



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve
Preliminary Plat
Map - 053
Parcel(s) – 44.01

Request: Heritage Civil, on behalf of the owner, is seeking preliminary plat approval for Hamilton Reserve, a four-lot subdivision on the north side of Lebanon Road, east of Market Place, in District 1.

Analysis: The subject property is zoned CG along the Lebanon Road frontage and RS-40 to the north. The total acreage is 12.29 acres. A stream and associated floodplain bisect the property. A mass grading plan was approved by the Planning Commission in June 2025. The applicant wishes to subdivide the property into four lots for future development as follows:

Lot 1: 1.5 ac
Lot 2: 0.68 ac
Lot 3: 2.11 ac
Lot 4: 8.02 ac

An access easement is proposed across the Lebanon Road frontage for lots 1-3 and running to the north, at the east side of the property, to serve lot 4. The plat will also establish a connection from the northern part of lot 4 to Market Place. Building setbacks are correctly rendered.

Summary: The applicant has addressed most comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of this four-lot preliminary plat for Hamilton Reserve on Lebanon Road, subject to the conditions of approval below:

Planning and Zoning:

1. Add to the purpose statement the establishment of the easement.
2. Label the width of the public access easement.

Engineering:

1. Dimension cross-access easement between Lots 1, 2, & 3 to the proposed private driveway.
2. Remove cross-access easement to Lebanon Road.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.