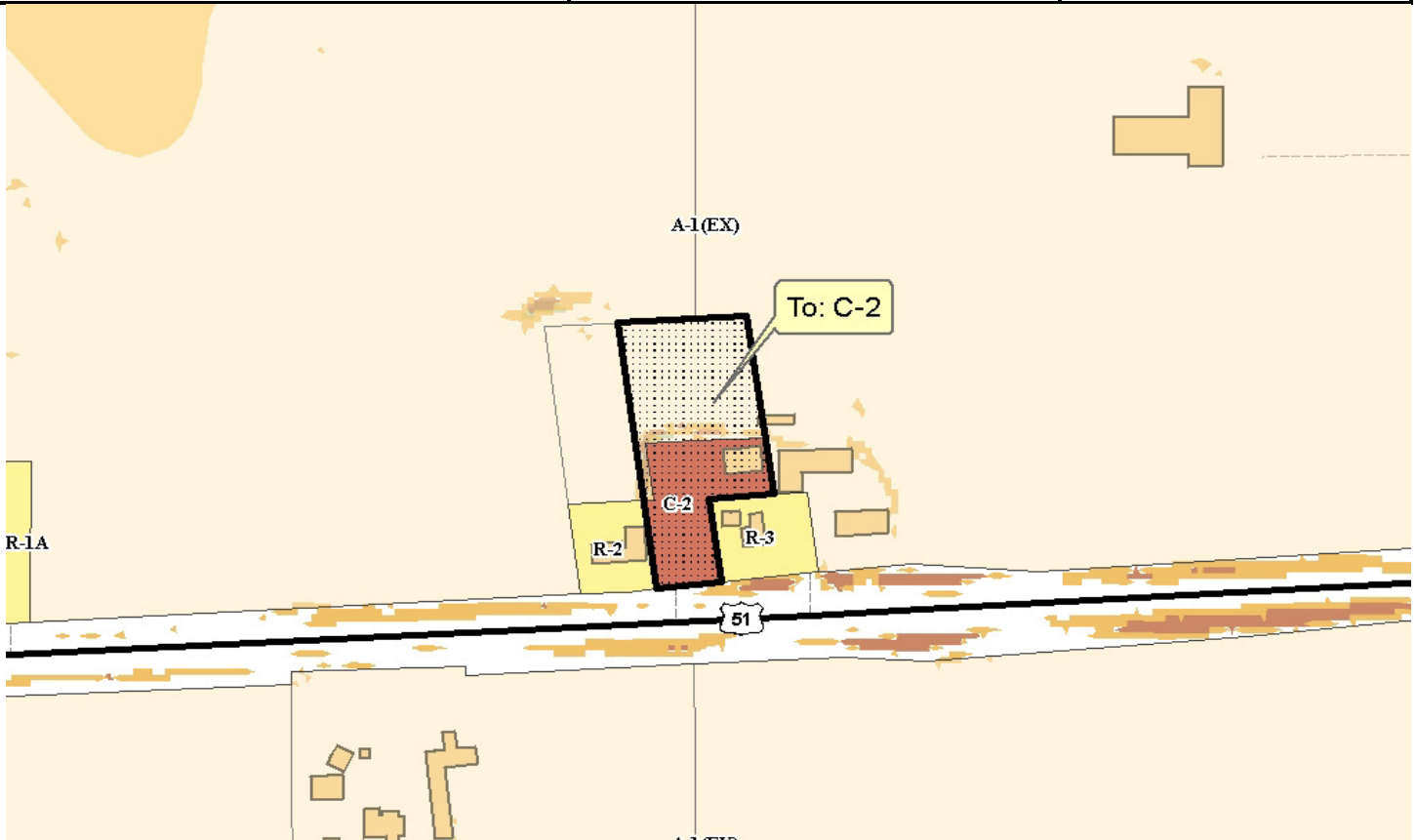




Staff Report

<i>Public Hearing:</i> August 23, 2016	<i>Petition:</i> Rezone 11016
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to C-2 Commercial District	<i>Town/sect:</i> Dunkirk Section 01
<i>Acres:</i> 0.91 <i>Survey Req.</i> Yes	<i>Applicant:</i> Nicholas S Jameson
<i>Reason:</i> Expanding commercial area to allow storage of trailers	<i>Location:</i> 524 US Highway 51

Zoning and Land Regulation Committee



DESCRIPTION: The owner of Hwy 51 Trailer Sales is moving his business approximately 1000 feet to the east in order to bring the business into compliance with county zoning ordinance. The owner would like to expand the existing commercial zoning district in order to provide an ample outdoor display area for the trailers.

OBSERVATIONS: The property was assigned commercial zoning in 1979. There is a small 2400-squarefoot structure on the property. There are two single-family dwellings to the south and a pig farm operation to the east. The entire property consists of Class II soils.

TOWN PLAN: Property is located in the Agricultural Preservation Area. The Town Plan identifies that the small pockets of commercial development along the Highway 51 corridor are acceptable. The expansion of the existing commercial zoning does not undermine the policies found in the Agricultural Preservation Area.

RESOURCE PROTECTION: The proposal is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the Zoning District. The Committee may want to limit the land uses occurring in the C-2 Commercial Zoning District due to the close proximity to residential housing. Screening is required by county ordinances to provide separation of the commercial and residential uses.

TOWN: Approved conditioned upon a deed notice being placed on the property to prohibit further development; a deed restriction to limit the land used to trailer sales and maintenance, and personal use; a well agreement and driveway agreement shall be revised to reflect current use of the property; screening shall be provided as shown on the attached site plan.