



Staff Report

Public Hearing: **April 28, 2015**

Petition: **Rezone 10833**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-4 Agriculture District and A-2 Agriculture District

Town/sect:
Primrose Section 10

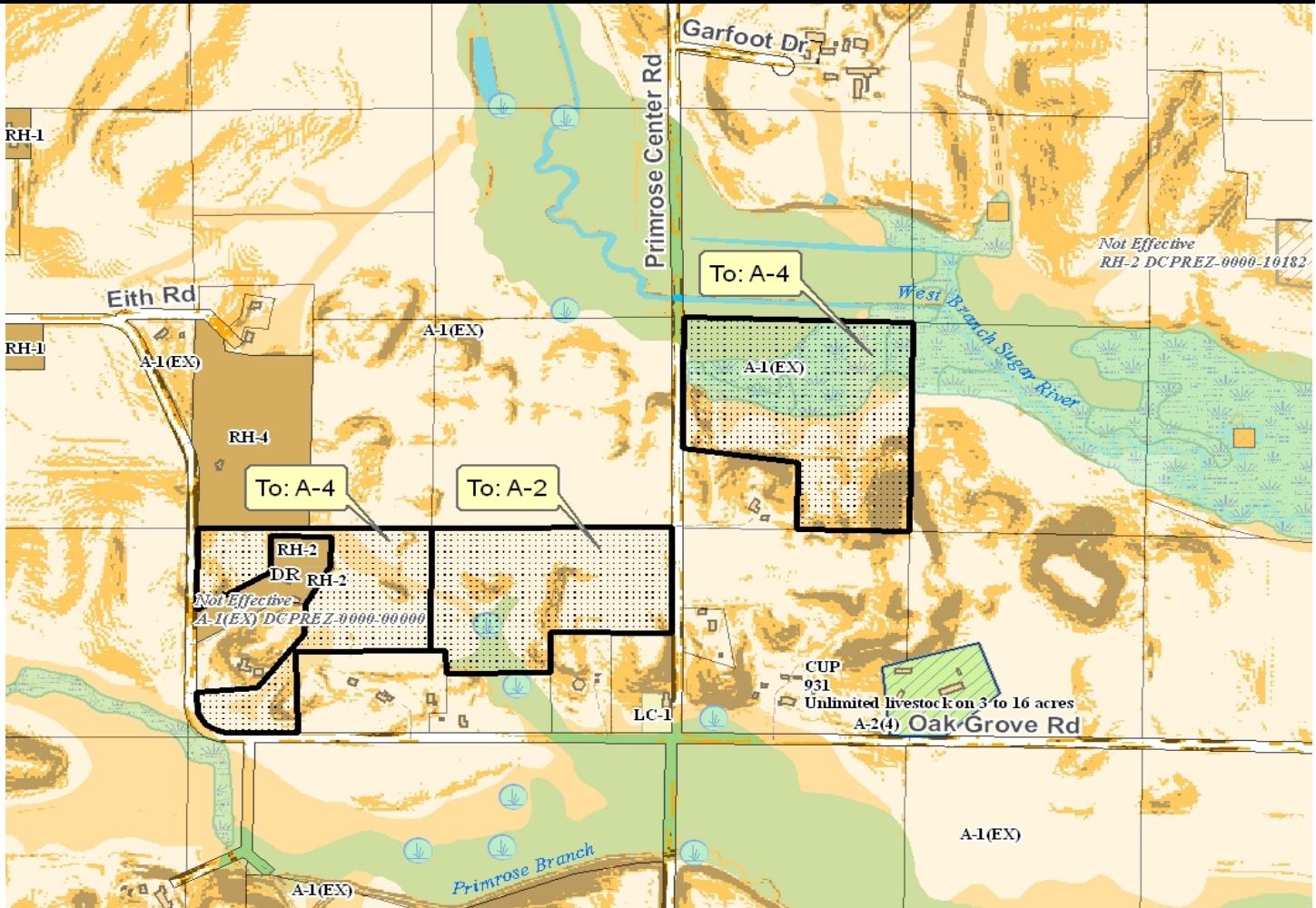
Acres: 54.1, 25.7
Survey Req. Yes

Applicant
Affeldt Family TR

Reason:
Creating one residential lot and two agricultural lots

Location:
North of 1174 Center Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant, as part of estate planning, proposes to create a new 25 acre A-2 zoned building site, and two A-4 ag-use only parcels.

OBSERVATIONS: The proposed A-2 building site includes areas of hydric soils and steep slopes. No development is proposed on the A-4 parcels.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: There are areas of resource protection corridor located on the easterly proposed A-4 parcel and also a portion of the proposed A-2 parcel.

STAFF: As indicated on the attached density study report, the property remains eligible for two possible splits. Development on the proposed A-2 parcel would need to comply with the town's policies for siting new residences.

TOWN: Approved with conditions: One (1) density unit goes to the proposed A-2 parcel; no density units assigned to A-4 parcels.