



Staff Report

Public Hearing: **November 28, 2017**

Petition: **CUP 02398**

Zoning Amendment:
TO CUP: BED AND BREAKFAST

Town/sect:
DUNN, Section 8

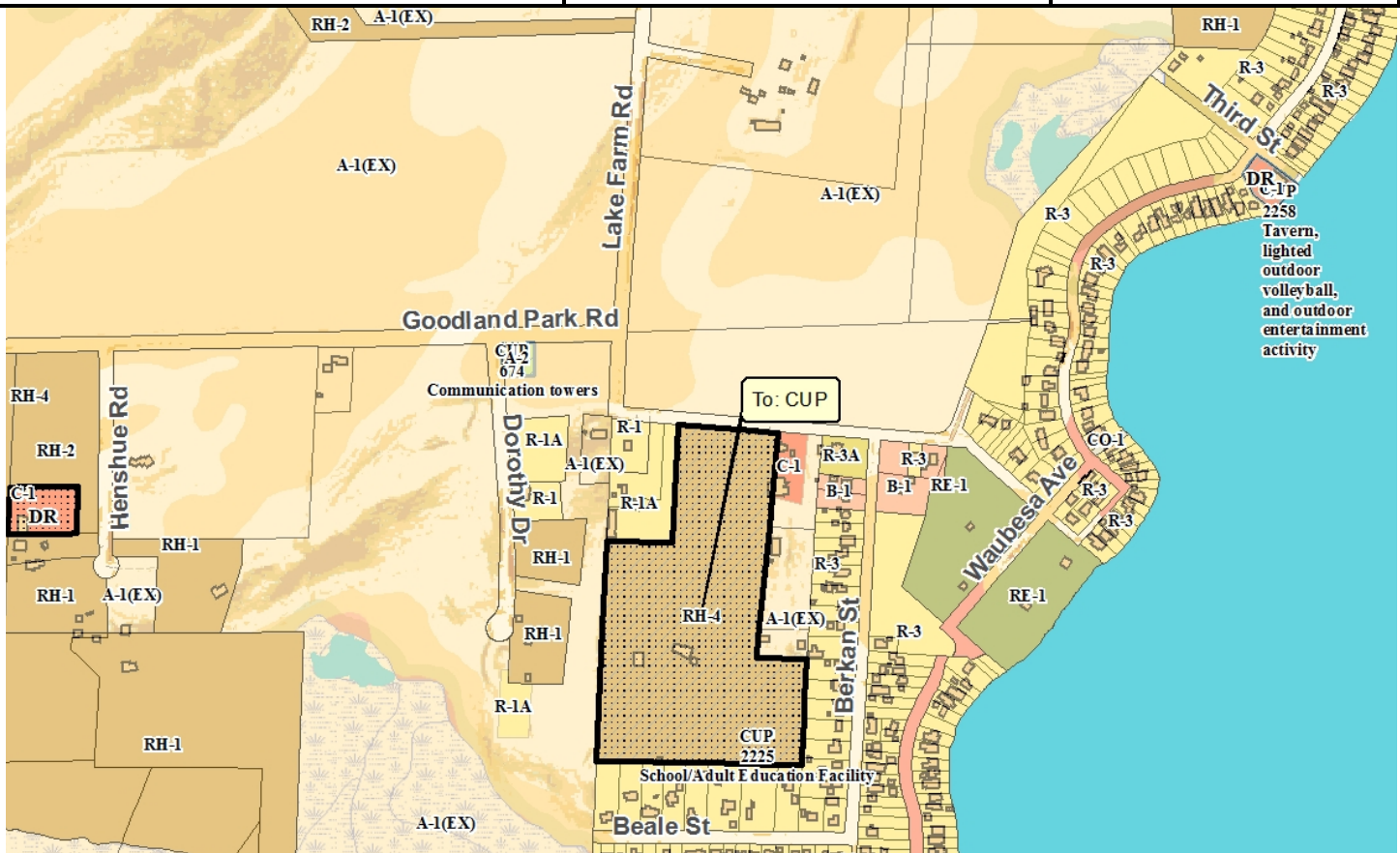
Acres: 23.85
Survey Req. No

Applicant
DOLORES KOKINOS

Reason: **BED AND BREAKFAST**

Location:
**4447 GOODLAND
PARK RD**

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests approval of a Conditional Use Permit to allow the existing residence on the ~23 acre RH-4 zoned property at 4447 Goodland Park Road to be used as a Bed & Breakfast.

OBSERVATIONS: Surrounding land uses include single family residential and agricultural uses. Conditional Use Permit #2225 was approved in 2013 to allow operation of an adult educational facility ("Empowerment Café"). No sensitive environmental features observed.

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

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

STAFF: Town plan policies specifically support Bed & Breakfast and other similar agritourism businesses in the agricultural preservation area, provided they do not negatively impact existing land uses or neighbors. Given the large size of the property, the operation of a Bed & Breakfast should pose no conflict with neighbors. Proposal appears consistent with town plan policies.

TOWN: Approved with conditions limiting days of operation (Thurs-Sunday); no more than one non-family employee; no more than 6 guests. See page 2, below.

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. This Conditional Use Permit shall be for operation of a Bed & Breakfast.
2. Days of operation are limited to Thursday through Sunday.
3. Non-family employees are limited to one.
4. Guests are limited to 6 at one time.
5. The Conditional Use Permit shall expire upon sale of the property to an unrelated 3rd party.