



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 434 Nonaville Rd.
Rezone
Map - 053
Parcel(s) –53.00

Request: Submitted by Civil Site Design Group on behalf of the property owner, Gail Lane along with the applicant Jaydesh Chandhari. The request is for a rezone of the property shown as Map 53, Parcel 053.00, and located at 434 Nonaville Road.

Description: The subject property is approximately 1.48 acres, on one parcel on the East side of Nonaville Road. The property is located within the City limits and adjacent to the Windtree Trace subdivision just to the West. The property has approximately 291 feet of road frontage on both Nonaville road and Searcy Drive. The property is currently zoned RS-40, low density residential and the requested zoning is CNS, Commercial Neighborhood service. The future land use shows this use as Neighborhood commercial, therefore a change of land use is not required.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
434 Nonaville	Neighborhood Commercial	Neighborhood Commercial	RS-40 Low Density Residential	CNS Commercial Neighborhood Services

Future Land Use: The City's Future Land Use map identifies the property as Neighborhood Commercial. Adjacent future land use classifications for adjacent parcel are also shown as Neighborhood Commercial. The applicant does not wish to nor need to change the future land use designation.

Findings: In reviewing the requested zoning actions, staff finds that the request does agree 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: The proposed use for an approximate 8,500 sf commercial structure with four units is conceptual in nature and intended to show proposed site layout only. This zoning will correspond with surrounding parcels that fall within the Neighborhood Commercial land use designation, that includes OPS, Office Professional, to the South, and CRC, Commercial Retail Center to the West and is supported by the City's future land use plan. Any development on this site will be subject to all requirements of the CNS zoning district.

Recommendation: Staff recommends that the Planning Commission make a positive recommendation to the Board of Commissioners for the Rezone of 434 Nonaville Road.

Planning and Zoning:

1.No comments.

Public Works

1.No Comments

Wilson County Schools:

1. No comments.

West Wilson Utility District:

1. No comments.

Wilson County Schools:

1.No Comments