

Plan Commission Rezone

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Date: Friday, February 3, 2017, 06:17 PM CST

Hi Everyone,

I talked to Emily Lund at the Zoning office today (I believe Mary did as well). I understand how they figure this and will try to explain to everyone.

They have a formula, in our case 4/40 (for 4 houses per 40 acres), which amounts to 10%. You multiply your lot size in acres by the 10%. In Jerrod's case, 11.01ac x 10%= 1.1 houses allowed per his lot.

Now the logic for this actually makes sense. If a person owning 10 acres out of a 40 decides to build 4 houses, that wouldn't let whoever owned the rest of the 40 (maybe several people) to build any houses. Hope you follow me.

Now the solution, to rezone to General Rural Flexible, allows the Town to allow greater density (up to 8 houses per 40) at our discretion, and remain as General Rural.

A couple of considerations: We set a precedence for the future (which is probably just fine) and we have to show, in writing from our Comp Plan, justification for allowing the rezone. In other words, we must find wording in our Plan that allows and meets this situation. (That might take some study)

Anyway, it's a lot clearer to me now. Let me know if you have any questions and let's see if we can find any language in our Plan to allow this.

Thanks,

Phil

PS: Mary, could you forward this to Josh, I don't have his email, thanks.