



Lincoln County Planning & Zoning

PLANNING DEPARTMENT STAFF REPORT TO COUNTY COMMISSION

FILE # 2021-R1

REQUEST: REZONE FROM A-1 AGRICULTURE-FORESTRY-RURAL RESIDENTIAL TO A-2 SUBURBAN RESIDENTIAL

SITE LOCATION: UNION HOLLOW RD., PETERSBURG
PARCEL 011 027.03

OWNER: KEITH BIGHAM

APPLICANT: SAME

PC RECOMMENDATION: APRIL 1, 2021 PC MEETING - APPROVAL OF APPLICANT'S REQUEST

STAFF RECOMMENDATION: APPROVAL OF APPLICANT'S REQUEST

CC MEETING DATE: APRIL 20, 2021 - CALL FOR PUBLIC HEARING
MAY 18, 2021 - PUBLIC HEARING AND VOTE

OVERVIEW: The owner and applicant has requested approval to rezone a 9.15 ac parcel for the purpose of developing a subdivision. The primary difference of the A-1 and A-2 districts is the lot size. By rezoning to A-2, it reduces the minimum lot size from 1 acre (A-1) to 30,000 sq. ft. (A-2). An acre is 43,560 sq. ft. With the overall size of the property, 9.15 acres, the smaller lot size would essentially create approximately 4 additional lots, topography and road frontage permitting.

FINDINGS:

Natural Land Features Land is elevated from the road, coming to grade at each end. The land sits on a knoll for quite a distance, then dropping off towards the rear.

Adjacent or Area Uses Property is bordered on all sides by A-1, consisting of residential and agricultural use.

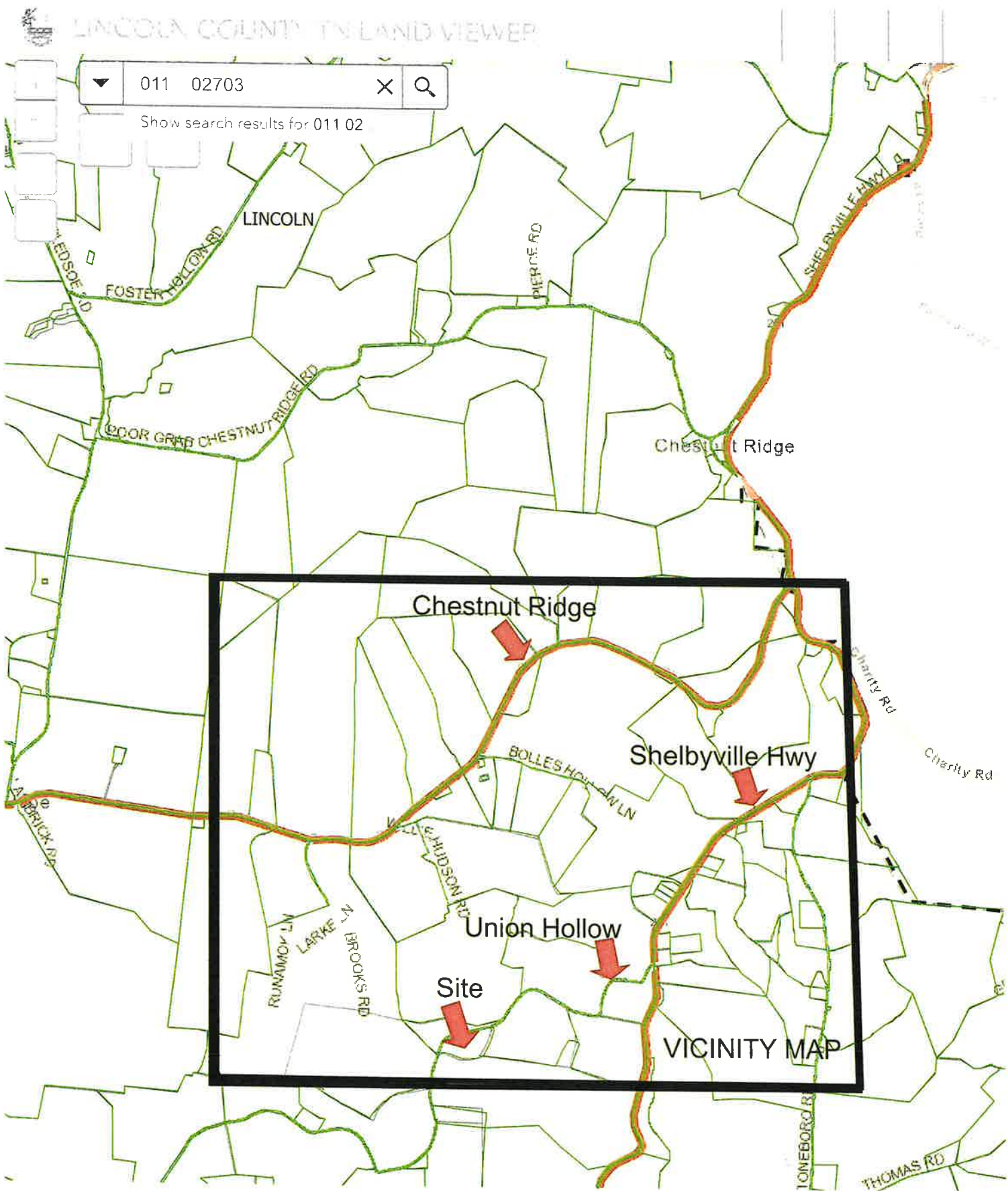
Lot Size and Layout Property consists of 9.15 ac, approximately 0.91 miles west of Shelbyville Hwy.

Floodplain or Floodway Property is not located in a special hazard flood area. Panel 47103C0290E, dated Nov. 18, 2016.

Rights-of-Way | Roads Union Hollow is a county maintained road with a 50 ft. r-o-w and 18 ft. roadbed.

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0.4mi

▼ union hollow rd X Q

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