



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 13135 Lebanon Rd.
Rezone
Map – 053K
Group - A
Parcel(s) – 027.00

Request: The property owner, Mina Embaruk, requests a rezone for the property located at 13135 Lebanon Road, in District 1.

Analysis: The subject property is located on the north side of Lebanon Road, just to the west of Old N. Greenhill Road, and to the Northwest of Tate Lane, and consists of about 0.35 acres. The property currently has a single-family residence on it. The request is a zoning change from RS-40, low density residential to CRC, commercial retail center for use of the property commercially.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
13135 Lebanon Rd.	Throughfare Commercial	N/A	RS-40	CRC

Future Land Use Plan: This property is within the City limits. The City's future land use plan identifies this area as mixed use. The request for CRC, commercial retail center zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, and the requested zoning is CRC, commercial retail center. The land use plan is supportive of this request. Adjacent zoning districts include RS-40 to the east and west, CRC to the South, and Wilson County R-1 to the north.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is 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: This rezone request is from RS-40, low density residential, to CRC, commercial retail center zoning at 13135 Lebanon Road. The City's land use plan supports this request, having a commercial designation in this area, as it fronts the major thoroughfare of Lebanon Road. Staff also is of the opinion that parcels fronting Lebanon Road should be zoned commercially.

Recommendation: Staff recommends forwarding the rezone request for 13135 Lebanon Rd to the Board of Commissioners with a positive recommendation, subject to the conditions below.

Planning and Zoning:

1. All requirements and regulations found in article VI of the zoning ordinance pertaining to CRC zoning shall apply to the property 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