



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10966**

Zoning Amendment:
A-1EX Exclusive Agriculture District and RH-1 Rural Homes District to RH-2 Rural Homes District

Town/sect:
Perry Section 29

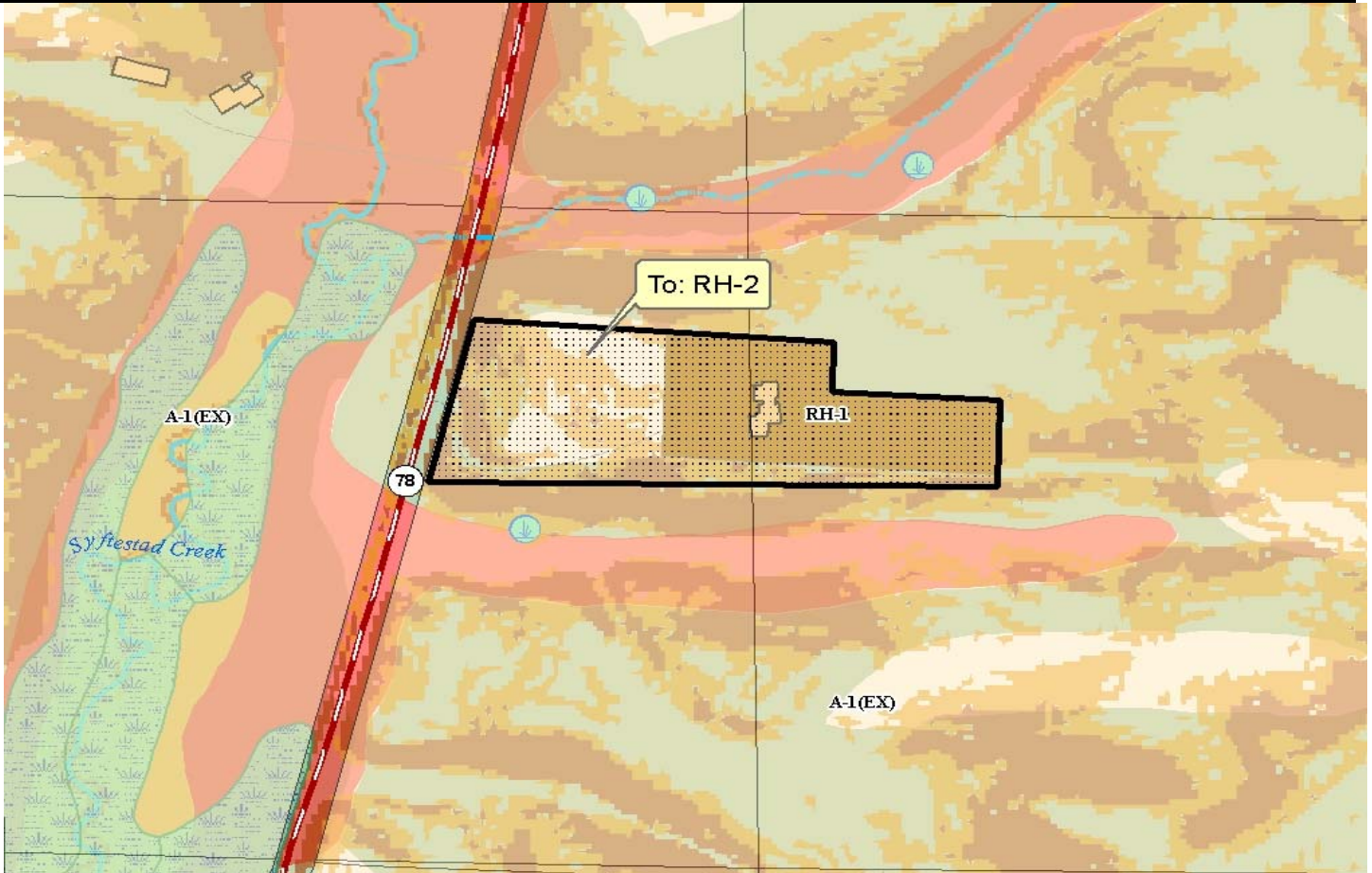
Zoning and Land Regulation Committee

Acres: 3.61, 2.75
Survey Req. Yes

Applicant
Michael D Samuel

Reason:
Creating one residential lot

Location:
440 State Highway 78



DESCRIPTION: The applicant would like to create a lot for an existing residence on the 64-acre property.

OBSERVATIONS: A spot zone was created in 1999 for the construction of a single-family residence. The proposed lot has rolling topography and is mostly wooded. There are flood hazard areas to the north and south but do not affect the area proposed to be rezoned. No other significant environmental features observed. No new development proposed.

TOWN PLAN: The Town Plan identifies the area as an existing single family use. The remaining property is located in the Agricultural Preservation Area.

RESOURCE PROTECTION: The proposed lot is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. Proposed separation of the residence appears consistent with town plan policies. As indicated on the attached density study report, the 3 current owners of the original farm unit should work with the town of Perry on allocation of remaining potential splits prior to any new development being proposed in the future.

TOWN: Approved with no conditions.