



8.A.

Staff Report

7/16/2026 – Regional Planning Commission

Project Name:

Karen Baker Property

Address:

1888 Golden Bear Gateway

Legal Description:

Map(s) – 054

Parcel(s) – 106.01 & 106.02

Commissioner District:

1 - Art Giles

Applicant:

Karen Baker, owner

Property Owner:

Karen Baker

Request:

Rezone

Current Zoning:

RS-40

Requested Zoning:

CMU

Current Land Use:

Commercial Mixed Use

Requested Land Use:

N/A

Attachments:

Exhibit

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The property owner requests a rezone approval for two parcels located at 1888 Golden Bear Gateway.

Description/History: The property, located at 1888 Golden Bear Gateway, was annexed along with several other parcels in 2011 (ordinance 2011-74) when Curd Road was widened. At that time, no rezone was requested and the properties were given the default RS-40 zoning. The applicant is requesting to rezone the property to CMU, commercial mixed use, which is consistent with the future land use plan. The request does not apply to the Parks and Greenway land use designation found along the creek. The reason for the rezone is for marketability of the property.

Land Use Plan & Zoning: Existing zoning on both parcels is RS-40. The land use plan identifies both parcels as commercial mixed use and parks & greenways along the stream on the western side of the parcels. The request for CMU zoning is consistent with the land use plan designation of commercial mixed use. The rezone will not apply to the areas of the parcels identified on the land use plan as parks & greenways.

Summary: The rezone request is from RS-40, low density single family residential, to CMU, commercial mixed use, which is supported by the City's future land use plan. The rezone shall only apply to the areas with a commercial mixed use land use designation.

Recommendation: Staff recommends positive recommendation to the Board of Commissioners for the Rezone. Please include the following conditions:

Conditions (by Department):**Fire Department:**

1. No comments received.

Planning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CMU, commercial mixed use zoning district, Article VI of the zoning ordinance.



Engineering:

1. No comments received.

WWUD:

1. No comments received.

Wilson County Schools:

1. No comments received.