

Findings of Facts

a. Existing use(s) and zoning of the property in question.

The Subject Property is unimproved, used for agricultural purposes which is a legal non-conforming use in the R-1 Single Family Residence with a Special Use Permit (SUP) for the Planned Unit Development (PUD) overlay.

b. Existing use(s) and zoning of other lots in the vicinity of the property in question.

The lands to the east and north, across North Avenue, are unimproved, used for agricultural purposes. The property to the west and south consist of the Town's wastewater treatment plant with a building, equipment, and dams to facilitate operations.

The land to the east of the subject property is also zoned R-1 Single Family Residence with a Special Use Permit (SUP) for the Planned Unit Development (PUD) overlay. The property to the north, across North Avenue, is not annexed to the Town. The lands to the south and west are zoned P-1 Recreation and Open Space.

c. Suitability of the property in question for uses already permitted under existing regulations.

Developing the property for residential purposes is appropriate. No infrastructure exists to support such a purpose. An entire network of roads and utilities would need to be constructed to serve any residential development. Proximity to a wastewater treatment plant could be considered less desirable.

d. Suitability of the property in question for the proposed use.

The applicant intends to use the property as a relocated materials yard. The property is suitable for the proposed use due to lack of nearby structures and the compatible adjacent uses. The existing road and driveway will provide any required infrastructure needs.

e. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

The Subject Property has been zoned R-1 Single Family Residence with SUP since 2004. There have been no recent changes in zoning or use adjacent to the subject property.

f. The effect the proposed amendment would have on implementation of this Municipality's Comprehensive Plan.

Approval of the rezoning request would be a deviation from the Future Land Use Map included in the Comprehensive Plan. However, the granting of the request would permit an expanded footprint of an immediately adjacent municipal use.