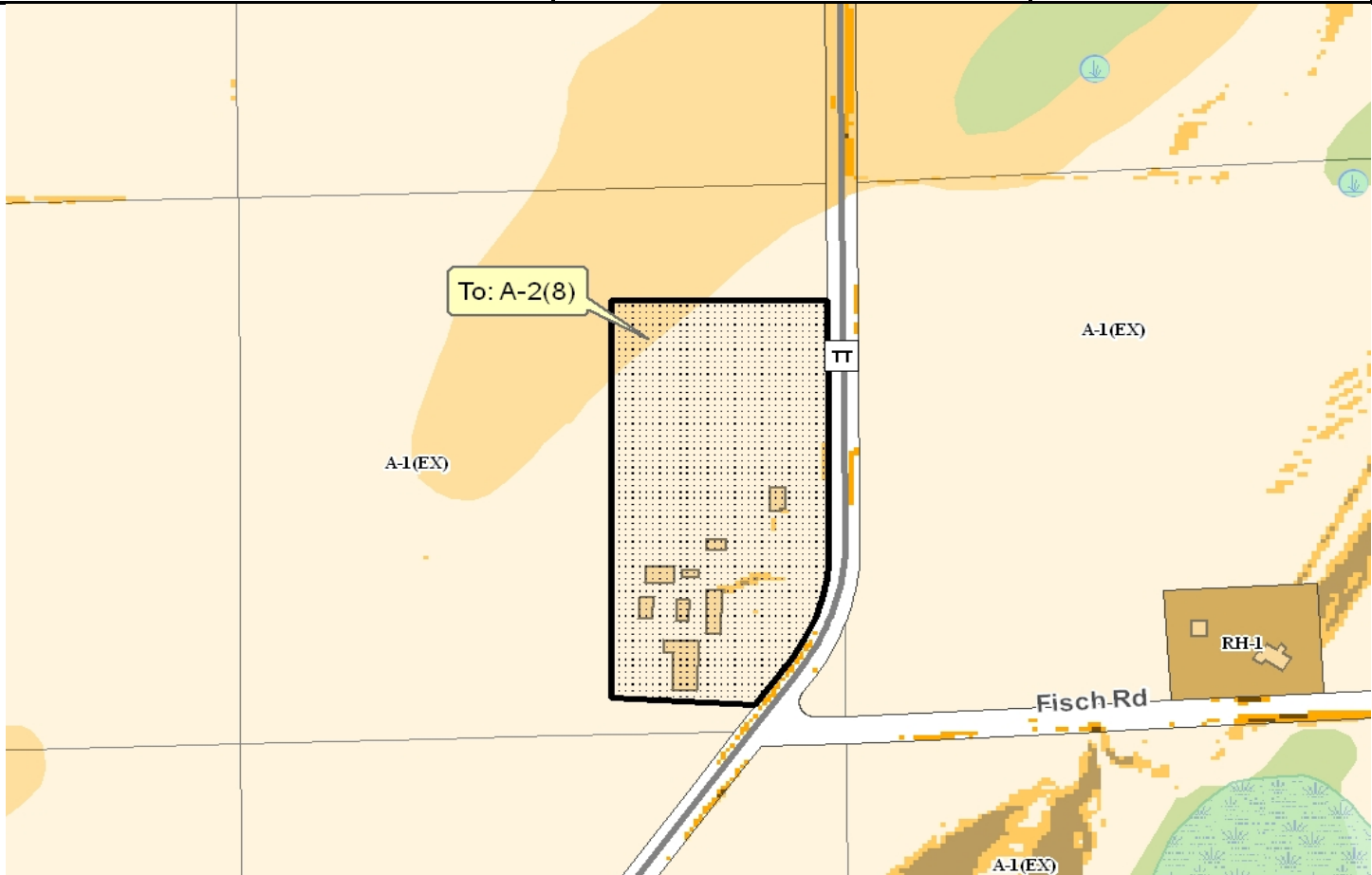




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 27, 2015	<i>Petition:</i> Rezone 10787
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(8) Agriculture District	<i>Town/sect:</i> York Section 28
	<i>Acres:</i> 10 <i>Survey Req. Yes</i>	<i>Applicant</i> Bornitzke TR
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 6685 County Highway TT



DESCRIPTION: Applicant proposes to separate the existing residence and farm buildings from the surrounding farm, which totals roughly 300 acres.

OBSERVATIONS: No sensitive environmental features observed. The property consists of 100% class II soils.

TOWN PLAN: The property is located in the town's agricultural preservation area. Nonfarm development is limited to 1 lot per 75 acres owned as of 1980. Separation of existing farm residences does not count as a split under the town density policy.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, it appears 3 possible splits will remain available to the ~300 acre Bornitzke Trust property.

TOWN: Approved.