



Staff Report

Public Hearing: **December 23, 2014**

Petition: **Rezone 10785**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2 (2) Agriculture District

Town/sect:
Christiana Section 23

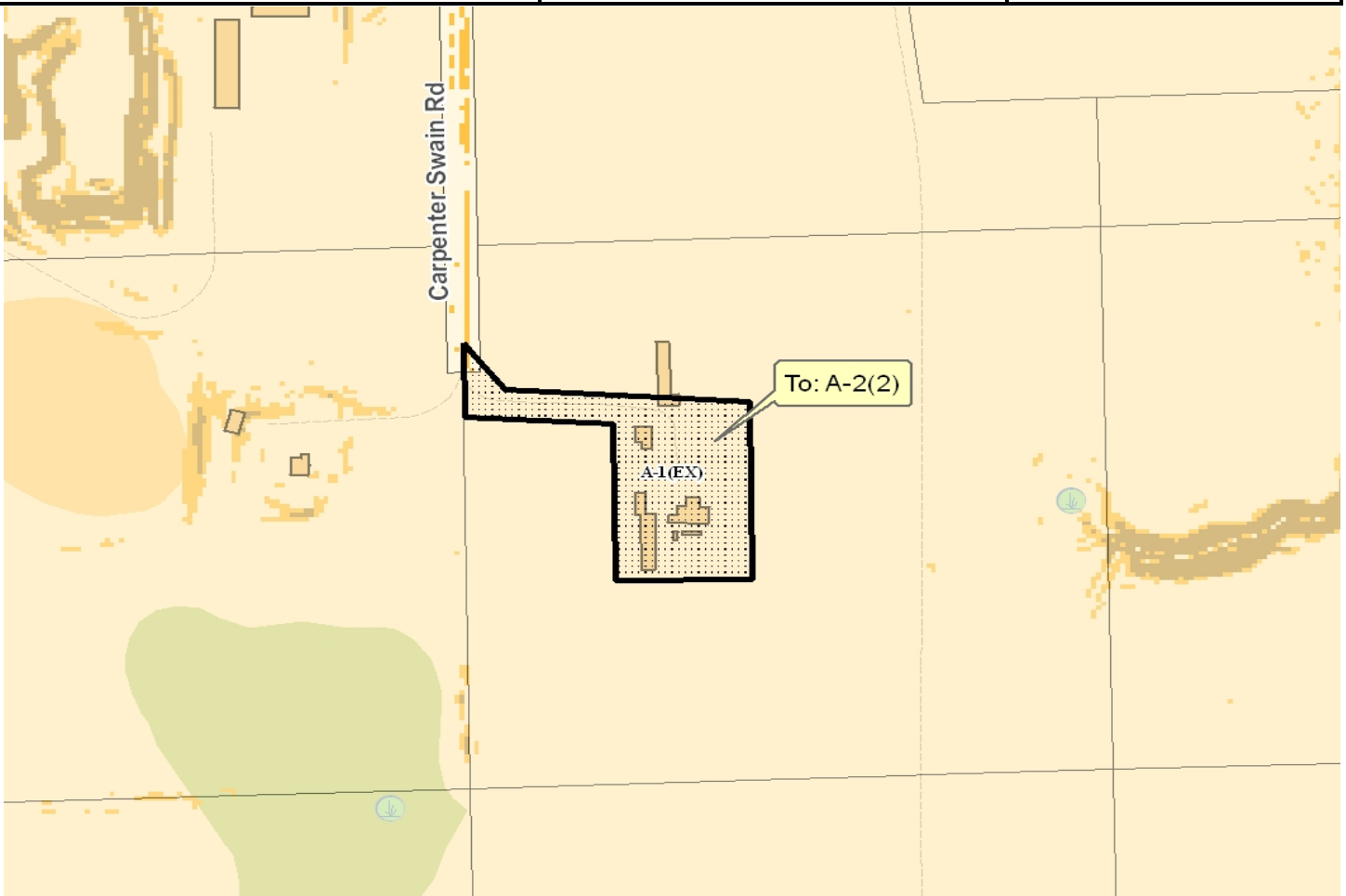
Acres: 3.3
Survey Req. Yes

Applicant
Howard Lien & Sons Inc

Reason:
Separating existing residence from farmland

Location:
2304 Carpenter Swain Road

Zoning and Land Regulation Committee



Description: Applicant proposes to separate the existing residence from the surrounding farmland.

Observations: No significant environmental features observed. No new development is proposed.

Town Plan: The property is located in the town's Agricultural Preservation Area.

Resource Protection: No areas of resource protection corridor located on the property.

Staff: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town does not count separation of residences existing prior to 5/3/1979 as a split against the density limitation. If the petition is approved, 2 possible splits will remain available.

12/23 ZLR: Postponed due to no town action.

Town: Approved with no conditions.