



## MEMORANDUM

**Date:** March 19, 2026

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

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

**Re:** Windtree Pines, Ph. 7B  
Final Plat  
Map – 049  
Parcel – 076.00

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**Request:** Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 7B in the Windtree Pines PUD, located off Nonaville Road, in District 1.

**Analysis:** Windtree Pines is located on the east side of Nonaville Road, the site of the former golf course. A rezone and preliminary master development plan was approved in 2021 (Ord. # 21-11), including both RS-20 and RM-8 base zoning districts. The entire PUD includes 193 acres and 423 units. Phase 7B includes 45 single family home lots, and one open space area, along with associated improvements.

Phase 7B is zoned RS-20 PUD and will include 31.119 acres (20.126 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 190-236, ranging in size between 7,528sf to 13,937sf. Sidewalks are shown on both sides of the street. Critical façade lots have been identified and addresses have been provided. The notes correctly address open space maintenance and ownership.

**Summary:** The applicant has worked with staff to address the comments previously provided following prior reviews. The remaining comments are minor and found in the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Windtree Pines, Phase 7B, subject to the following conditions:

**Planning and Zoning:**

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.
3. Label and dimension the public access easement associated with the walking trail.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
1. Yellow sheets from Utilities shall be finalized prior to the signing of the plat.
2. Driveway locations, including 3' flare, shall not overlap with stormwater infrastructure.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.