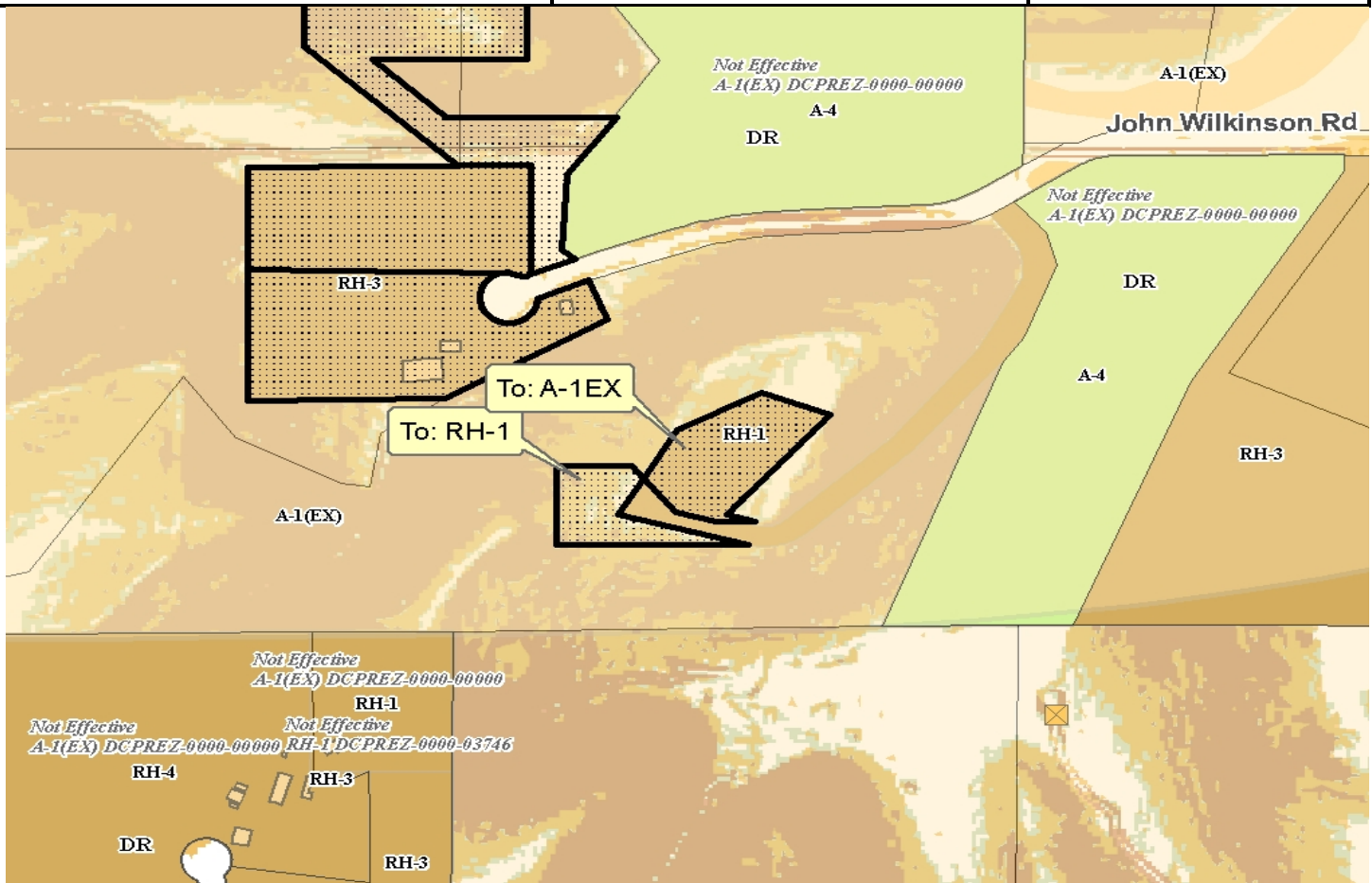




Staff Report

Zoning and Land Regulation Committee	Public Hearing: September 27, 2016	Petition: Rezone 11038
	Zoning Amendment: RH-1 Rural Homes District to A-1EX Exclusive Agriculture District and A-1EX Exclusive Agriculture District	Town/sect: Black Earth Section 29
	Acres: 1.90, 1.09 Survey Req.	Applicant: James and Marie Pecquex
	Reason: Reconfigure zoning boundary lines	Location: South of 5133 John Wilkinson Road



DESCRIPTION: Applicant would like to shift an existing residential zoning boundary to the west in order to move the homesite out of the center of a field.

OBSERVATIONS: The zoning boundary is located on a 40-acre parcel. The majority of the property is wooded with a 5-acre pasture area. The proposed home location is at the edge of the pasture area in an area with slopes of 12% grade. A driveway has been installed to the current zoning boundary.

TOWN PLAN: The property is located in the town's agricultural preservation area. The shifting of the zoning boundary will not increase the housing density in the area.

RESOURCE PROTECTION: The property is located outside the resource protection area. Note: The Town Comprehensive plan discourages development on lands over 15% grade.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.