



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 29, 2015**

Petition: **Rezone 10890**

Zoning Amendment:  
**A-1 Agriculture District to RH-1  
Rural Homes District**

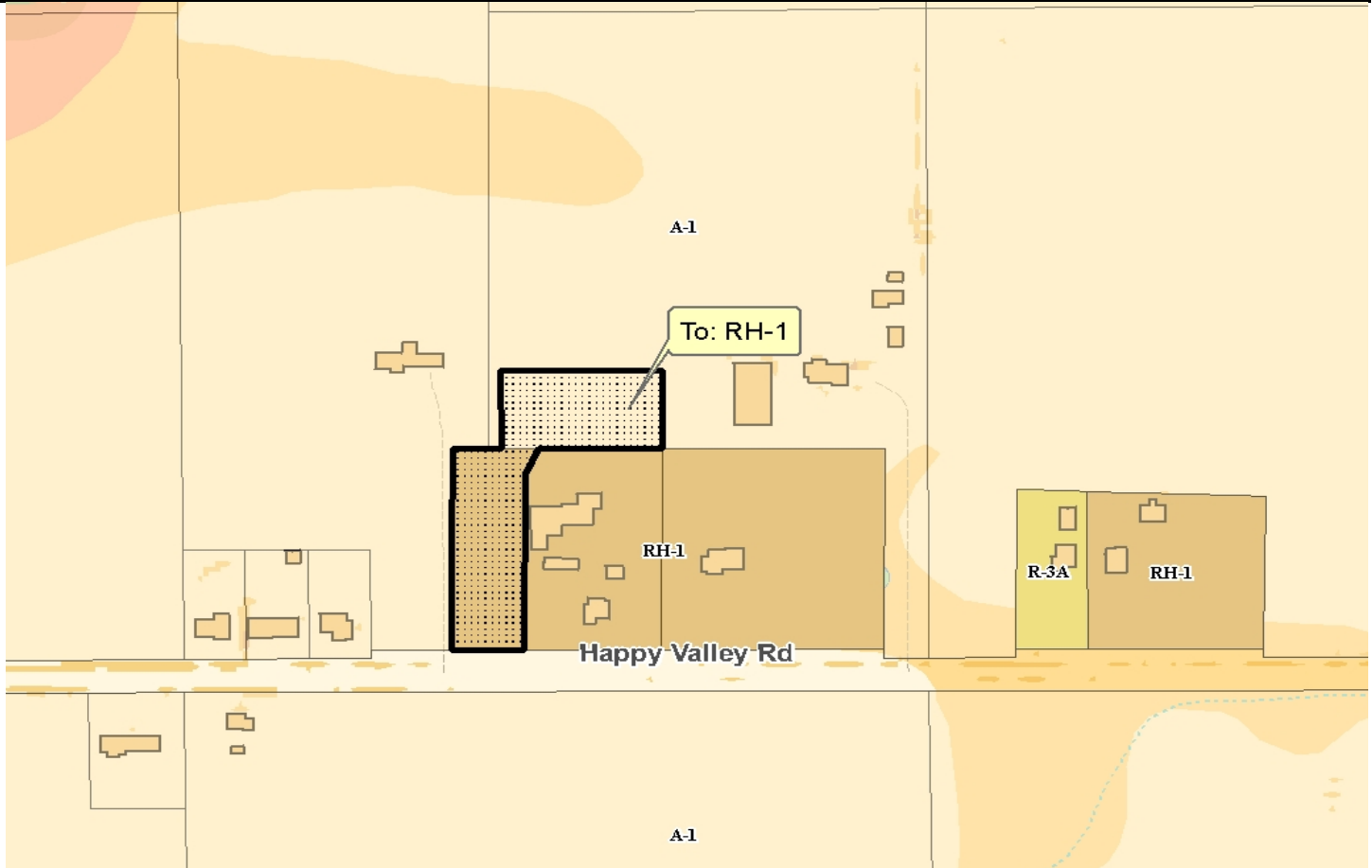
Town/sect:  
**Bristol  
Section 21**

Acres: *1.01*  
Survey Req. *Yes*

Applicant  
**Richard R Renz**

Reason:  
**Creating one residential lot**

Location:  
**2566 Happy Valley  
Road**



**DESCRIPTION:** Applicant proposes to create a new 2.28-acre single-family residential lot. A 1-acre portion of an existing RH-1 zoned residential parcel will be combined with an acre of A-1 zoned property to create the new building site.

**OBSERVATIONS:** A two-lot Certified Survey Map will be required to create the new residential parcel. This is due to the existing RH-1 lot being described in a certified survey map. No sensitive environmental features observed on the property.

**VILLAGE/TOWN PLAN:** The county has not adopted a comprehensive plan for the Town of Bristol. According to the town's 1981 land use plan, the property is located in the town's agricultural planning area.

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

**STAFF:** Because there is no county-adopted a comprehensive plan for the town, a determination of plan consistency cannot be made. Note that the town does not participate in the farmland preservation program, and has base zoning of A-1, which allows residential uses on parcels as small as 20,000 square feet. In addition, the 1980 town land use plan does not include a density limitation for new development.

**TOWN:** Approved with condition.