



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 27, 2014**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to LC-1 Limited
Commercial District**

Acres: 3.35
Survey Req. Yes

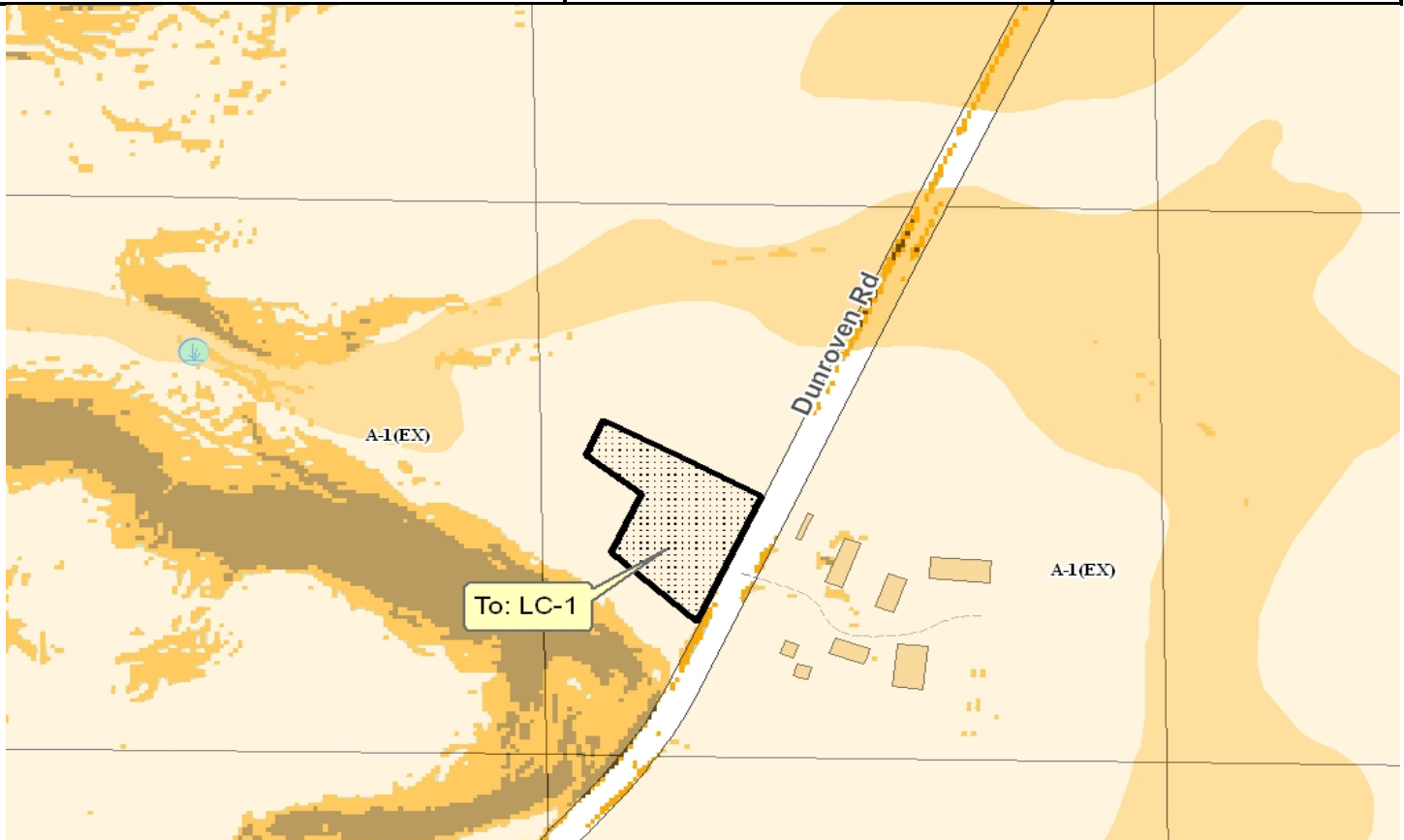
Reason:
**Limited Commercial business –
Landscaping business**

Petition: **Rezone 10680**

Town/sect:
**Vienna
Section 06**

Applicant
Cory K Clemens

Location:
**West of 7558 Dunroven
Road**



DESCRIPTION: The landowner would like to create a lot for his existing excavating business. In the future the site may be used for a residence for the business owner.

OBSERVATIONS: The proposal is part of a 130-acre farm. Approximately 30% of the proposed area consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is in the Agricultural Preservation Area of the Town plan, which carries a 1 per 75 density policy. Non-residential (commercial) rezones do not count against the density policy.

RESOURCE PROTECTION: The property is located outside the boundaries of the identified resource protection areas.

STAFF: The proposal meets the dimensional standards of the zoning district.

NOTE: A conditional use permit is needed for a residence of a business owner in the LC-1 Limited Commercial Zoning District. In addition, outside storage of materials requires a conditional use permit as well.

TOWN: Approved conditioned upon the current business site at 7549 Dunroven Road be rezoned back to a residential zoning district.