



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve, Lots 1 and 2
Land Use Amendment and Rezone
Map – 053
Parcel - 044.01

Request: Jake Porter with Heritage Civil on behalf of their client, Hamilton Reserve Partners, LLC., seeks a land use map amendment and rezone for the property located on Lebanon Road, within District 1.

Description: The property consists of one lot, with a total of 12.29 acres. An associated final plat is also on this agenda with lot one at 4.13 acres and lot two consisting of 8.16 acres. The property is currently undeveloped. The current zoning is CG, one the south portion of the lot and RS-40, low density residential, to the north. The land use map identifies the southern portion of the lot as thoroughfare commercial and the remainder of the lot as medium density residential. The applicant has requested thoroughfare commercial for the entirety of the site, with proposed zoning, for lot one of the associated plat, CG (existing) and CRC, commercial retail center, for lot two. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Hamilton Reserve	Lot one – Thoroughfare Commercial Lot two – Medium Density Residential	Thoroughfare Commercial	Lot one – CG, commercial general (existing) Lot two – RS-40, single family residential	Lot one – CG, commercial general (existing) Lot two – CRC, commercial retail center

Future Land Use Plan: The City's future land use map identifies the area of lot one, as thoroughfare commercial and lot two as medium density residential. The future land use does not support the request to change the land use of lot two to thoroughfare commercial. Surrounding land uses include medium and high density residential, along with thoroughfare commercial and mixed use.

Zoning: The applicant has requested a zoning change on lot two, from RS-40 to CRC, commercial retail center. There has been no request to change lot one which is currently CG, commercial general.

Findings: In reviewing the requested zoning actions, staff finds the request DOES NOT AGREE with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *Is NOT in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: The City's land use plan does not support this request for lot two, however, lot one has a current land use of thoroughfare commercial, and there is thoroughfare commercial surrounding this lot to the immediate east and parallel alongside Lebanon Road. The zoning request for lot two, is consistent with recent approvals of continuing the commercial district along the Lebanon Road corridor and is a less intensive commercial district than what is currently on lot one.

Recommendation: While staff generally follows the land use plan, staff recommends a positive recommendation of the land use plan amendment as the remainder of front parcel of this development is currently thoroughfare commercial and the surrounding land use map identifies this area along the Lebanon Road corridor as thoroughfare commercial. Staff also recommends forwarding the rezone request to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.