



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
PMDP PUD
Map - 073
Parcel(s) – 22.00, 22.07, 22.12, 22.13, 22.15, 22.16

Request: Heritage Civil, on behalf of their client, Trinity Partners Group LLC., is seeking preliminary master development plan reapproval for the Reserve at Tate Lane (formerly Lynnhaven) subdivision, located on Tate Lane. This is in district 1.

Overview: The subject property consists of approximately 18.5 acres, on the east side of Tate Lane. The zoning is RS-20 PUD, medium density single family residential and a preliminary master development plan for Lynnhaven phase III was approved by the Board of Commissioners in 2014 via Ordinance 2014-73 and since expired. This request is to reapprove the preliminary master development plan, albeit with a different name for the subdivision, the Reserve at Tate Lane. The proposed density is 1.95 units per acre and a total unit count at buildout is 36 lots.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Reserve @ Tate Lane	Medium Density Residential	N/A	RS-20	RS-20-PUD

Future Land Use Plan: This property is located in the City limits. The City's future land use plan identifies this area as medium density residential. A land use amendment is not required, as the base zoning is unaffected by this preliminary master development plan reapproval.

Zoning: Current zoning is RS-20. The request is for RS-20-PUD, the preliminary master development plan for this subdivision is expired.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The property is 18.5 acres on the east side of Tate Lane just north of West Division. This property sits adjacent to Victory Baptist Church to the south. The site is mainly undeveloped pasture and is only slightly wooded around the southern-most perimeter abutting Victory Baptist Church. The subdivision was previously approved in 2014 and is proposed to be built in three phases, phases 1 and 2 are already completed. The preliminary master development plan has expired and this submittal is to get it reapproved albeit with a different name the Reserve at Tate Lane in lieu of Lynnhaven.

Bulk Standards: The total number of residential unit proposed is 36. The overall residential density allowed is 2.2 units per acre while they are proposing 1.95 units per acre. The estimated population at buildout is not provided. The minimum lot size proposed for this development is 13,971.32sf with an average of 17,434.42sf meeting the minimum regulation requirements. Bulk waivers are detailed below in the waiver section.

Access: This phase is not connected to adjacent Lynnhaven phases to the east. All vehicular traffic is via Tate Lane. A five-foot-wide sidewalk is proposed for both sides of the internal streets and along the Tate Lane frontage. The City's transportation plan required a connection from Tate Lane to Due West via the other phase of Lynn Haven to the east. Right-of-way is stubbed for this connection in Lynnhaven. The applicant is requesting a waiver from this connection requirement, however Planning staff does not support the waiver, as shown below, due to the substandard conditions and safety hazards that exist on Tate Lane.

Open space/amenities: 1.64 acres of improved open space is identified. The scope of the open space improvements includes a common play lawn area and benches with landscaping. Staff requests additional amenities in the form of playground equipment. Provide this amenity and provide details of the equipment in the final master development plan submittal.

Landscaping: Landscape plans will be required at final master development plan/preliminary plat submittal. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The subdivision will include a "security" wall along Tate Lane and a detail is provided. A mail kiosk detail is provided, and it shows a covered and lit facility, located at the entrance to the subdivision.

Residential Design Regulations: Elevations supplied indicate mostly masonry primary materials and lesser amounts of hardi board secondary materials. All homes show at least a two-car garage,

front facing. All single-family supplementary regulations shall apply including garage size, driveway length, etc. found in article 5 of the zoning ordinance.

Variances/Waivers: The following waivers are requested as part of this preliminary master development plan approval:

1. 5-103: side yard setbacks – 10' (20' required) STAFF SUPPORTS
2. 5-103: minimum lot width at the building line - 70' (100' required) STAFF SUPPORTS
3. 5-103: maximum lot coverage – 25% (35% required) STAFF SUPPORTS
4. Cul-de-sac length – exceed 700' length and 14 unit maximum PW TO DETERMINE
5. All roads 25mph – PW TO DETERMINE
6. 5-104.4: single family residential design standards – cumulative 50% masonry and 50% secondary materials for each home façade – STAFF SUPPORTS
7. Transportation Plan: no connection between Due West and Tate Lane PLANNING STAFF DOES NOT SUPPORT.
8. Private Roads: All roads to be private in lieu of public PW TO DETERMINE

Summary: The preliminary master development plan for the Reserve at Tate Lane was formerly known as Lynnhaven phase 3. The preliminary master development plan was originally approved in 2014 and has since expired. The waivers described above shall be determined by the Planning Commission and Board of Commissioners.

Recommendation: Staff recommends forwarding the preliminary master development plan for the Reserve at Tate Lane to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.
12. Provide landscaping around the perimeter of the retention and detention ponds.
13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.

18. Incorporate sod where appropriate.
19. Staff does not support the concrete perimeter wall.

Public Works:

1. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
2. Mass Grading – Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review..
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. Roadway variances and waiver requests:
 - a. Request to allow private roads (Sub Reg 4-103.3): SUPPORTED
 - b. Request to waive the future transportation plan connection to Due West Drive: SUPPORTED
 - c. Request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4): SUPPORTED conditionally that the street is classified as an access street.
 - d. Request to all roads to have a design speed of 25 mph (Sub Reg 4-104.4): SUPPORTED
8. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
9. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
10. Sidewalk along the Tates Ln frontage shall be installed outside of the ROW and be the maintenance responsibility of the HOA.
11. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
12. Grinders or on-site step systems will not be allowed for this development.
13. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
14. Sewer availability has been requested.
15. Flare the on-street parking stalls.
16. Street grades shall be reviewed at construction drawings.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.