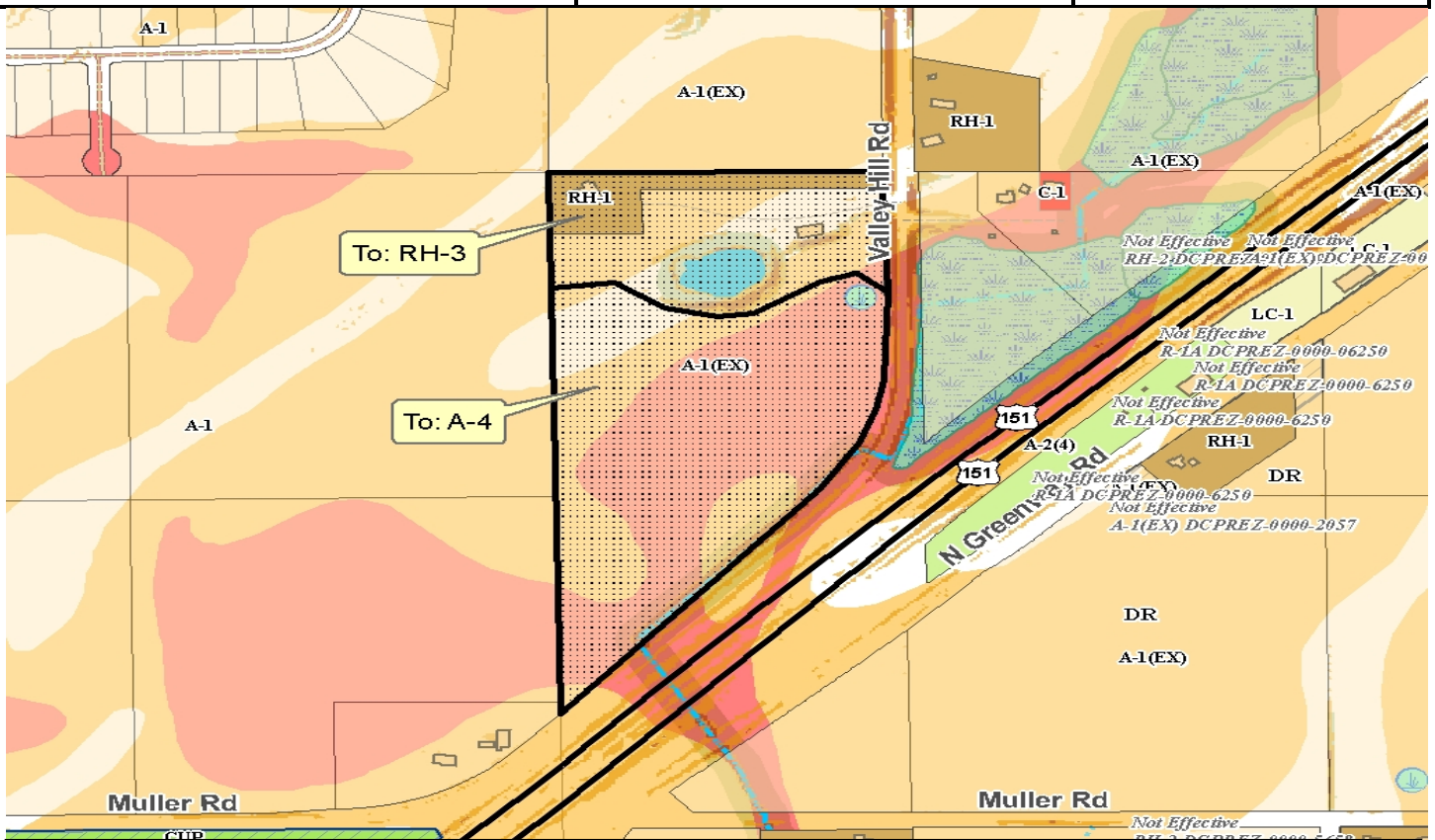




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> November 22, 2016	<i>Petition:</i> Rezone 11055
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-4 Small Agriculture District and RH-1 Rural Homes District. RH-1 Rural Homes District to RH-3 Rural Homes district	<i>Town/sect:</i> York Section 7
<i>Acres:</i> 27.93, 2.88, 9.4 <i>Survey Req.</i> Yes	<i>Applicant</i> Gotzion Trust
<i>Reason:</i> Shifting property lines between adjacent land owners	<i>Location:</i> 7519 Valley Hill Road



DESCRIPTION: The applicant would like to expand an existing residential lot to include an existing accessory building and pond.

OBSERVATIONS: The property has an existing residence, accessory building, and constructed pond. The surrounding parcels contain agricultural fields. There are two residences to the east. Highway 51 is to the south. The property consists entirely of Class I and II soils. A deed restriction was recorded on the property prohibiting further land divisions under ROD Doc 2703928 due to previous zoning petition 6253.

TOWN PLAN: The property is designated in the Agricultural Preservation Area. There will be no increase in density as part of this petition.

RESOURCE PROTECTION: There is a constructed pond on the property that would not be considered a navigable waterway. Due to hydric soils on the property, there may be wetlands just south of the trees along Valley Hill Road.

STAFF: The proposed 12.2-acre parcel meets the dimensional standards of the RH-3 Zoning District.

TOWN: Approved with no conditions.