



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve
Final Plat
Map – 053
Parcel – 044.01

Request: Jake Porter with Heritage Civil, on behalf of their client Hamilton Reserve Partners, LLC., requests final plat approval for property located on Lebanon Road, within District 1. This application is accompanied by a land use map amendment and rezone for this property on this agenda.

History/Analysis: The property currently consists of one lot, with a total of 12.29 acres, and the intent is to subdivide into two parcels, lots one and two, with lot 2 extending to Market Place for access. This plat would also incorporate a portion of parcel 44.00 that belongs with the prior owner of parcel 44.01. Lot one would consist of 4.13 acres (180,081 sf) and lot two, consisting of 8.16 acres (355,230 sf). The property is currently undeveloped and previously was incorporated all within parcel 44.00, that still houses a single-family residence to the due north. The plat also establishes an access easement across the Lebanon Road frontage.

Summary: Outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Hamilton Reserve, lots one and two, subject to the conditions of approval below, to be addressed prior to receiving signatures, and formal recording of the plat.

Planning and Zoning:

1. Should the rezone that has been submitted concurrently with this plat, be approved, the plat will need to have the setbacks updated to reflect those of the approved zoning for each lot.
2. If the access easement to serve lot two is approved and in place, lot two will not need to be treated as a flag lot regarding building setbacks.
3. Building permits shall not be pulled until the final plat has been formally recorded.
4. Add access easements to the purpose statement.

Engineering:

1. Indicate who will maintain PUDE's outside of the ROW.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

WWUD:

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

Wilson County Schools:

1. No Comments Received.