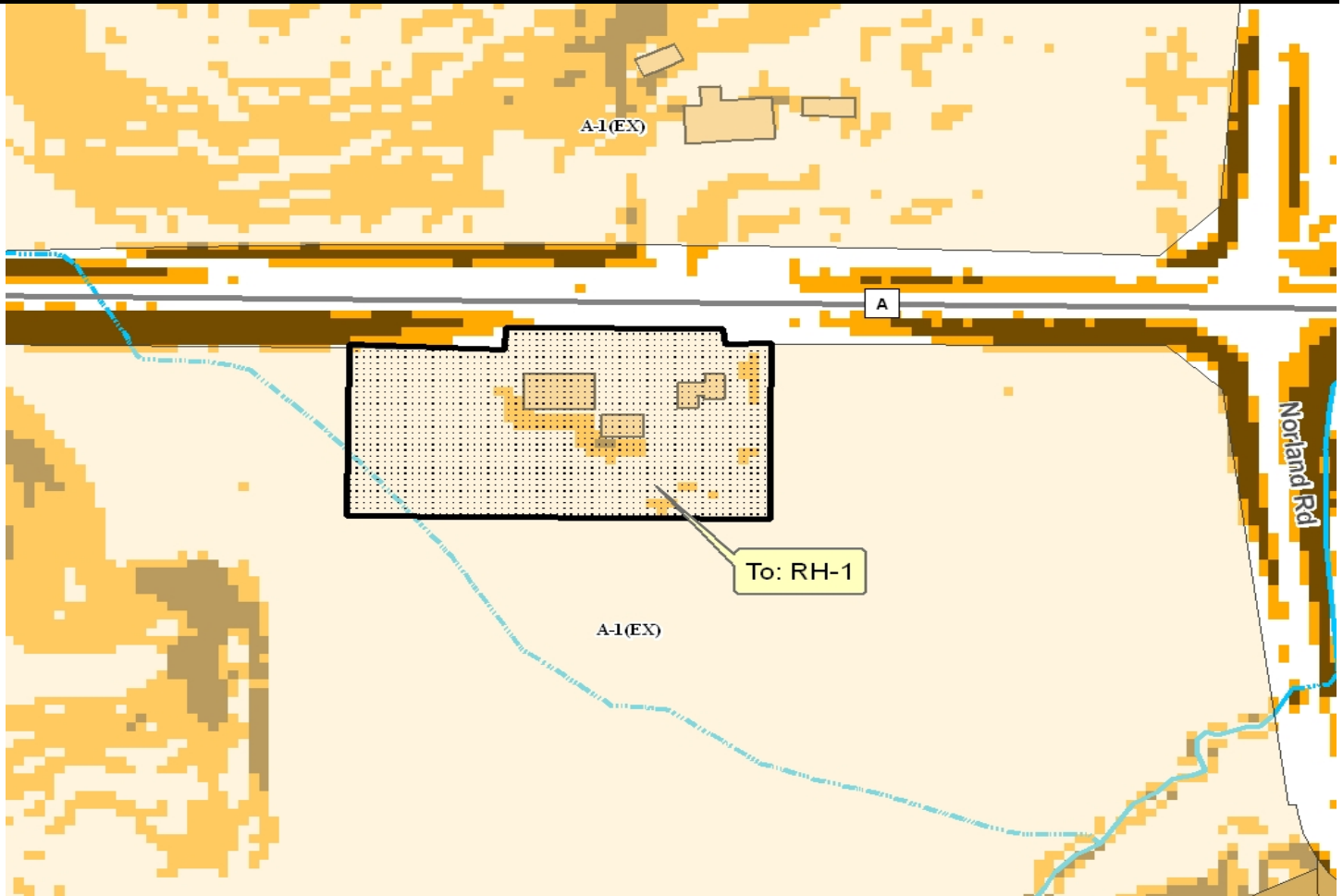




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>June 23, 2015</b>	<i>Petition:</i> <b>Rezone 10850</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-1 Rural Homes District</b>	<i>Town/sect:</i> <b>Primrose Section 20</b>
<i>Acres:</i> 2.046 <i>Survey Req. Yes</i>	<i>Applicant:</i> <b>Karl E Whisler</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>9007 County Highway A</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the farmland.

**OBSERVATIONS:** There is an unnamed intermittent stream that crosses the southwest corner of the proposed new lot. No new development is proposed.

**TOWN PLAN:** The property is in the town's agricultural preservation area.

**RESOURCE PROTECTION:** There is an area of resource protection corridor associated with the intermittent stream located on the property. No new development is proposed.

**STAFF:** As indicated on the attached density study report, the property remains eligible for five (5) possible splits under the town's "density option A". Separation of the existing residence counts toward the density limitation. Any future, new nonfarm development will need to be proposed under the town's density option A (1 lot per 35 acres, full compliance with town siting standards required), or density option B (1 lot per 70 acres, full compliance with siting standards not required). Future split availability will be dependent on which option the owner chooses for any new nonfarm development.

**TOWN:** Pending.