



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Villages of Greenhill
Final Plat
Map - 53
Parcel(s) – 152.00

Request: Crawford & Cummings, on behalf of the Villages of Greenhill, LLC., requests final plat approval for the Villages of Greenhill off Lebanon Road. This mixed-use project is located in District 1.

History: This CMU zoned mixed use project received PMDP approval via ordinance 2023-11 and subsequent FMDP/SP approval in May 2024. The subject property consists of 23.11 acres on the south side of Lebanon Road just west of S. Greenhill Road. Currently, this property exists as a single parcel. Lot 1 will contain the residential component of this mixed-use development and lot 2, with frontage along Lebanon Road will contain the commercial uses.

Analysis: Lot 1 will be for commercial use and is 4.84 acres. Lot 2 is 18.27 acres, with approximately 108 townhome units with a horizontal property regime type ownership method proposed. Building setbacks of 30' front, 10' side and 20' in the rear have been shown mostly correct, with one error noted on the east side of lot 2. Addresses are not provided at this time but shall be included before recording the final plat. The plat includes various access and utility easements to serve the development.

Summary: Outstanding items are minor in nature and may be addressed via the conditions below.

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

Planning and Zoning:

1. All conditions of ordinance 2023-11 shall be adhered to.
2. Provide addresses before bringing the final plat in for signatures.
3. The eastern side setback for lot 2 shall be 10' wide in lieu of 30' wide.

Engineering:

1. General Note: 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.
2. An additional plat will be required to dedicate the right-of-way required to accommodate the road improvements along S. Greenhill Road. That plat may be submitted concurrently with the request to annex the roadway.
3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

1. No comments received. Consult with WWUD.

Wilson County Schools:

1. No Comments Received