



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Zoning Amendment:
**C-1 Commercial District TO RH-2
Rural Homes District**

Acres: 1.5
Survey Req. Yes

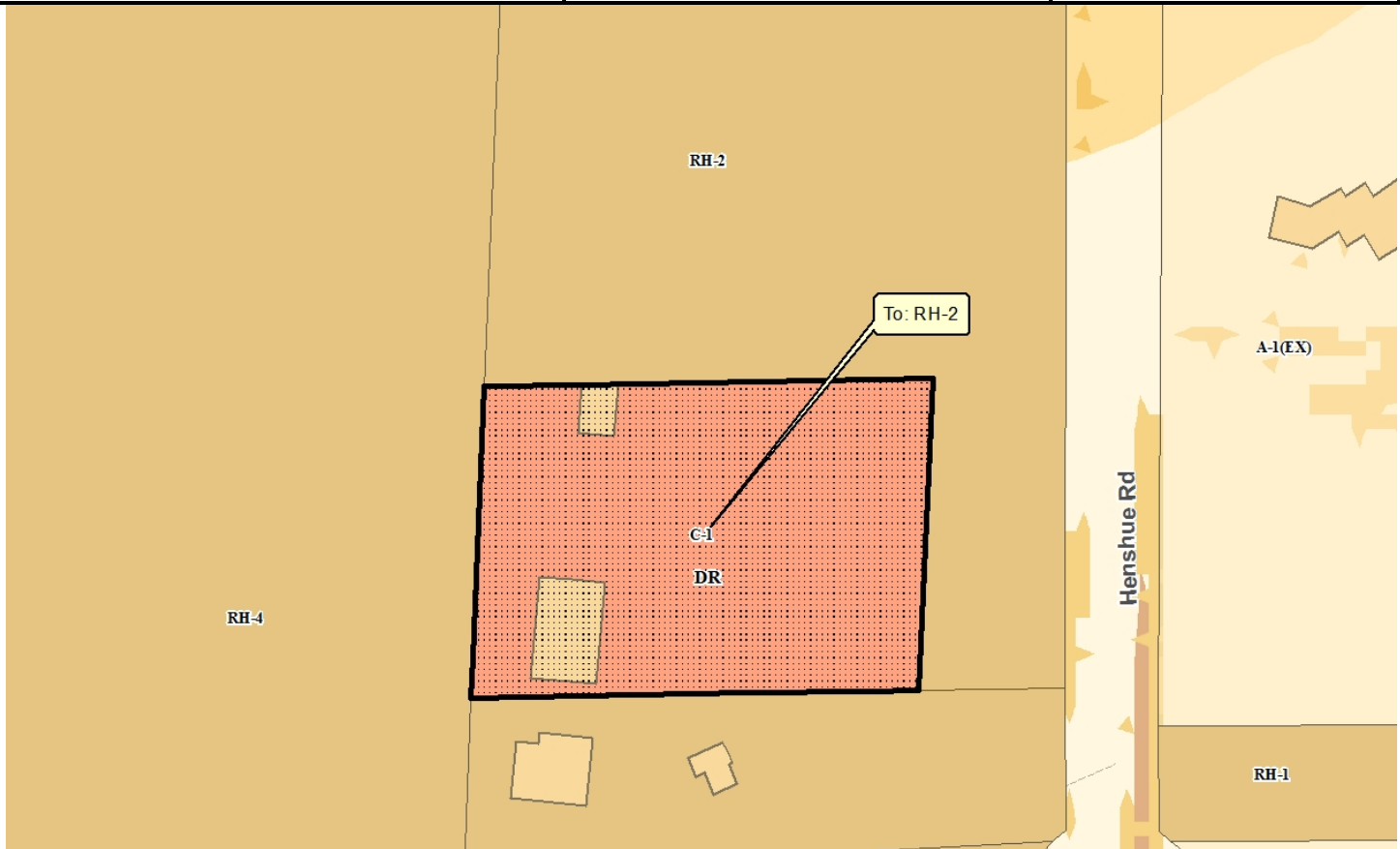
Reason:
**Bringing parcel into zoning
compliance for current rural
residential uses**

Petition: **Petition 11185**

Town/sect:
DUNN, Section 7

Applicant
SCOTT J WILSON

Location:
2861 HENSHUE RD.



DESCRIPTION: Applicant proposes to downzone an area of C-1 zoning to match the Rural Homes zoning on the larger residential parcel. The reason for the downzoning is that the property was subject to a deed restriction with the town of Dunn requiring the downzoning at such time the property was sold to a new owner. The applicant submitted the petition to comply with the requirement prior to the property being sold (property was sold in July).

OBSERVATIONS: No sensitive environmental features observed on the property. No new development is 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 proposed downzoning will satisfy the town's previous deed restriction on the property and provide zoning compliance for the rural residential parcel. Town plan policies currently in effect do not allow for commercial uses permitted under C-1 zoning within agricultural preservation areas of the town.

TOWN: Approved with no conditions.