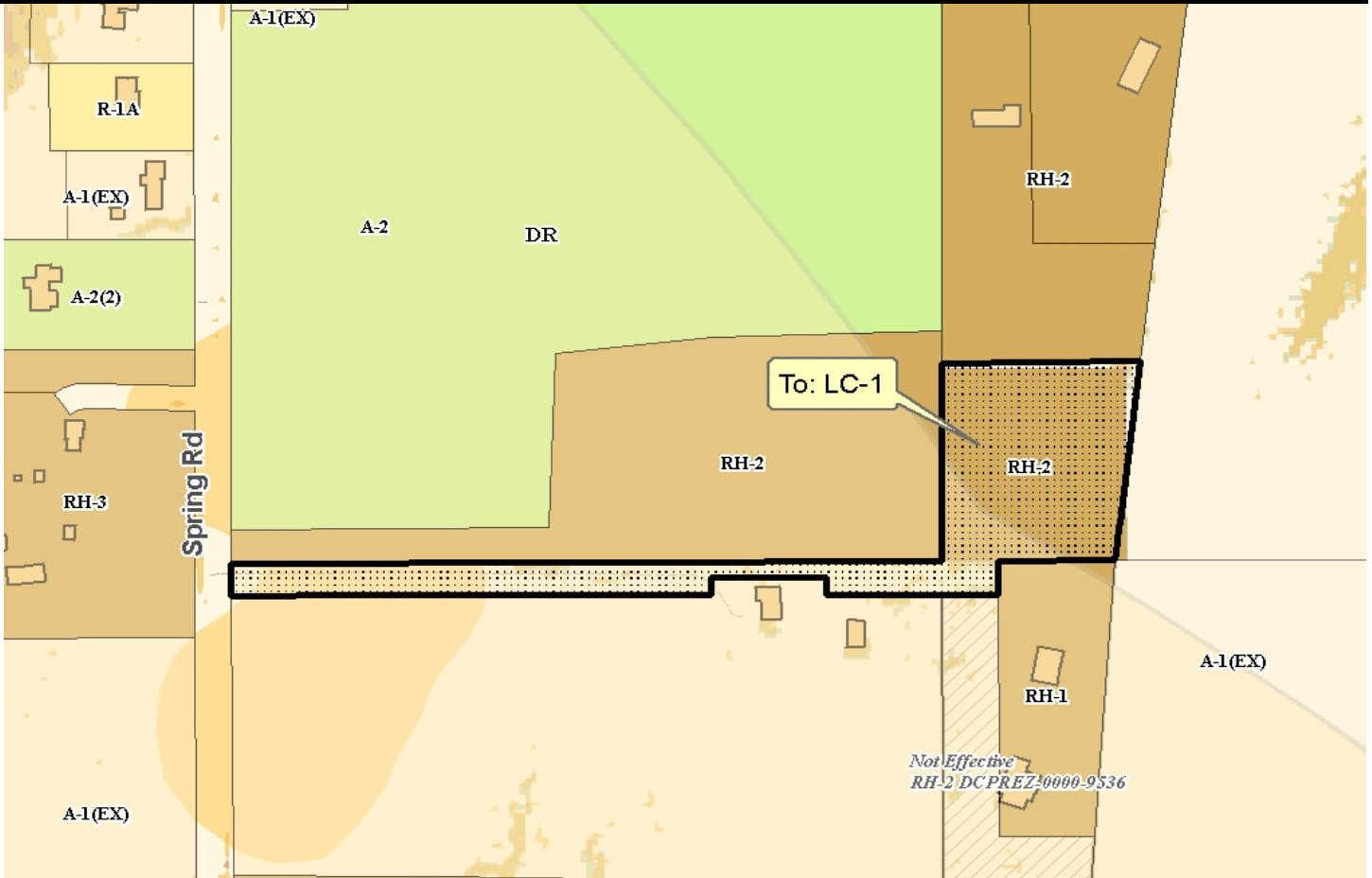




# Staff Report

<b>Public Hearing: May 10, 2016</b>	<b>Petition: Rezone 10973</b>
<b>Zoning Amendment:</b> RH-1 Rural homes District to LC-1 Limited Commercial District	<b>Town/sect:</b> Pleasant Springs Section 27
<b>Acres: 4.58</b> <b>Survey Req. No</b>	<b>Applicant</b> Adam C Wendorf
<b>Reason:</b> Allow for a small family business (building contractor)	<b>Location:</b> East of 2036 & 2042 County Highway BN

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant requests LC-1 Limited Commercial zoning to allow for the construction of an outbuilding to house his small construction company.

**OBSERVATIONS:** The property is surrounded by rural residences. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area. LC-1 may be allowed provided the proposed use is compatible with surrounding existing uses.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** Staff has requested additional information about the proposed LC-1 use in order to determine if the proposed use will be compatible with the surrounding rural residential uses. Note that a conditional use permit will be needed to construct a residence on the property if the LC-1 zoning is approved.

**TOWN: Pending**

The Town of Pleasant Springs is not interested in changing the zoning on this parcel. The applicant is withdrawing the application.