



Item 8.A.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

10555 Lebanon Rd.

Address:

10555 Lebanon Rd.

Legal Description:

Map(s) - 054

Parcel(s) – 024.00

District:

Art Giles – District 1

Applicant:

Ram Gona

Property Owner:

William D. Helton

Current Land Use:

Thoroughfare Commercial

Request:

Rezone –

CRC, commercial retail center

Current Zoning:

RS-40, low density residential

Attachments:

Map

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a rezone for this parcel, located at 10555 Lebanon Road.

Description/History: This property is approximately 1.5 acres on the north side of Lebanon Road, just due east of York Road, and north of the Park Glen subdivision. This property is currently zoned RS-40, single family residential.

Zoning: The property is currently zoned RS-40, single family low-density residential, and the applicant has requested CRC, commercial retail center, which is consistent with the land use plan for this area (thoroughfare commercial).

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property. Surrounding and adjacent properties along the Lebanon Road corridor are zoned commercial. This request is consistent with all adjoining properties. The zoning is supported by the City's future land use plan (thoroughfare commercial).

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the rezone of 10555 Lebanon Rd. and to include the conditions of approval as shown.

Conditions (by Department):

Fire Department:

1. No Comments

Planning:

1. Should the property be rezoned it is subject to the permitted uses and all regulations associated with CRC, commercial retail center (article VI) zoning.

Public Works:

1. No Comments

WWUD:

1. No Comments

Wilson County Schools:

1. No Comments Received.