



MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 43 E. Caldwell Street
Rezone
Map – 072I
Group - A
Parcel – 003.00

Request: The property owner requests a rezone approval for property located at 43 E. Caldwell Street in District 3.

Analysis: The subject property is located on the south side of E. Caldwell, one lot east of NMJR. The property includes a single-family home. The request is a zone change from RS-40 to CTC. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
43 E. Caldwell	Town Center Com.	N/A	RS-40	CTC

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as Town Center Commercial. The request for CTC zoning is consistent with the land use plan, so no change is required nor sought.

Zoning: Current zoning is RS-40, requested is CTC, the land use plan is supportive of this request. Adjacent zoning districts include CTC to the south east and west. CTC zoning is found across E. Caldwell St. too.

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 CTC zoning at 43 E. Caldwell. The City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 43 E. Caldwell Street from RS-40 to CTC 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 CTC 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.