

Legal Description:

Map(s) – 097

Group -

Parcel(s) – Part of parcel 025.00

Commissioner District:

3 – Scott Hefner

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

PC West, LLC

Request:

FMDP-SP

Current Zoning:

CMU-PUD

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks final master development plan and site plan approval for new building to be located at 7110 Central Pike in the Providence Central PUD. This is in district 3.

Description/History: The tenant will be Spectrum Sound, which is a professional audio equipment and live production service company. This includes commercial audio-video system integration and installation, high-end live sound gear rentals and tour support and professional audio technology sales for major venues.

Zoning: The property is zoned CMU-PUD, (ordinance 2013-12). Subsequent amendments to the PUD were accomplished via ordinances 2020-27 and 2023-07.

Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.

6-103.7 Commercial Design Standards: The building is proposed with approximately 77.46% tilt up concrete, 11.55% brick and 10.76% glazing. The applicant is including several enhanced architectural features due to the design type. The applicant is requesting a waiver from the standards, and those are noted below.

Article IX Parking: Due to the specialized use type of the project, the Planning Commission may determine the appropriate amount of required parking. The applicant is proposing 203 total spaces, to include eight (8) ADA spaces.

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.



Variance/Waiver Requests: The following variances and/or waivers have been requested:

1. **6.103.7 Commercial Design Standards:** Request to deviate from the material standards to allow, concrete tilt-up panel construction as showing on the building elevations for each façade shown in the architectural drawings. The request is for – 77.46% Tilt up concrete panels, 11.55% brick, and 10.76% glazing. The applicant noted the addition of enhanced architectural features as part of this request. **Planning & Zoning does not support this request, the PUD would need to be amended to allow this.**

Summary: The plan addresses most staff comments from prior reviews. Any outstanding issues are minor in nature and may be addressed via the conditions of approval below. The final master development plan is in substantial conformance with the previously approved preliminary master development plan, and associated amendments.

Recommendation: Staff recommends approval of the FMDP-SP for Spectrum Sound. Please include the following conditions.

Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted during the PUD approval process.
2. All conditions of ordinances 2013-12, 2020-27 and 2023-07 shall be adhered to.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
9. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
10. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
11. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
12. Light bleed shall be 0.5 ft/c at residential property lines.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. All bollards shall be painted a color complimentary to the building façade, not yellow.
15. Wheel stops are not permitted.
16. Provide a decorative trash at the entrance and provide a detail.
17. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.



18. Signage shall be submitted via separate application to the Planning Department. Please be advised there is a new sign ordinance (Ord. 26-50), effective July 13, 2026.
19. Update all items noted as “handicap” and label as “ADA”.
20. Identify the location of the dumpster.
21. Additional bicycle parking spaces are required due to the number of parking spaces proposed per article 7.
22. Provide a detail of the trash can and bike rack.

Engineering:

1. The southern driveway’s internal intersection shall include a yellow plaque stating, “Incoming Traffic Does Not Stop”.
2. Parking spaces shall be 17.5 ft and drive aisles shall be 26 ft.
3. Consider the access to the parcel opposite Providence Parkway when planning driveway locations. The driveways must align.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
6. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
7. Sewer availability has been requested.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
9. 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. The project is not in West Wilson Utility District’s service area.

Wilson County Schools:

1. No comments received.