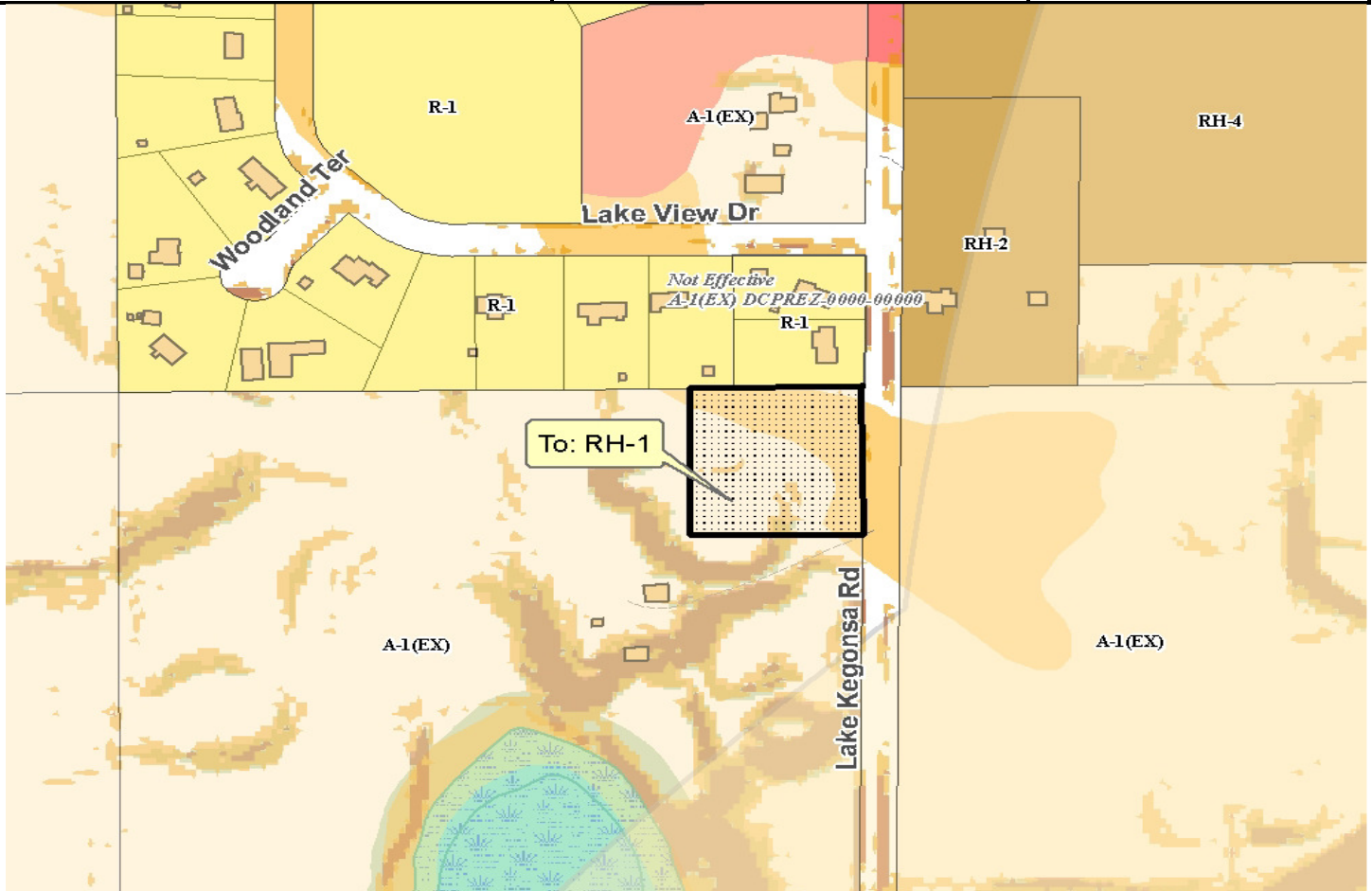




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: February 23, 2016</b>	<b>Petition: Rezone 10934</b>
	<b>Zoning Amendment: A-1EX Exclusive Agriculture District to RH-1 Rural Homes District</b>	<b>Town/sect: Dunn Section 35</b>
	<b>Acres: 2.1 Survey Req. Yes</b>	<b>Applicant Erfurth TR, Margaret A</b>
	<b>Reason: Creating one residential lot</b>	<b>Location: North of 1765 Lake Kegonsa Rd</b>



**DESCRIPTION:** The petitioner would like to create a residential lot from the 56-acre property for estate purposes.

**OBSERVATIONS:** The property is located just south of the Kegonsa Manor subdivision. There are two existing legal non-conforming mineral extraction sites located approximately 2000 feet from the property; one to the north and one to the east. The original farm house is still present along with two outbuildings on the 56-acre property. 30% of the proposed 2-acre lot consists of Class II soils. No other sensitive environmental features observed in the zoning area.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area. The density study indicates that there is one housing density right remaining on the property.

**RESOURCE PROTECTION:** The proposed lot is outside the resource protection area.

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

**TOWN:** Approved conditioned upon a deed restriction being placed on the remaining A-1EX Exclusive Agriculture land prohibiting land divisions for residential development.