



## Staff Report

### May 21, 2026 – Regional Planning Commission

**Project Name:**

Mainstead Golden Bear,  
Multi-Family

**Address:**

Beckwith Rd.

**Legal Description:**

Map(s) - 078  
Parcel(s) – 017.09 & 017.10

**District:**

3 – Scott Hefner

**Applicant:**

Drew Hardison,  
Barge Design Solutions

**Property Owner:**

Golden Bear MJ LLC

**Request:**

Final Master Development Plan

**Current Zoning:**

CMU-PUD

**Attachments:**

Plan exhibits and elevations

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks final master development plan approval for Mainstead Golden Bear, a mixed-use development including apartments and commercial uses located on Beckwith Road in the Golden Bear Place PUD.

**Description/History:** The Golden Bear Place PUD has history back to 2017 and was known as various other projects until 2024 (ordinance 24-04) when the current iteration of the PUD was finalized. The PUD was amended via ordinance 24-52. Several other amendments have occurred since; however, not affecting the portion of the PUD under review here. The site plan is noted to be submitted at a later date and this review is for the final master development plan only.

This final master development plan is for the area of the PUD labeled as “D1 and D2” on the preliminary master development plans, a mixed-use area with 282 residential units and an unspecified amount of commercial. The entire PUD is entitled with up to 579 residential units and at least 262,050sf of commercial uses.

Area “D” as proposed in this final master development plan includes 301 residential units and 13,910sf of commercial space in the form of apartment buildings, townhomes, restaurant and retail establishments. Various amenities include a pool, bocce, pet park and outdoor kitchen and entertainment area.

**Code References:****Article VIII. Overlay Districts**

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; No.
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; N/A.
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; open space not identified on pmdp, fmdp provided 48%.
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; Overall PMDP 262,050sf, FMDP 14,045sf (14,045sf of nonresidential use, compared to 15,000 +/- on PMDP which is a decrease).



5. Increase the total ground area covered by buildings by more than two percent; 130,770 sf total building area, 3.00 ac, which is 16% and meets code requirement. PMDP didn't give an area or percentage value of buildings.
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. No.

**Summary:** The proposal will add 301 residential units, in the form of multi-family buildings and townhomes and 14,045sf of retail and restaurant uses to the Golden Bear Place PUD.

**Recommendation:** Staff recommends approval of the final master development plan for the Mainstead Golden Bear mixed use development in the Golden Bear Place PUD subject to the conditions below:

**Conditions (by Department):**

**Fire Department:**

1. No Comments Received.

**Planning:**

1. Non-masonry materials shall not exceed 30% per façade, revise elevations to comply at site plan submittal.
2. All requirements of 6-104.1 shall be adhered to except any waivers granted via PMDP approval.
3. All requirements of 5-104.1 and 4-114 shall be adhered to except any waivers granted via PMDP approval.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be natural and individually laid.
6. Vinyl is prohibited as a façade material.
7. All fencing shall be low maintenance, decorative type, wood is not permitted.
8. Retaining walls shall be constructed of segmental block or faces with masonry.
9. All requirements of ordinances 24-04 and 24-52 shall be adhered to.
10. Identify the acreage involved with this portion of the PUD at site plan submittal.
11. Identify the acreage and percentage of improved open space.
12. Provide overall density calculations at site plan submittal. It shall not exceed 13.9 upa as permitted via the preliminary master development plan.
13. Provide lot coverage data at site plan submittal.
14. Provide impervious surface calculations at site plan submittal.
15. Label all amenities provided. The PMDP requires that areas "D" and "F", in addition to the pool, dog park and clubhouse shown, a fitness center, game room and pocket park.
16. The clubhouse shall be at least 2,000sf of conditioned space.
17. Flammable landscape material is not permitted within 3' of any structure.
18. Parking lot lighting shall be placed in landscape islands or grass areas, not in paved vehicular use areas.
19. Wood shall not be permitted for balcony flooring.
20. Rooftop HVAC and utility equipment shall be screened from horizontal view via parapet walls.
21. Wall mounted meter and utility equipment shall be painted to match the façade it is attached to or screened via masonry.
22. Ground mounted HVAC equipment shall be screened from horizontal view via masonry and/or vegetation.



23. The dumpster and trash compactor enclosures shall comply with 6-103.7.
24. A site plan shall be submitted and approved by the Planning Commission before submitting a land disturbance application.
25. Identify required loading zones on subsequent submittals.
26. Provide water and shade at the dog park.

**Public Works:**

1. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
2. The development shall meet all conditions of the active PUD.
3. A macerator will be required to be installed within the wastewater conveyance system.
4. All sewer shall be public (minus service laterals) and within a 20' utility easement.
5. Roadway infrastructure shall be installed (to binder) on the realigned Beckwith Road before the issuance of the Land Disturbance Permit.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
8. Update sewer availability during construction plan review.
9. The current notes are for McFarland Farms. The notes shall be revised for resubmittal.
10. Pedestrian access routes are needed from Golden Bear Place ROW.
11. The median island in the driveway on Old Beckwith Road shall provide pedestrian refuge.
12. Provide pedestrian access easements along the greenway.
13. Provide an easement to the sewer building in the northeast corner of the site.
14. The driveway return radius shall not overlap with any stormwater infrastructure.

**WWUD:**

1. Water lines shown are not WWUD's design.

**Wilson County Schools:**

1. No Comments Received.