



Staff Report

Public Hearing: **May 27, 2014**

Petition: **Rezone 10683**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes and LC-1 Limited Commercial District

Town/sect:
Vermont Section 03

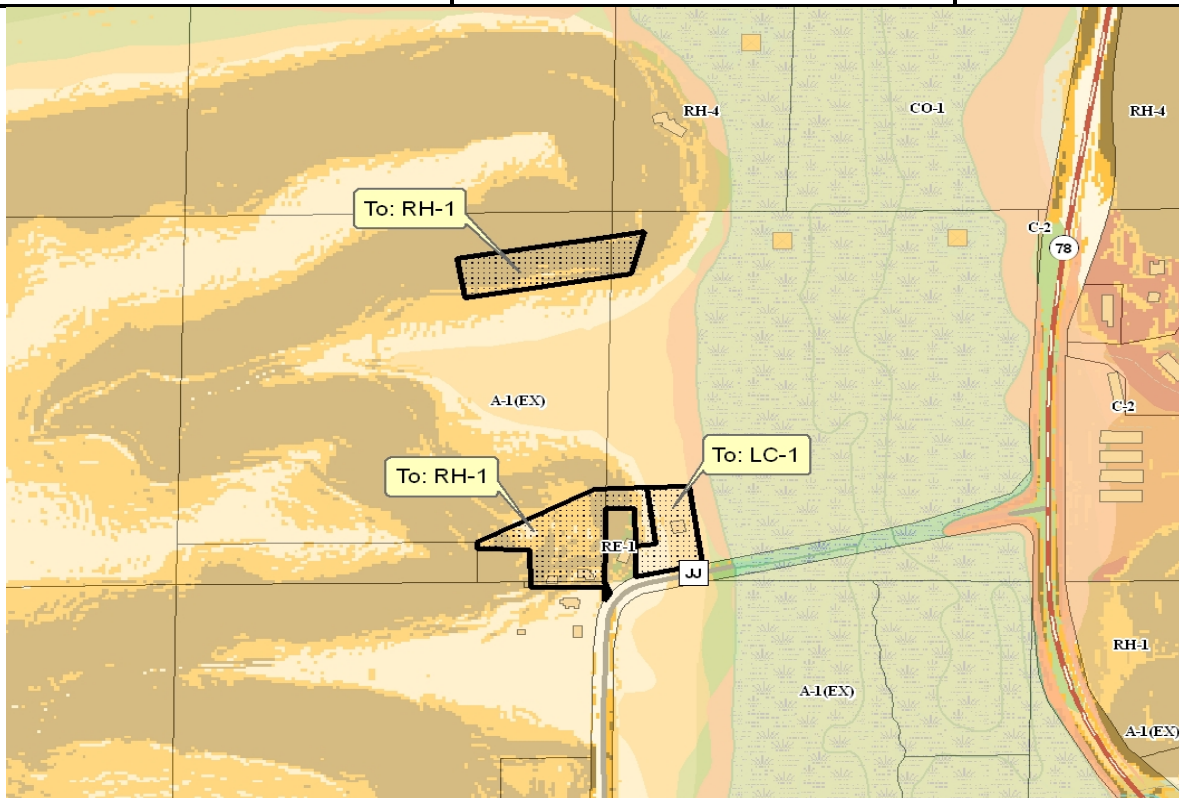
Acres: 2.4, 2.03, 1.1
Survey Req. Yes

Applicant
James S Elleson

Reason:
Creating two residential lots and commercial lot for an existing business

Location:
4671 County Highway JJ

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to separate the existing residence from the 114-acre farm. The existing house will be sold to their daughter. They would like to create a residential zoning boundary for the construction of a new house, as well as, separating the existing business onto a separate lot.

OBSERVATIONS: The property has an existing residence, an indoor shooting range, and an outbuilding on the property. The indoor shooting range is currently zoned RE-1. The property abuts Vermont Creek. The proposed development is outside the Shoreland area and the sensitive environmental features associated with the creek. The area proposed for the LC-1 zoning consists of Class II soils. The parcel for the existing residence consists of slopes exceeding 12%. The proposed zoning boundary for the new residence consists of slopes greater than 20%. The area for the new home would require a driveway of approximately 1,100 feet in length that will bisect a small field.

TOWN PLAN: Within a farmland preservation area in town plan. If approved, one potential development right will remain. If LC-1 parcel is deed restricted against residential use, two potential development rights will remain. Landowners should record agreement about allocation of development rights.

RESOURCE PROTECTION: No Resource Protection Corridors within proposed zoning boundaries. Note the town of Vermont plan allows for development on slopes exceeding 20%.

STAFF: No specific conditions. Staff can draft appropriate conditions to address any concerns raised at the public hearing, at the committee's request.

TOWN: Approved with condition.