



Hartsville Pike Area Plan Public Kick-Off

March 5, 2026

6:00 PM

Introductions

City of Lebanon

Paul Corder, Planning Director



**Project Manager
Planning & Design**
Keith Covington



**Infrastructure
Economics**
Mary Vavra
Bill Galagher
Justin Sprague



Transportation
Jeff Hammond



Purpose and Timing

- Hartsville Pike Transportation Project
 - Widening and Realignment
 - Intersections with McGregor/E. High St.
- Lebanon 2040 Comprehensive Plan
 - Adopted Prior to Realignment
 - Four Quadrants Around Hartsville/E. High Intersection



Planning Process

PHASE 1: Understand

- Project Initiation
- Project Kick-Off
- Review and Analysis

PHASE 2: Plan

- Public Planning Workshop (April)
- Framework Plan Development
- Framework Plan Presentation

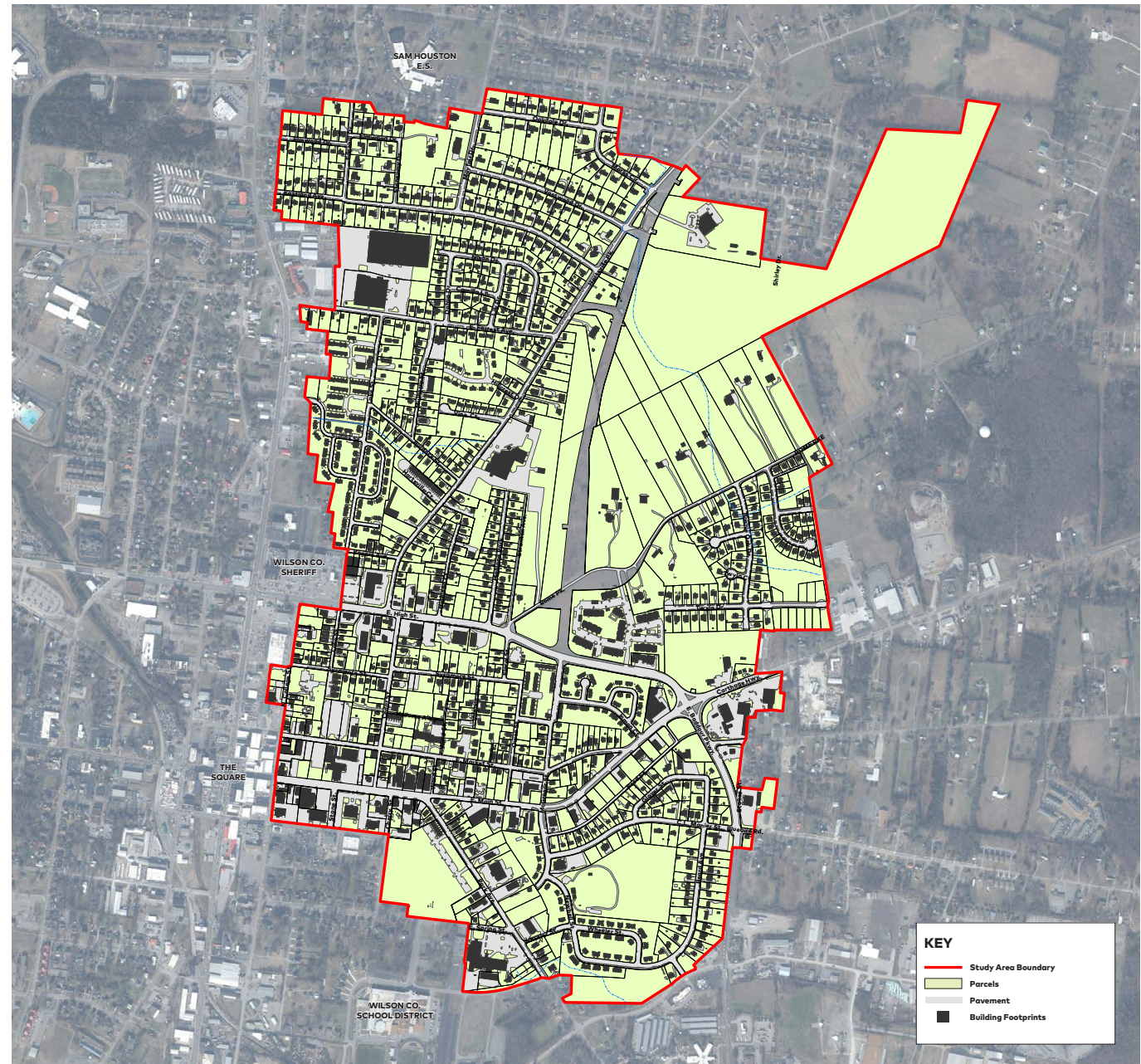
PHASE 2: Refine

- Framework Plan Refinement
- Draft Plan Document
- Revisions and Draft Plan Presentation

STUDY AREA

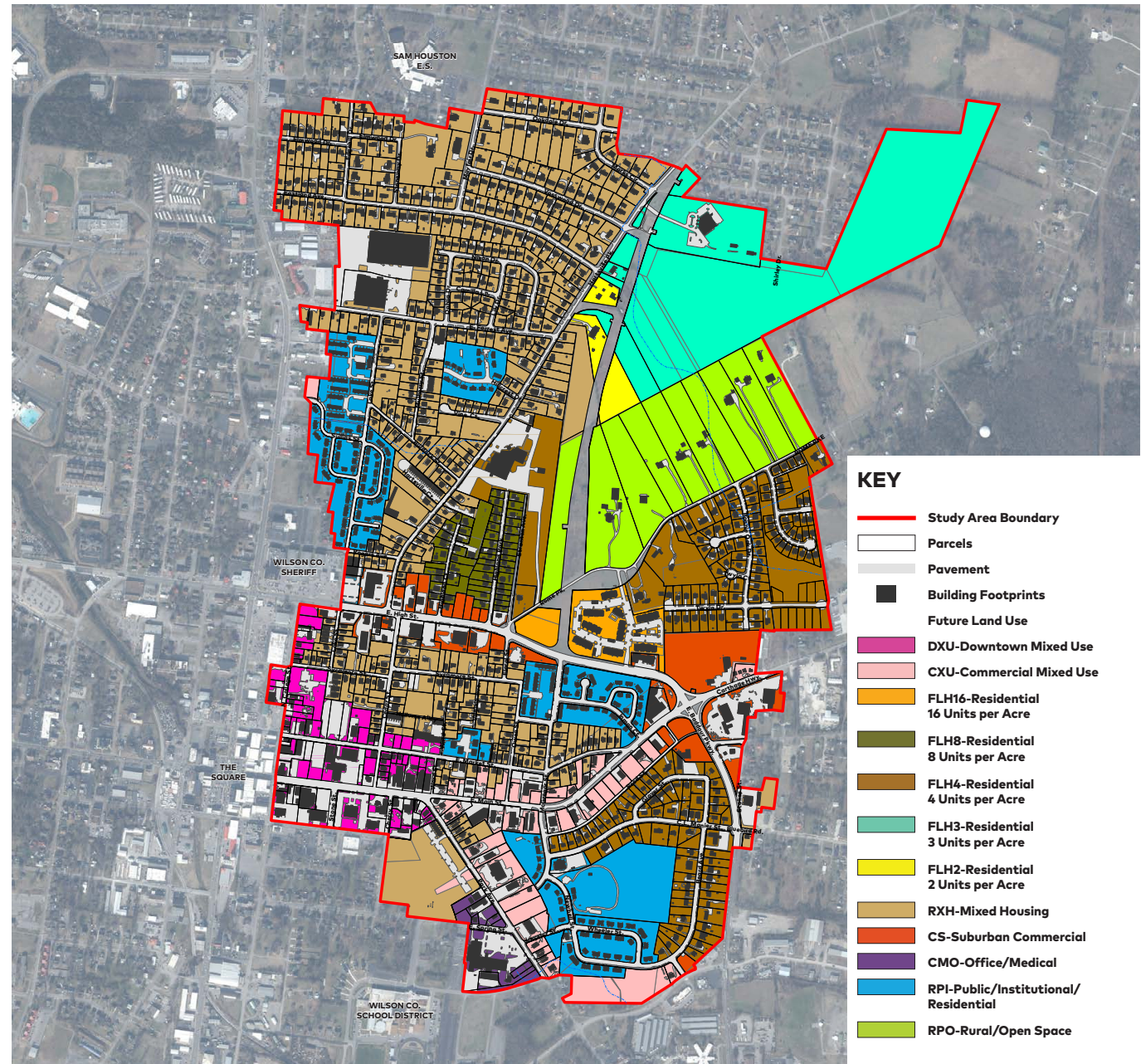
GENERAL BOUNDARIES

- NORTH—Marks Ci—where the new Hartsville Pike begins
- EAST—Bella Ct./E. Baddour Pkwy.
- SOUTH—Harding Dr./E. Gay St.
- WEST—Rear property lines of parcels fronting Hwy. 231



FUTURE LAND USE

- Downtown-Mixed Use in SW corner
- Commercial policy along major corridors (E. Main, E. High, etc.)
- Medium and higher intensity residential policy prominent
- Lower intensity/rural policy in NW quadrant



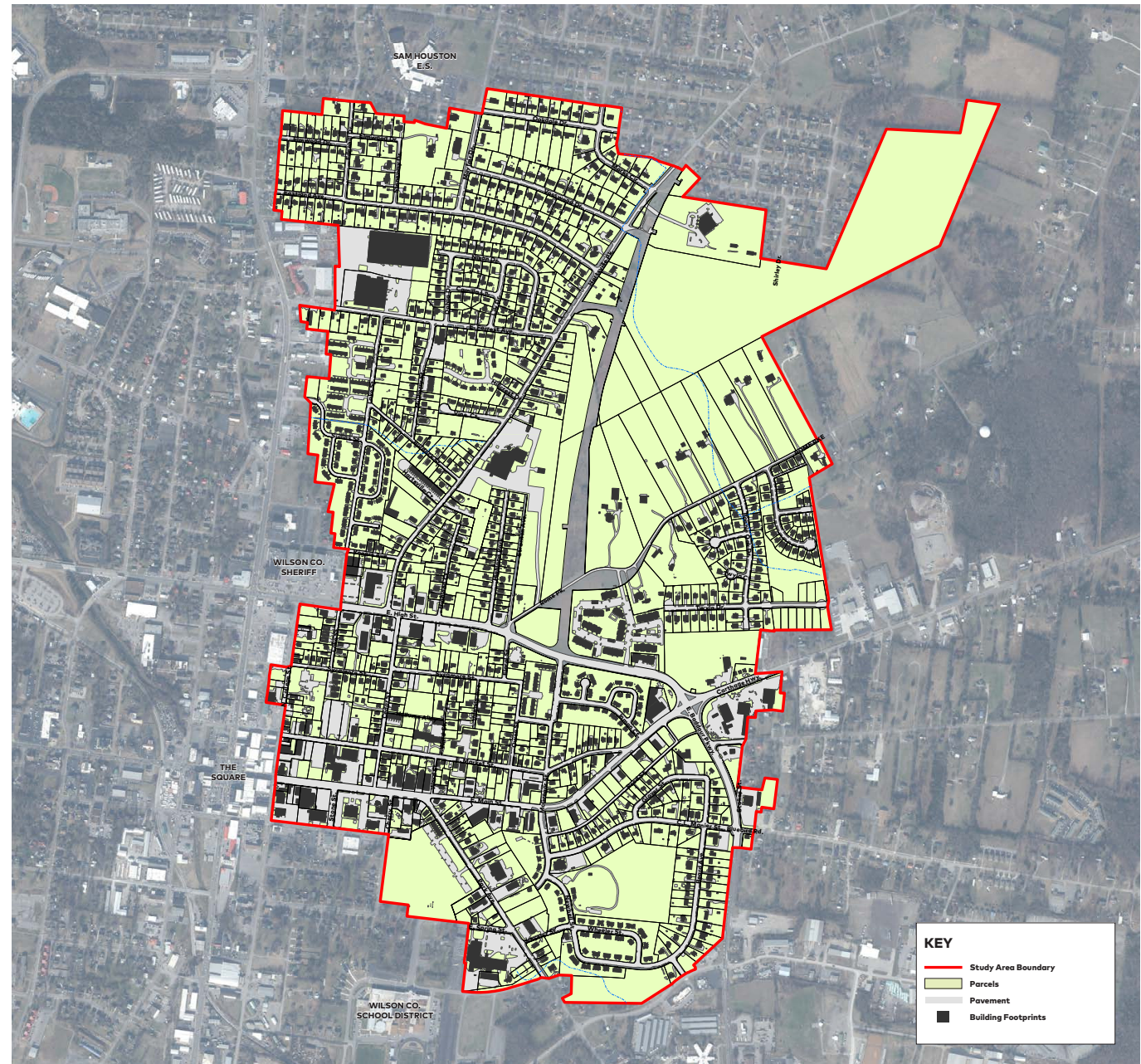
STUDY AREA

WHAT THIS STUDY WILL CONSIDER:

- **Future Land Use and Character**
- Transportation and Mobility
- Infrastructure
- Economic Overview

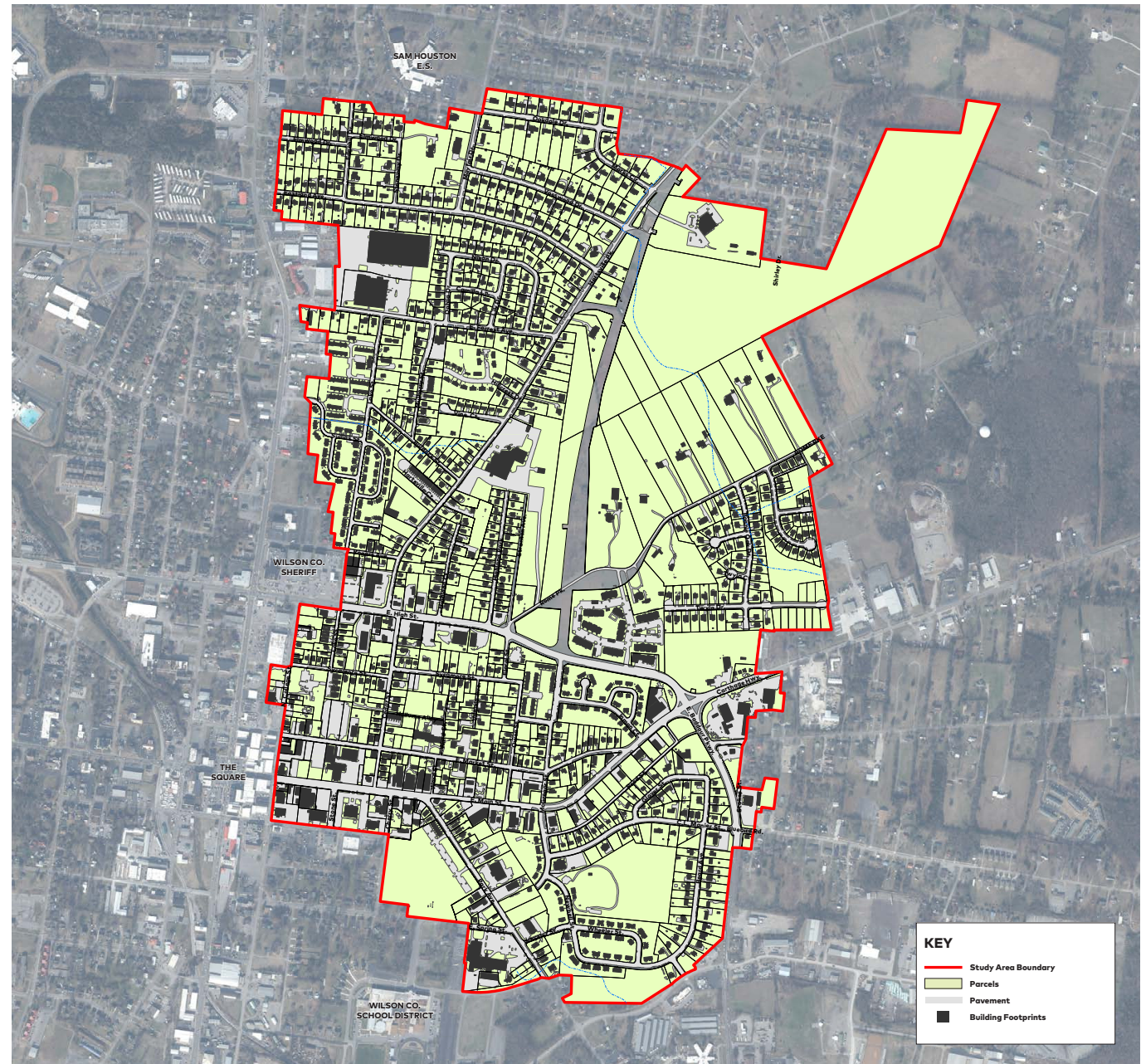
KEY QUESTION:

What needs to happen to achieve the vision for the future of this area?



S.W.O.T. EXERCISE

- What are the **STRENGTHS** of the study area?
- What are the **WEAKNESSES** of the study area?
- What are the **OPPORTUNITIES** in the study area?
- What are the **THREATS** to the study area?



THANK YOU!

NEXT STEPS

- Team Review and Analysis
- Public Planning Workshop (April)

