



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Windtree Pines, Ph. 9
Final Plat
Map – 049
Parcel(s) –076.01

Request: Submitted by Wilson and Associates, on behalf of the owner Beazer Homes, the applicant seeks final plat approval for phase 9 in the Windtree Pines PUD, located off Nonaville Road, in District 1. Phase 9 includes 53 single family home lots, and three open space areas, along with associated improvements.

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 9 is zoned RS-20 PUD and will include 24.13 acres (7.94 acres of open space). Setbacks are 30' front, 20' rear and 6' side per the original PUD approval. This phase includes lots 901-953 ranging in size between 7,560 sf to 18,352 sf. Sidewalks are shown on both sides of the streets. Critical façade lots have been identified, and addresses have been provided. Notes are provided for monument sign and landscape buffers being the responsibility of the HOA.

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 9, 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 pulled until the final plat has been formally recorded.
3. The surveyor shall stamp and sign the plans prior to recording.

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.
2. The surveyor shall stamp, sign, and date the final plat prior to signing.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.