



Staff Report

Public Hearing: **July 26, 2016**

Petition: **Rezone 11013**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District

Town/sect:
Christiana Section 14

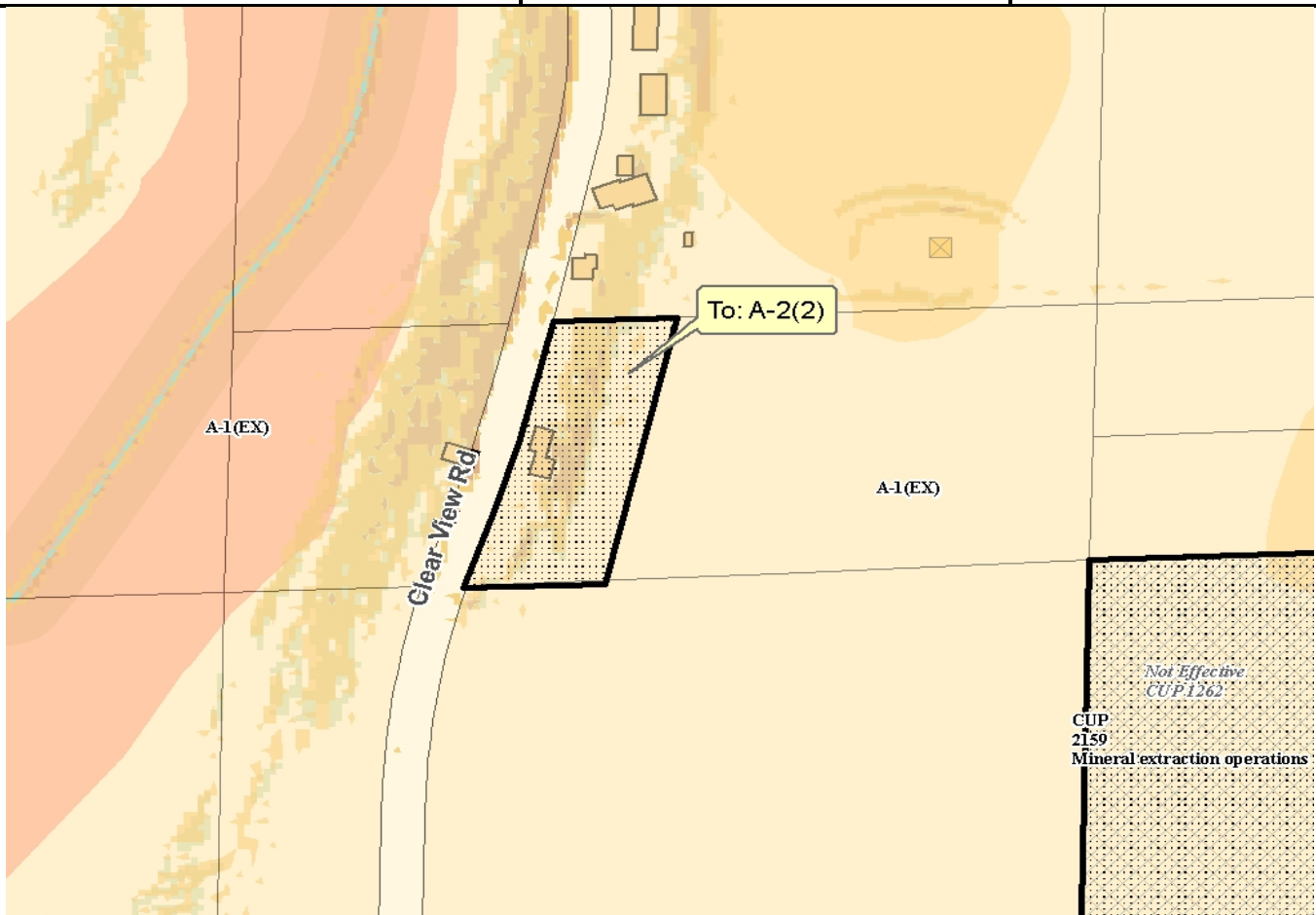
Acres: 2.4
Survey Req. Yes

Applicant
Howard Lien & Sons Inc

Reason:
Separating existing residence from farmland

Location:
2466 Clearview Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing farm residence from the farmland.

OBSERVATIONS: The property consists of 35% Class II soils. No new development proposed.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for six possible splits. Note that the town *does not* count separation of farm residences existing prior to 5/3/79 as a split. If the petition is approved, six possible splits will remain available.

TOWN: Approved with no conditions.