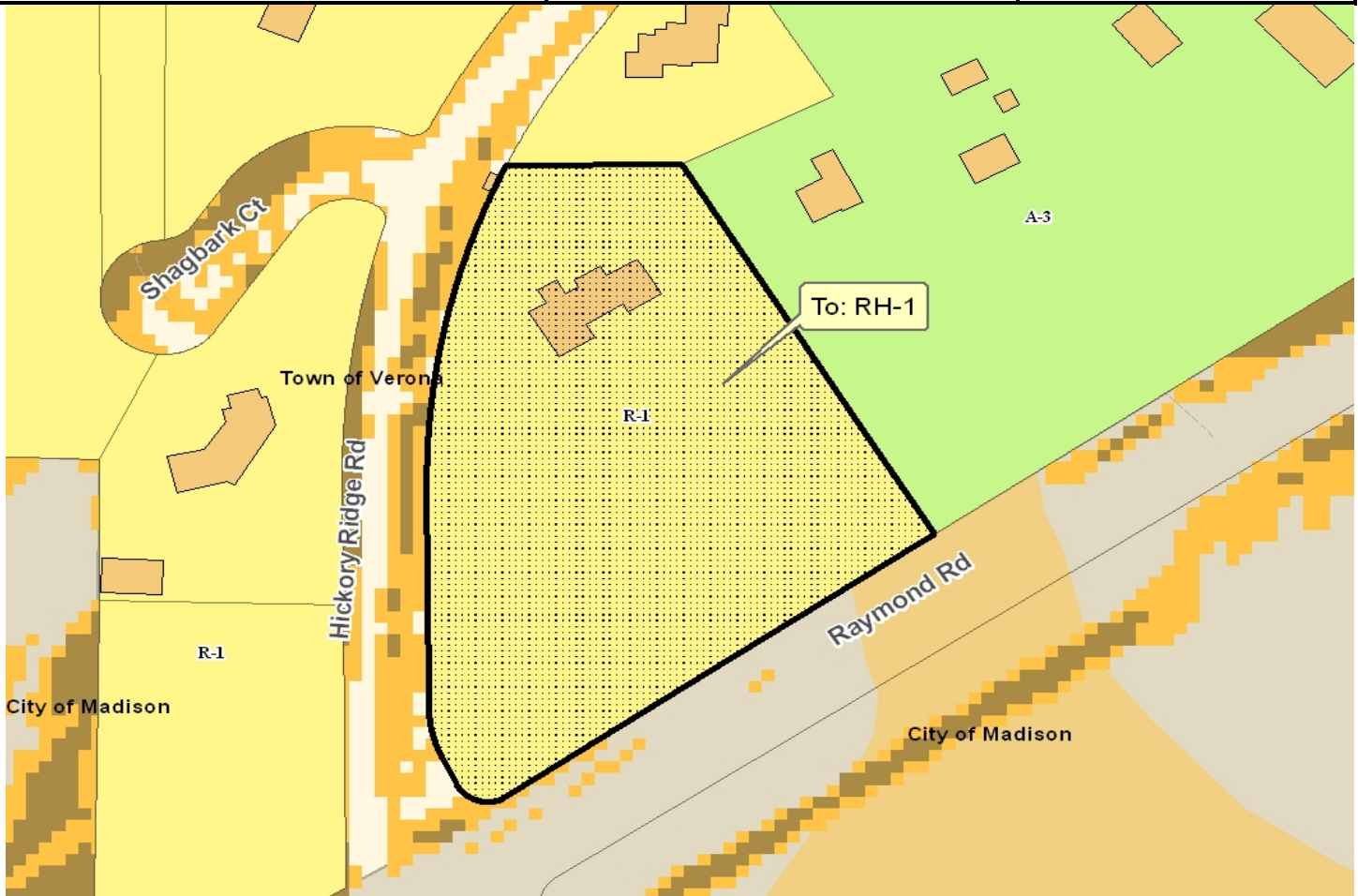




Staff Report

<i>Public Hearing:</i> May 27, 2014	<i>Petition:</i> Rezone 10677
<i>Zoning Amendment:</i> R-1 Residence District to RH-1 Rural Homes District	<i>Town/sect:</i> Verona Section 02
<i>Acres:</i> 3.22 <i>Survey Req. No</i>	<i>Applicant</i> Wayne Crokus
<i>Reason:</i> Rezone to district permitting agriculture uses	<i>Location:</i> 3128 Hickory Ridge Road

Zoning and Land Regulation Committee



DESCRIPTION: The landowner would like the ability to grow crops on his 3.2-acre property, specifically the growing of hops. The current zoning does not allow agricultural uses.

OBSERVATIONS: There is an existing residence on the property. The open space area is currently a mowed lawn. The majority of the property consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: This is within a rural development area of the town/county plan. Agricultural uses are consistent with the adopted plan.

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. No conditions recommended.

NOTE: The RH-1 Rural Homes Zoning District is limited to one animal unit per full acre of land owned.

TOWN: Approved with no conditions.