



MEMORANDUM

Date: April 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

Request: Ragan Smith, on behalf of Beazer Homes, requests Site Plan approval for the amenity center in Bradshaw Farms, located off Beckwith Road. This subdivision connects with Jackson Hills to the West.

History: The Bradshaw Farms subdivision annexed and rezoned in 2020, along with Preliminary Master Development Plan approval was granted by the Board of Commissioners (Ordinance 2020-05). Final Master Development Plan and Preliminary Plats have been approved since. Per the conditions of the PMDP, the area 1 amenity center is required to be operational by the 75th certificate of occupancy. This site plan was previously approved but has expired, necessitating this request.

Analysis: The dedicated area 1 amenity lot is 124,702 sf., (2.86 acres). This is the largest of the amenity areas that were proposed throughout the community. The proposal is for a 4,239 SF main amenity center building that will include a covered patio, a 4,500 SF pool, a 700 sf splash pad, playground area, farmer's market pavilion, mail kiosk and associated parking, both internally to the lot and also parallel to the lot along both Vanner and Holbrook Roads.

Parking: There are thirty-eight (8'x17.5'), along with four (8'x19') ADA accessible parking spaces provided within the internal lot. The thirty-eight (8'x17.5') spaces do not adhere to code in regards to the dimensions, and a condition of approval will be placed regarding the correction of the deficiency on the parking stall sizing. There are also thirty-one (8'x22') parallel (including two ADA spaces that run along both Vanner and Holbrook Road. Sidewalks adjacent to the vehicle parking are 8' wide and will accommodate for vehicle overhang, as wheel stops are not permitted nor proposed. Bike and parking details are provided.

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. Signage to designate the mail carrier parking location and general mailbox parking is provided.

Building Design: Color elevations are provided and indicate an English Tudor style building. The applicant is requesting a waiver for the use of secondary materials to include fiber cement siding. Thirty-nine percent (33%) of the southeast and southwest elevations will consist of fiber cement and 23% of the northeast and northwest elevations. Lighting fixtures on the exterior of the building are decorative designs.

HVAC equipment is located on the ground and shielded from horizontal view via a masonry wall. The pool mechanical equipment is shielded from horizontal view, also, with a masonry wall. Fencing is proposed and shall be decorative black aluminum around the pool area. Details are provided.

Site Design: Exterior lighting is decorative, and significant light does not encroach beyond the property lines. A bike rack, wave style, is provided and trash cans are provided also, with details of each provided.

The mail kiosk is covered with a structure conducive in appearance to the main building. The kiosk area shall be well lit, the lighting plan indicates very little light reaches the kiosk. Notes provided in the resubmittal package indicate this will be addressed on the construction plans.

Amenities: Included are a 4,329 SF clubhouse, 4,500 SF pool, 700 SF splash pad, pavilion, farm pavilion, swing set and playground equipment. Details are provided for the playground equipment.

Landscaping: The landscape plans are currently under review, and the approval must be received prior to the submission of the construction plans.

Waivers: The applicant is seeking one waiver:

1. A request for an architectural variance from the zoning ordinance, section 5-104.4.1, to reduce the percentage of brick or stone façade from 100% on all sides to 67% brick and 33% fiber cement siding for Northeast and Southeast facades and 77% brick and 23% fiber cement siding for the Northwest and Southwest facades. **STAFF SUPPORTS, the BOC granted a waiver to building design as part of their approval for this development however, the design for the amenity center was unknown at that time.**

Summary: Items remaining to be addressed are minor in nature, and can be resolved via the conditions of approval below. One waiver is requested for the façade materials as proposed.

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

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. The amenity center shall be constructed and completed by the 75th Certificate of occupancy.
3. The pool shall be striped for competitive swimming.
4. Provide low maintenance material tables for the Farmers Market pavilion area.

5. All landscaping plan comments shall be addressed. Provide grass or other non-combustible materials instead of the proposed mulched islands along within 3 ft of the buildings.
6. All brick shall be clay, baked and individually laid.
7. All poles, posts and bollards shall be powder coated black.
8. Parking stalls are required to be a minimum of 9'x17.5' for 90-degree parking angle, two way aisle, correct the stalls located in the internal parking lot adjacent to the amenity center accordingly.
9. The mail kiosk shall be well lit.

Engineering:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.
3. Landscaping plans shall be approved before the issuance of the erosion control permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.

West Wilson Utility District:

1. Water services will not be as shown. Contact WWUD to discuss.
2. Backflow Devices are required for each meter.

Wilson County Schools:

1. No Comments Received