



# Staff Report

Public Hearing: **October 24, 2017**

Petition: **Petition 11220  
CUP 02400**

Zoning Amendment:  
**A-1 EX AGRICULTURE DISTRICT  
TO RH-1 RURAL HOMES**

Town/sect:  
**Dunn, Section 21**

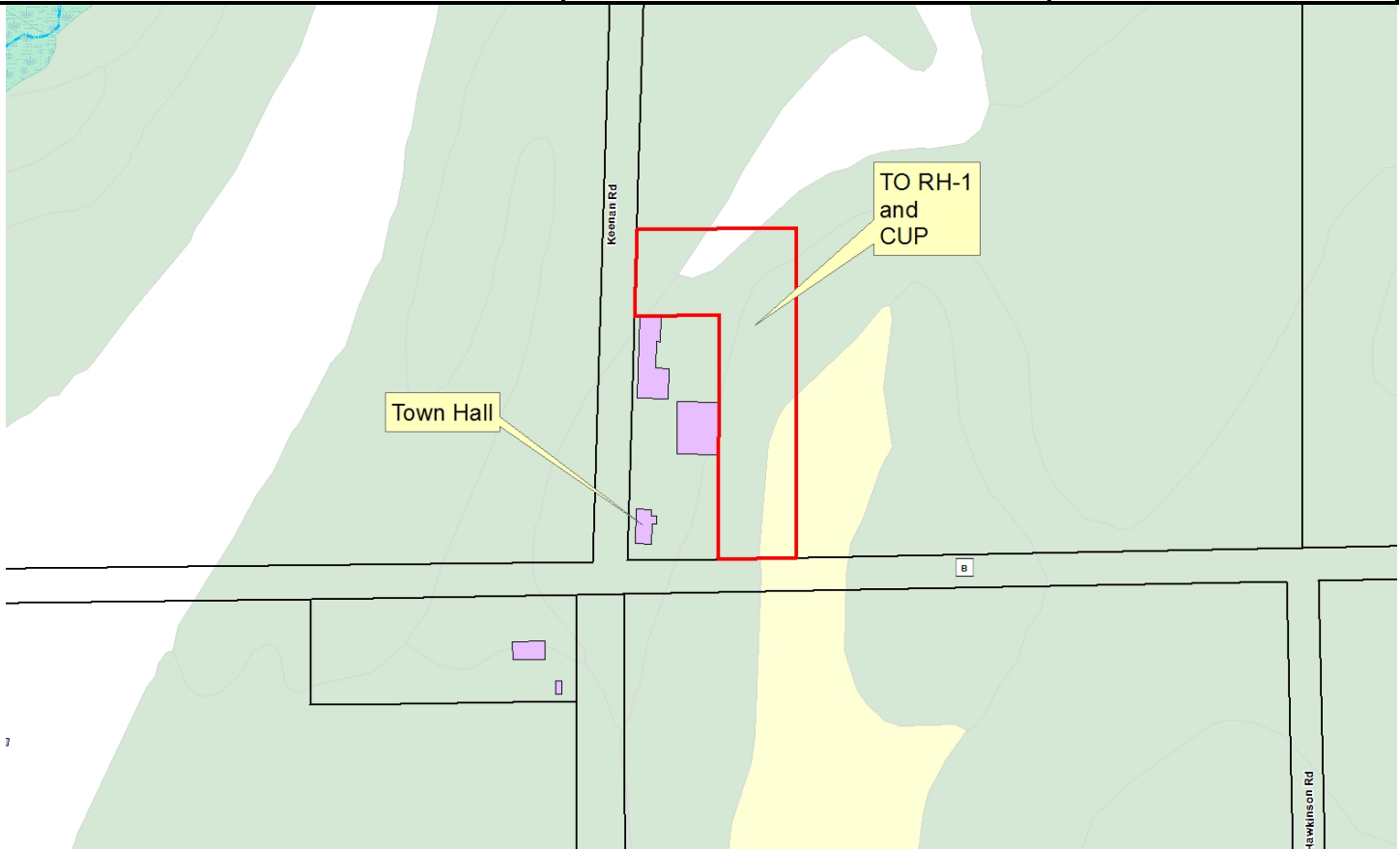
Zoning and Land Regulation Committee

Acres: 2.0  
Survey Req. Yes

Applicant  
**GAUSMAN TRUST  
TOWN OF DUNN**

Reason:  
**EXPANSION OF TOWN HALL  
PROPERTY  
CUP: GOVERNMENTAL USE**

Location:  
**4156 COUNTY HWY B**



**DESCRIPTION:** The Town of Dunn proposes to expand the size of the town hall property by adding 2 acres of adjoining land to the town's existing ~2 acre parcel. The town requests approval of RH-1 zoning and a Conditional Use Permit for governmental use. The town does not have any plans to use the additional area at this time.

**OBSERVATIONS:** The subject property is farmed and consists of 10% class I and 85% class II soils. No sensitive environmental features observed.

**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 proposed expansion of the town hall property will result in no new development and is consistent with the town comprehensive plan.

**TOWN:** Rezoning: Approved.  
CUP: Approved.

## **Proposed Conditional Use Permit # 2400**

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. This conditional use permit shall be for governmental uses for the Town of Dunn.