



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 8790 Saundersville Rd.
Rezone
Map – 032H
Group – A
Parcel – 009.00

Request: The property owner requests a rezone approval for property located at 8790 Saundersville Road in District 1.

Analysis: The subject property is located on the South side of Saundersville Road and consists of approximately one acre. The property is currently vacant. The request is a zone change from RS-40 to RS-30 due to the lot coverage and setbacks, to build a single-family residence on this lot. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
8790 Saundersville	Medium Density Residential	N/A	RS-40	RS-30

Future Land Use Plan: This property is in the City limits, as it was previously annexed. The City's future land use plan identifies this area as medium density residential. The request is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is RS-30, the land use plan is supportive of this request.

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 for RS-40 to RS-30 and the City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 8790 Saundersville Rd, from RS-40 to RS-30, to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.