



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Rd. Commercial
Preliminary Plat
Map - 053
Parcel(s) – 040.00 & 041.00

Request: CSDG, on behalf of their client, CD Greenhill Investments, is requesting preliminary plat approval for five commercial lots and associated right-of-way, easements and infrastructure on Lebanon Road, North Greenhill Road and Old Greenhill Road in District 1.

History: This preliminary plat lays out the lots and infrastructure for the Greenhill Road Commercial PUD, West of N. Greenhill Road, along Lebanon Road. This PUD originally received PMDP approval in April 2024 (ordinance 24-23) with CRC base zoning. Proposed uses include gas/convenience, restaurant and professional services.

Preliminary Plat: This preliminary plat includes five lots ranging in size from 1.06 to 2.56 acres. Various easements are included for internal vehicle circulation. Building setbacks need attention to meet code. Further details will be reviewed at site plan submittal for the individual lots as they develop.

Summary: The applicant has addressed most of staff comments. Any outstanding issues may be addressed via the conditions of approval below. A final master development plan for infrastructure only has been submitted to the Planning Department and is also on this month's agenda.

Recommendation: Staff recommends approval of the preliminary plat for the Greenhill Commercial PUD with the following as conditions:

Planning and Zoning:

1. All PMDP requirements, ordinance 24-23, shall be adhered to.
2. Label the width of the access easements.
3. Sidewalk is required on both sides of all internal streets.
4. Render building envelopes per code, landscape buffers and easements may be located within yards.

Public Works:

1. Previous PMDP/PUD conditions apply.

2. Hydrologic determination (HD) has been submitted and under review.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Signal warrant analysis at the intersection of Lebanon Rd. and Old N. Greenhill Rd. shall be submitted with each site plan within the PUD.
5. Pedestrian push buttons and signal heads are required on both sides of Lebanon Road for the new crosswalk at N. Greenhill Road.
6. Sidewalk is required on both sides of the east-west internal driveway.
7. The designations for pavement markings shall be revised to reflect the standards in the MUTCD and TDOT standard drawings. This includes line color, type, and painted median striping.
8. Verify the spacing of the channelization markings on Old North Greenhill Road.
9. Unless otherwise noted, all pavement markings shall be 6" in width.
10. Move the existing stop bar out of the pedestrian crossing on the southbound approach of Old North Greenhill Road at Lebanon Road.
11. Internal pedestrian crossing locations shall be determined as individual lot site plans are submitted. At least three internal pedestrian crossings shall be provided.
12. A figure shall be prepared verifying there is sufficient space for southbound left-turns within the turn lanes and taper at the intersection of North Greenhill Road and Lebanon Road. This figure shall be submitted with the construction drawings. If there is not sufficient space, the southbound left-turn lanes shall be extended.
13. Stripe a centerline through the transition from three lane section to two lane section on the east-west internal drive.
14. Provide a smooth transition in sidewalk width between the shared use path on North Greenhill Road and the sidewalk on Lebanon Road.
15. All stop bars must be at least 4' from the back of the pedestrian crossing.
16. The internal driveways shall conform to HSAM.
17. Add truck turn templates for all proposed turn/deceleration lanes.
18. The right-turn channelization island should be extended so exiting vehicles are parallel to Lebanon Road and merge.
19. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
20. Landscaping plans shall be approved before construction plans are approved.
21. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

West Wilson Utility District:

1. Comments were not submitted this review cycle.

Wilson County Schools:

1. No comments provided.