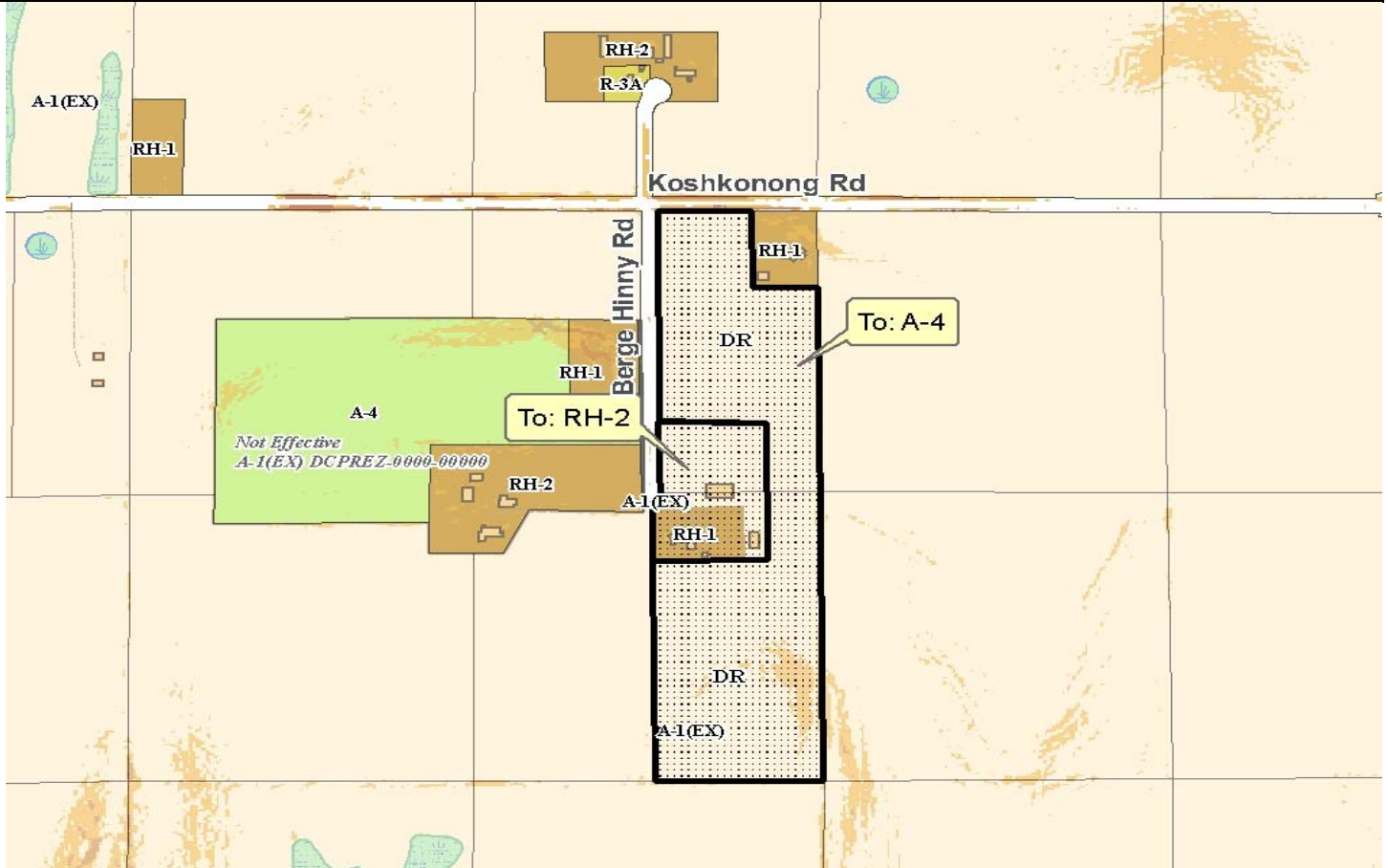




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: May 10, 2016</b>	<b>Petition: Rezone 10962</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and A-4 Agriculture, RH-1 Rural Homes to RH-2 Rural Homes</b>	<i>Town/sect:</i> <b>Christiana Section 21</b>
	<i>Acres:</i> 6, 31 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>James Lowrey</b>
	<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>2316 Berge Hinny Road</b>



**DESCRIPTION:** The applicant would like to create a lot for the existing residence on the 35-acre property.

**OBSERVATIONS:** There is a 2-acre spot zone for the residence on the property. The remaining A-1Ex lands are deed restricted to prohibit further residential development. The entire area contains Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located in an Agricultural Preservation Area. The housing density rights have been exhausted for this particular portion of property.

**RESOURCE PROTECTION:** The development is located outside the resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning district and is consistent with town plan policies. The A-4 Zoning District does not permit residential development.

**TOWN:** Approved with no conditions.