



## MEMORANDUM

**Date:** March 20, 2025

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

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

**Re:** Elliott Reserve  
Preliminary Plat  
Map - 053  
Parcel(s) – 101.01, 102.00

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**Request:** Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking preliminary plat approval for the Elliott Reserve mixed use project, located at 12440 and 12582 Lebanon Rd. This is in District 1, which is represented by Commissioner Art Giles.

**Analysis:** A preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41. This preliminary plat establishes seven lots total, six commercial lots along Lebanon Road (ranging in size between 0.67ac and 1.52 acres) and one lot (11.65 acres) for the townhomes. The zoning is CMU-PUD and the total area included is 22.33 acres, 3.76 acres being open space.

**Summary:** The applicant has addressed the majority of comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of this preliminary plat for Elliot Reserve, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of ordinance 2024-41 shall be adhered to.

**Public Works:**

1. Previously approved PUD/PMDP conditions apply.
2. Drainage Report has been provided for review.
3. Coordinate with Public Works to set up a meeting to determine location of traffic calming on Sunset Drive.

**Wilson County Schools:**

1. No comments provided

**West Wilson Utility District:**

1. Storm lines and headwalls shall be 10' away from the existing water lines.
2. What is the 20' WWUD Buffer and 40' WWUD Buffer?
3. Has anyone checked the depth of the existing water lines where there is proposed cuts?
4. There should be existing recorded WWUD easements for the water lines.