



Staff Report

Public Hearing: **December 23, 2014**

Petition: **Rezone 10780**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-3 Rural Homes District

Town/sect:
Perry Section 34

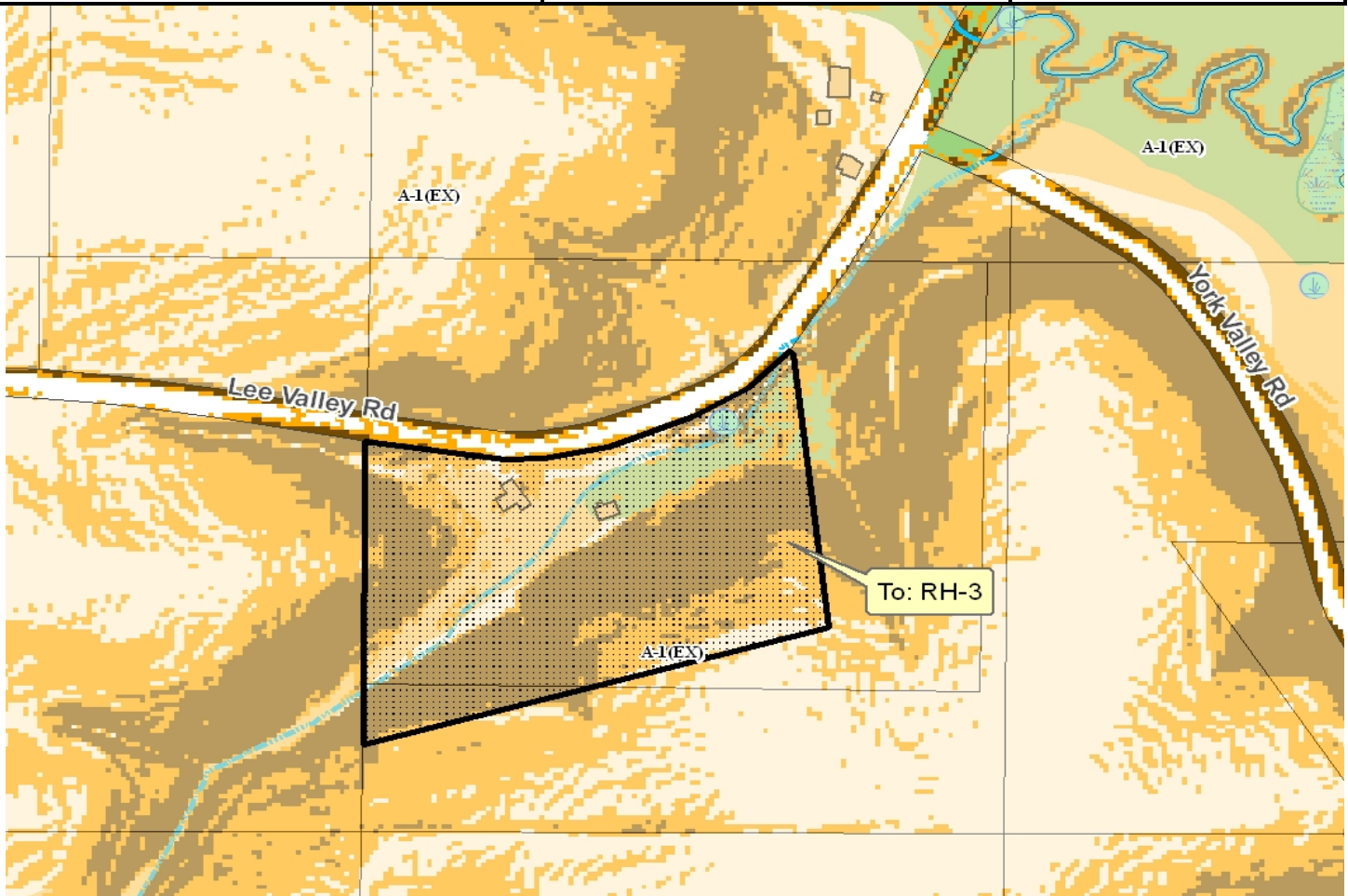
Acres: 13.4
Survey Req. Yes

Applicant
Marietha E Jelle

Reason:
Separating existing residence from farmland

Location:
10223 Lee Valley Road

Zoning and Land Regulation Committee



Description: Applicant proposes to separate the existing residence and outbuilding from the farm.

Observations: There is an intermittent stream that bisects the property. There are areas of steep slope topography present on the property. No new development is proposed.

Town Plan: The property is located in the town's Agricultural Preservation Area.

Resource Protection: There is an area of resource protection corridor associated with the intermittent stream tributary that bisects the property.

Staff: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town counts separation of the farm residence as a split. If the petition is approved, it appears two (2) possible splits will remain available to the original farm.

Note: The remaining acreage, Lot 2, has been confirmed to be over 35 acres in size (net acreage). See revised map.

Town: Approved with conditions (deed restrict RH-3 property prohibiting further division).