



Staff Report

Public Hearing: April 25, 2017

Zoning Amendment:
A-1EX Exclusive Agriculture District and B-1 Business District

Acres: 5, 1
Survey Req. Yes

Reason:
Bring existing parcels into compliance with current zoning regulations

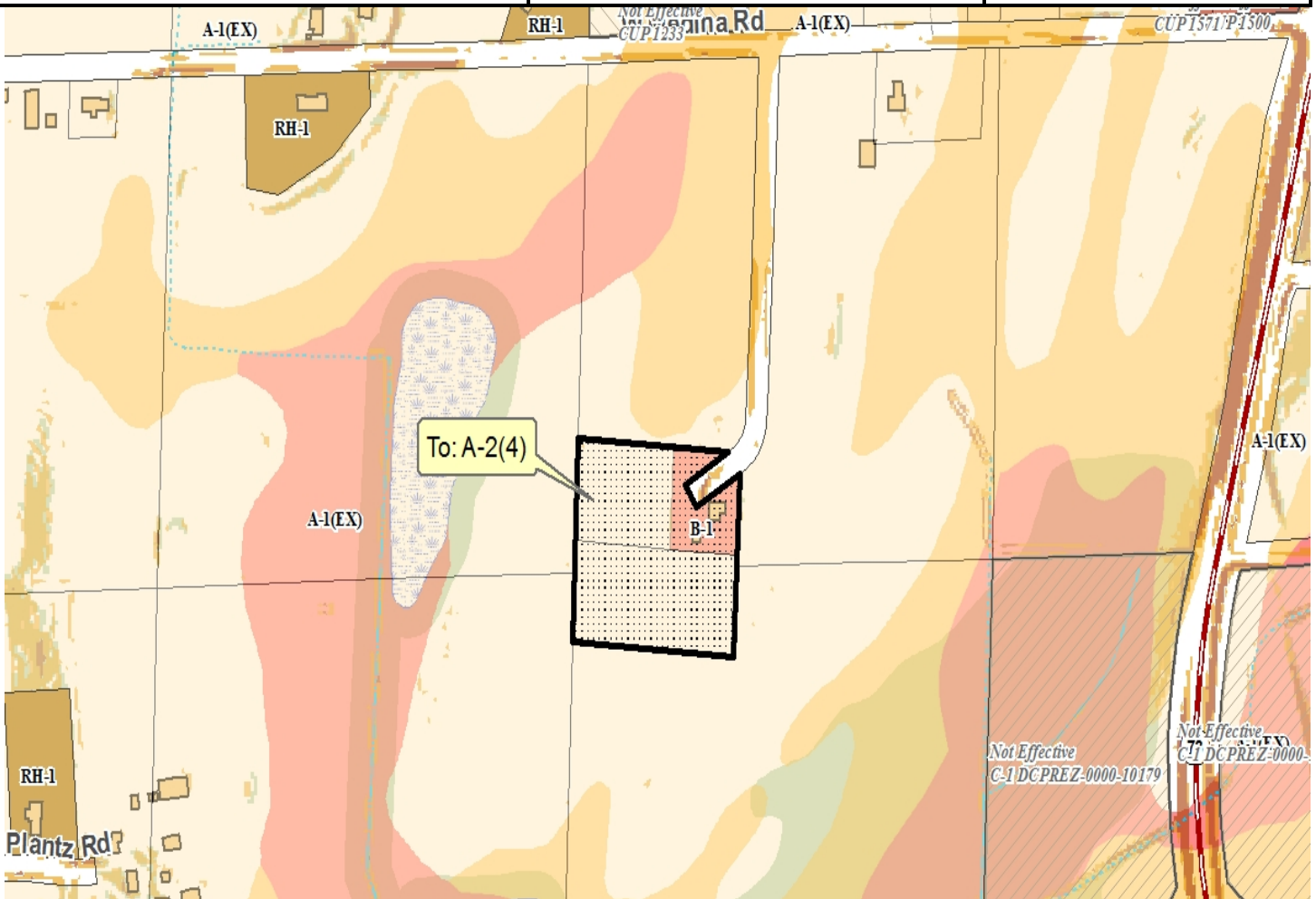
Petition: Rezone 11109

Town/sect:
Medina Section 33

Applicant:
Steven E Schulz

Location:
1027 West of Medina Rd

Zoning and Land Regulation Committee



DESCRIPTION: The applicant wishes to bring his property into zoning compliance with a rezone of 5 acres from A-1EX to A-2(4) Agriculture and one acre of B-1 Local Business to A-2(4). As stated in the application materials “the intent of this zoning change is to combine two non-conforming A-1EX parcels into one conforming A-2 parcel and subsequently clarify and document existing right-of-way conditions with a Certified Survey Map (CSM)”.

OBSERVATIONS: The subject property is surrounded by agricultural use.

TOWN PLAN: The subject property is in the Agricultural Preservation land use district. The plan utilizes a density policy in which all non-farm development requires use of density units (a.k.a. “splits”).

RESOURCE PROTECTION: The proposed lot is outside resource protection areas.

STAFF: The proposal meets the dimensional standards of the zoning district, and is consistent with the town’s comprehensive plan.

TOWN: Town approved with no conditions.