
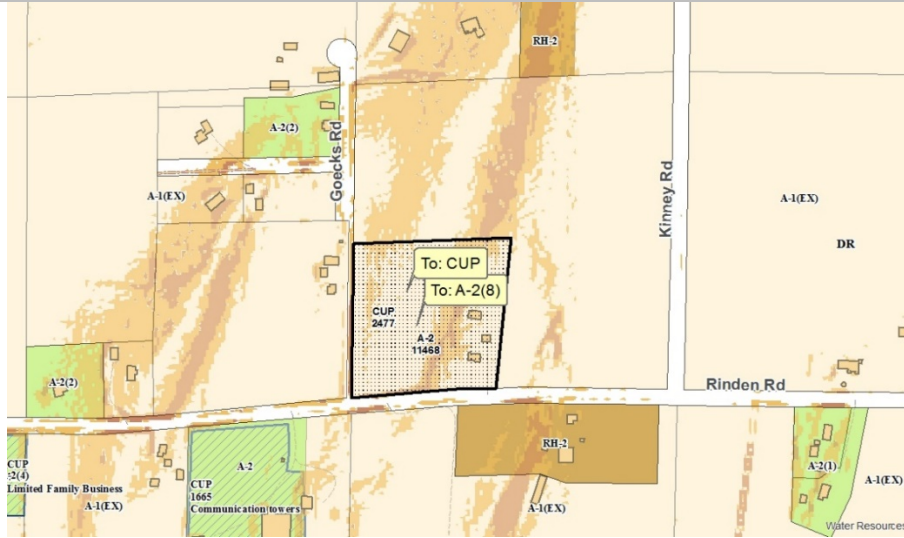


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact Majid Allan at 267-2536</p>	<p><u>Public Hearing:</u> August 27, 2019</p>		<p>Petition 11468</p>	
	<p><u>Zoning Amendment Requested:</u> A-1EX Agriculture District TO A-2(8) Agriculture District NOTE: The zoning was changed to RR-8 Rural Residential as part of the Town's adoption of the new zoning ordinance on December 4, 2019.</p>		<p><u>Town/Section:</u> PLEASANT SPRINGS, Section 3</p>	
	<p><u>Size:</u> 10 Acres</p>	<p><u>Survey Required:</u> No</p>	<p><u>Applicant</u> OUNLA THONGSAVANH</p>	
	<p><u>Reason for the request:</u> Changing the zoning district to a district which allows religious uses as a conditional use (see CUP 2477)</p>		<p><u>Address:</u> 2154 Rinden Road</p>	



DESCRIPTION: The applicant is requesting rezoning to A-2(8) to provide zoning compliance for the existing 10-acre rural residential parcel and to enable application for a Conditional Use Permit for religious uses on the property (see associated petition CUP #2477).

OBSERVATIONS: Existing uses of the property are residential and agricultural / open space. The property consists of approximately 50 percent agricultural land (cropland), 35 percent forest, and 15 percent residential / yard. Surrounding land uses include agriculture / open space and scattered rural residences. There is an area of steep slope topography over 12 percent grade on the property. No new structural development is proposed.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with steep slope topography is located on the property. No development is proposed that would impact the resource protection corridor.

STAFF: The proposed rezoning to A-2(8) is consistent with town plan policies and would provide zoning compliance for the existing 10-acre rural residential parcel. The property will transition to the RR-8 Rural Residential zoning category under the new county zoning code. Note that the RR-8 zoning category also lists religious uses as a conditional use. See associated staff report for requested CUP #2477.

AUGUST 27th ZLR MEETING: The Committee postponed action due to no Town Action.

STAFF UPDATE: On December 4, 2019, the Town of Pleasant Springs adopted the new zoning ordinance. As part of the adoption, the Town's zoning map was updated to reflect the zoning districts found in the new ordinance. This property was assigned the zoning district classification of RR-8. This zoning district does list religious uses as a conditional use. There is no longer a need to continue with the zoning change of the property.