
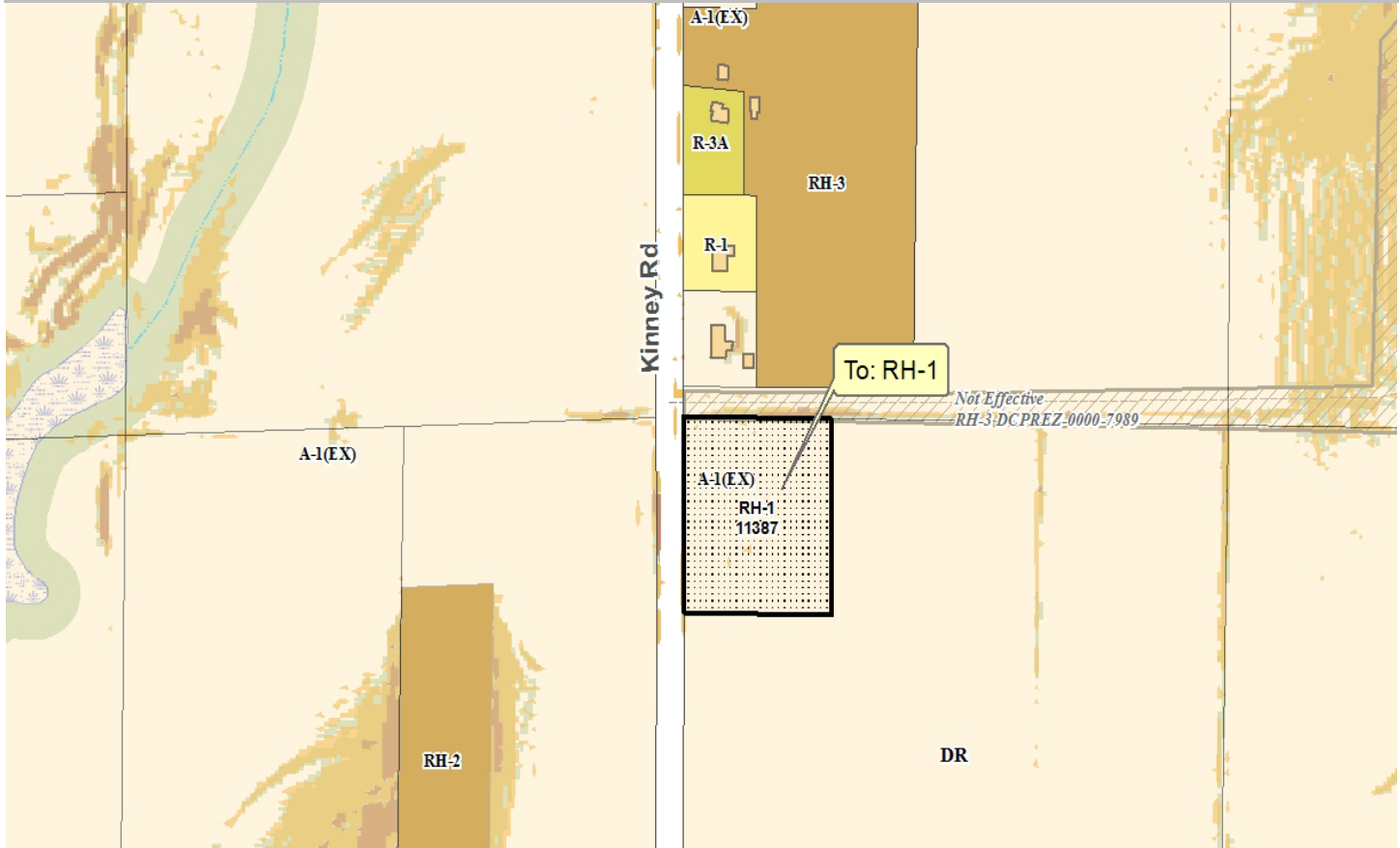


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 26, 2019		Petition 11387
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RH-1 Rural Homes District		<i>Town/Section:</i> PLEASANT SPRINGS, Section 2
	<i>Size:</i> 3.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> TOM & DONNA SAYRE FARMS LLC
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> SOUTH OF 3046 KINNEY RD



DESCRIPTION: Applicant proposes to create a new 3.5 acre RH-1 zoned residential lot by transferring a development right from a separate “sending” farm property located on Rinden Road.

OBSERVATIONS: Surrounding land uses include agriculture / open space and a small cluster of residences north on Kinney Road. The property is comprised of 100% 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 subject property has been exhausted of the allowable splits and was previously deed restricted to prohibit further residential development. As noted above, the applicant is proposing a Transfer of Development Rights under the town’s limited Transfer of Development Rights program. The town TDR program allows for the transfer of splits between 1978 farm units if a proposed transfer would further the town’s farmland preservation objectives and satisfy several program standards and criteria. The proposed transfer appears to be reasonably consistent with the town’s TDR program.

In accordance with town plan policies, staff recommends that a deed restriction be recorded on the remaining A-1EX zoned lands of the sending farm property in sections 3 and 10 of the town prohibiting residential development (parcels 061103392300 and 061110285001). Staff also recommends that a notice document be recorded on the proposed RH-1 property indicating that the lot was created as a result of a Transfer of Development Rights from the sending property.

TOWN: Approved with the following conditions:

1. No further residential development
2. Preliminary CSM to show designated area of home placement
3. Meet RH- 1 conditions
4. Follow grading plan as listed site plan drawing dated 12/19/2018, drawing # 5196e-18 to include drainage and proposed location of the home.