



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **February 24, 2015**

Zoning Amendment:
B-1 Local Business District to R-3 Residence District

Acres: 2.6
Survey Req. no

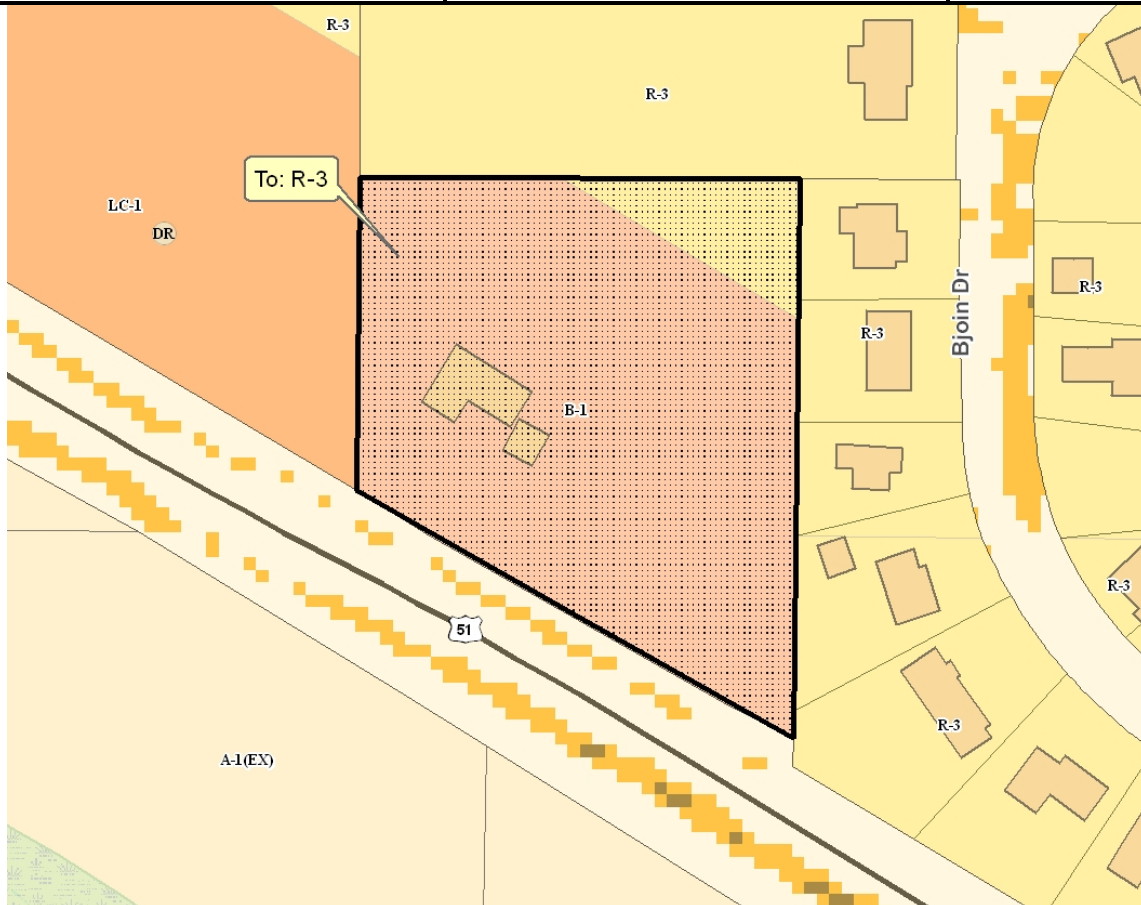
Reason:
Zoning compliance for existing residential use

Petition: **Rezone 10800**

Town/sect:
**Dunn
Section 25**

Applicant
Howard Wells Jr.

Location:
1848 US Highway 51



DESCRIPTION: Applicant proposes to provide zoning compliance for the existing single family residence by rezoning from B-1 Business to R-3 Residential.

OBSERVATIONS: No sensitive environmental features observed. The property is located with the town's Limited Service Area. No new development is proposed.

TOWN PLAN: The property is located in the town's "Mixed Use Area".

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears consistent with town plan policies. Due to the size of the parcel (2.3 acres), and the minimum lot size of the R-3 district (8,000 sqft), as well as its access directly onto US Highway 51, staff recommends that approval be conditioned upon recording of a deed restriction prohibiting division of the property.

TOWN: Approved with no conditions.