



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3971 Beckwith Rd.
Annexation, and Rezone
Map - 078
Parcel(s) – 021.06

Request: Submitted by Tonya Denny, on behalf of the owner Chad Keelan, this request is for an annexation and rezone of the property shown as map 078, parcel 021.06 and located at 3971 Beckwith Rd. Should the annexation be approved, this will be located in district 3.

Description: The subject property is approximately 5.21 acres, on one parcel on the east side of Beckwith Road, just north of Golden Bear Gateway. The property is located within the City's urban growth boundary and is adjacent to the Golden Bear Place PUD, to the immediate west. The property has approximately 350' of road frontage. The property is encumbered at the west half of the property with overhead high tension power lines. Should this property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CI, commercial interchange. The future land use shows this property as interstate commercial. The use proposed for the property is not specified.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3971 Beckwith Rd.	Interstate Commercial	Interstate Commercial – No Land Use Amendment required	Wilson Co. R-1	CI, Commercial Interchange

Future Land Use Plan: The City's future land use map identifies the property as interstate commercial. Adjacent future land use classifications are also shown as interstate commercial. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CI, commercial interchange zoning, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located withing the City's urban growth boundary. A plan of services is included.

Plan of Services: A plan of services is included.

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 annexation and rezone:

1. *is not 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 applicant has requested an annexation and rezone of the property at 3971 Beckwith Road. There has been no proposal provided, however, due to the location and proximity of this parcel to the current ongoing development of Golden Bear Place, and other forthcoming commercial developments in this area, the applicant has requested to annex his parcel into the City and rezone it to CI, commercial interchange. This zoning will match the surrounding parcels and is supported by the City's future land use plan.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone for 3971 Beckwith Road, subject to the following conditions.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CI zoning.