		Public Hearing: **March 27, 2018**	Petition: **Petition 11264**
	Staff Report	Zoning Amendment: **A-1EX Agriculture District TO A-2 (1) Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District**	Town/sect: **PLEASANT SPRINGS, Section 11**
	Zoning and Land Regulation Committee	Acres: 1.8,9.0 Survey Req. Yes	Applicant **TOM & DONNA SAYRE FARMS LLC**
		Reason: **CREAT ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT**	Location: **EAST OF CHURCH ST**
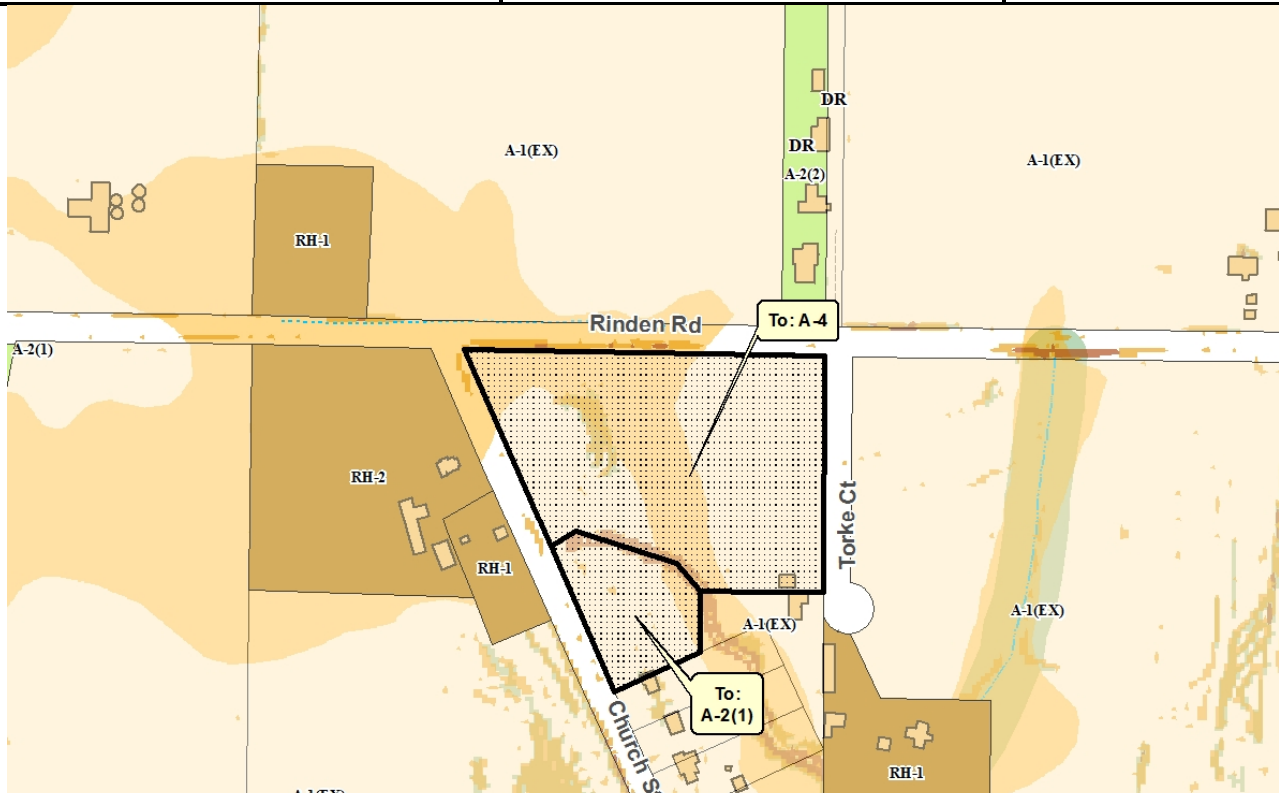
DESCRIPTION: Applicant proposes to create one residential lot for new development to be zoned A-2(1), and to provide zoning compliance for remnant ag parcel by rezoning the remaining land to A-4.

OBSERVATIONS: The proposed new residential lot consists of 100% woodland. Proposed A-4 parcel consists of 95% tillable cropland. No sensitive environmental features observed. Surrounding land uses include agriculture and rural residential uses.

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: As indicated on the attached density study report, the property remains eligible for two possible splits. Companion petition 11263 proposes one additional new residential lot from the original farm. Staff recommends the following conditions of approval:

1. Deed restrict the balance of A-1EX zoned land owned by the applicant comprising the original farm to prohibit further nonfarm development in accordance with the town's density policy.
2. Deed restrict the proposed A-4 parcel to prohibit further nonfarm development in accordance with the town's density policy.

TOWN: Approved, with the following conditions: Deed restrict A-2(1) parcel to no further development. A Certified Survey Map (CSM) required for rezoned A-2(1) parcel. CSM to capture A-2(1) driveway placement as noted on the town driveway permit. CSM to be approved and recorded. If CSM is not recorded the zoning becomes null and void.