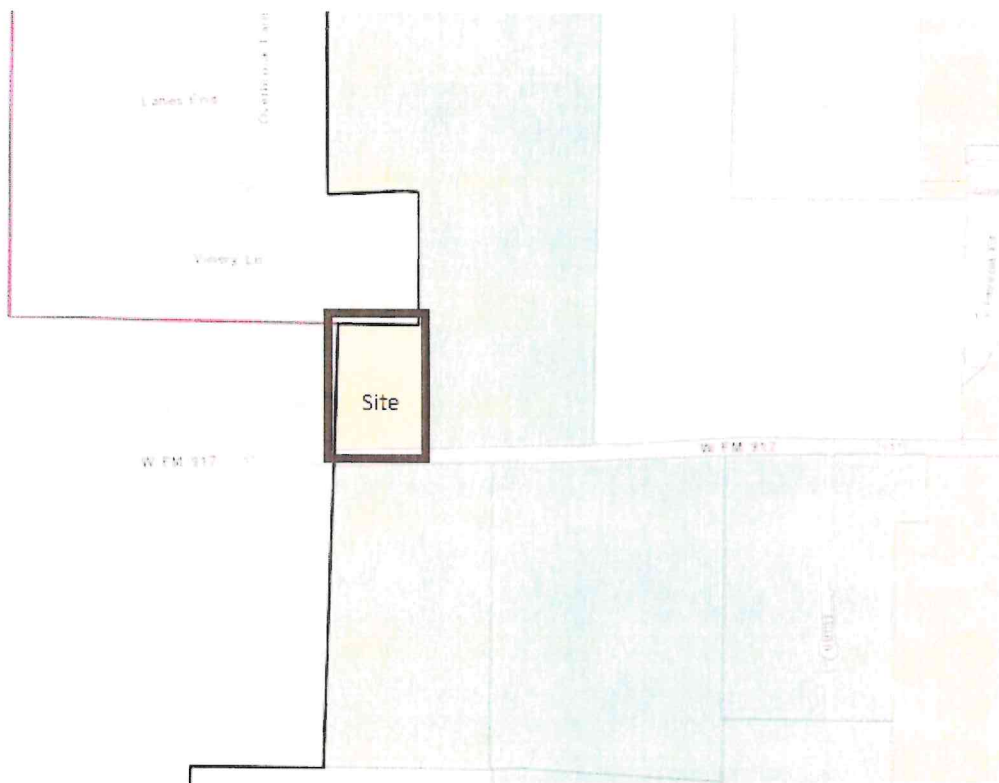


The proposal is to downgrade the zoning from Light Residential to Agricultural District. The site is not suitable for development for the following reasons:

1. The property consists of approximately 90% tree pine tree canopy. Developing the site would require clear cutting of the trees. The new tree ordinance makes this site not conducive for development.
2. The available land next to W 917 has the potential to flood, making any area near the road undevelopable.

The site is surrounded by either areas outside the city limits or next to agricultural properties. The proposed zone change will permit flexibility by permitting additional goats and other animals that eat pine needles.



The A Agricultural District facilitates the use of land according to the transition of residential edges as described in the Comprehensive Land Use Plan. This district promotes a single main dwelling unit on a lot of two acres or more.

The property currently meets the minimum requirements such as 2 acres, lot width, depth etc.