



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Estates
(Formerly S. Greenhill Rd. Subdivision)
Final Plat
Map - 073
Parcel(s) – 008.04

Request: Civil Site Design Group, on behalf of their client, S. Green Hills Property Inc., is requesting final plat approval for the Greenhill Estates Subdivision located in district 2.

Analysis: This is a variable lot subdivision with a base zoning of RS-15. The preliminary plat was approved at the July 2022 Planning Commission meeting. This plat includes all 18 lots (6.39ac) for the entire subdivision, open space (2.26ac), dedication of easements and right-of-way (1.36ac).

Summary: This final plat is for the entire subdivision, it is not phased. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the final plat for Greenhill Estates, subject to the conditions of approval below:

Planning and Zoning:

1. All signatures must be obtained prior to the recording of the plat.
2. Provide all lot numbers (1,8,11,12 & 18) under note #11, to be deemed as critical façade lots or identify on the lots with an asterisk and description.

Public Works:

1. All punch list items from Public Works shall be completed prior to the signing of the final plat.
2. 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.
3. In lieu of the per-lot contribution previously approved, a lump sum of \$49,280 will be due at the time of the final stormwater inspection for the first home constructed. This lump sum will go towards the mill & overlay of S Greenhill Road across the property frontage. The mill& overlay will be completed by the City.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

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