



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.