



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Petition: **Rezone 10763**

Zoning Amendment:

**A-1EX Exclusive Agriculture District to A-2 Agriculture District and A-2(8) Agriculture District and A-4 Small Lot Agriculture District**

Town/sect:

**Perry Section 23**

Acres: 40.5, 8, 28.5  
Survey Req. Yes

Applicant

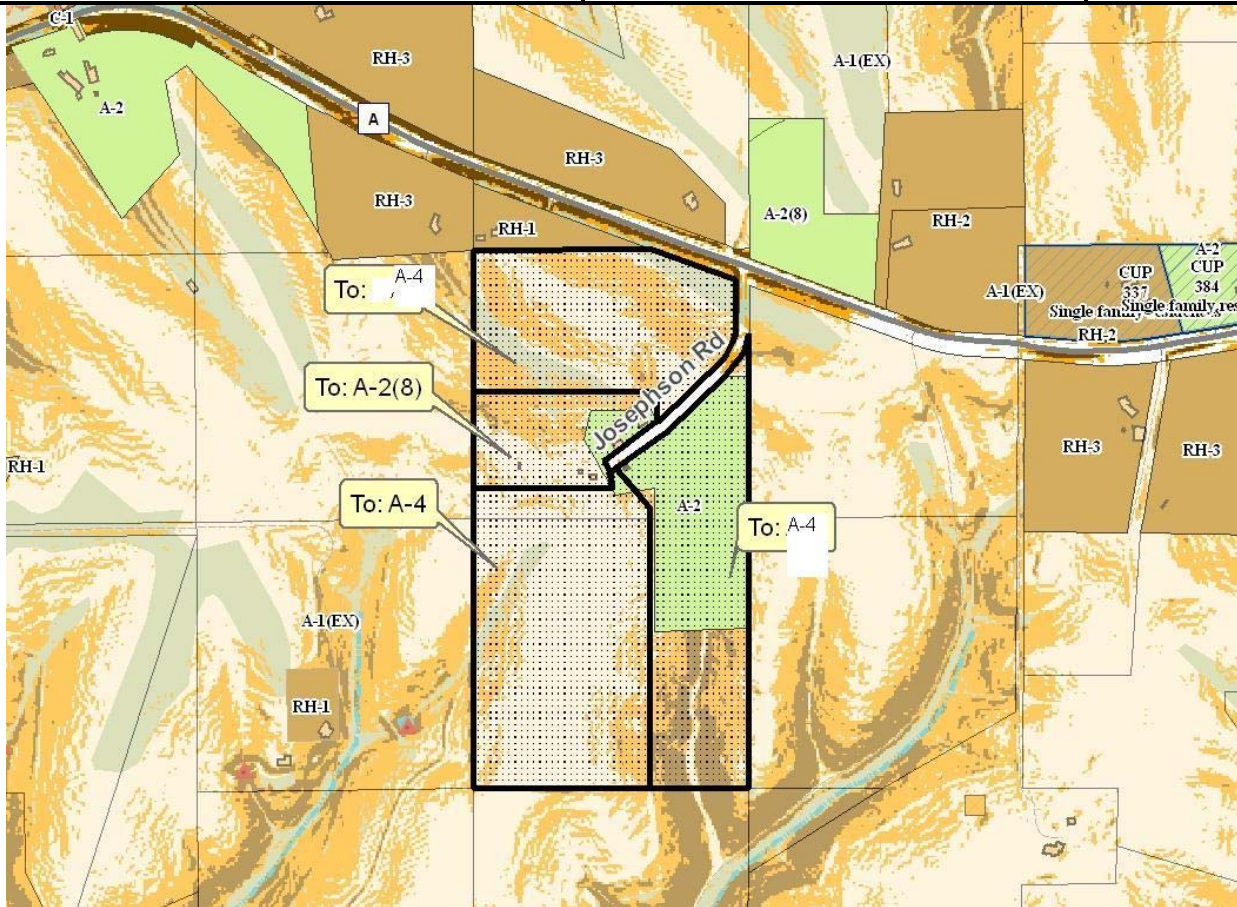
**Ronald J Josephson**

Reason:

**Creating three agricultural lots and one lot for an existing residence**

Location:

**9835 County Highway A**



**DESCRIPTION:** Landowner wishes to reconfigure an existing A-2 lot, separate an existing residence onto a new A-2(8) lot and create two A-4 zoned lots for agricultural purposes.

**TOWN PLAN:** Property is within a Farmland Preservation area in the adopted town/county comprehensive plan. One unit per 35-acre density policy applies. If approved, this petition will exhaust the homesites available on the original farm.

**RESOURCE PROTECTION:** Resource Protection Corridors associated with town-derived Steep and Choice soils are on portions of each lot. Any new development should avoid these areas.

**STAFF:** Recommend approval with condition that a deed restriction prohibiting further residential development be recorded on the original 1979 farm boundaries.

**TOWN:** Approved conditioned upon a deed restriction being placed on the A-4 (28.5-acre lot) to prohibit residential development.