



### History

The parcel which containing the residence was created in 1965. This lot was created prior to the adoption of the land division regulations; however, the lot did not meet the minimum lot of 20,000 square feet under the A-1 Agriculture Zoning District. This parcel is considered an illegal zoning lot. The second parcel containing the business was created in 1980 through the recording of a metes and bounds description. The land division regulations at the time required that the parcel be created through a certified survey map. The parcel is considered violating the land division regulations. In 1994, the property was zoned to R-2 and C-2 by John Lambert. The zoning was change in order to correct a violation of operating an auto repair business from the agricultural building. The current commercial zoning does not have a restriction limiting the land use to just auto repair.

### Property

There is an existing residence on the property. The commercial building burnt down in 2012 and was replaced with a 3600sq.ft. building. The property is located in the agricultural preservation area. Soils consists of St. Charles Silt Loam eroded (Class III soils). Further research is needed on the roadway accessing the property.

### Proposal

The property is proposed to be sold. The buyer would like to purchase the additional land to the south that coincides with a septic easement for the property. It was proposed that this small area be rezoned to C-2.

### Suggestions

In order to bring the property into compliance with Zoning and Land Division regulations, the entire property will need to be consolidated into a single certified survey map lot and zoning assigned to the entire property. If the commercial activity is desired, County Staff would suggest that the entire property be rezoned to LC-1 Limited Commercial. This would allow warehousing/contractor to occur inside the southerly building. The single family residence would need a conditional use permit in order to permit a home in the commercial district. Another alternate is to rezone the entire property to R-3 Residence Zoning District to remove the commercial activities which may be more consistent with Town Plan policies.