

<b>General Information</b>	
Applicant:	Chris Von Trapp
Application No.: PC-15-08	Parcel ID: M05B02L7 and M05B02L7.1
Status of Applicant:	Agent for Landowner Harriet Patrick
Requested Action:	Boundary Line Adjustment
Purpose:	To add additional land to the historic tavern property
Existing Zoning:	Rural
Location:	1355 Church Hill Rd.
Size:	Lot 1 – 3.1 acres (w/ existing structure) → 7.6 acres Lot 2- 24.5 acres → 20.0 acres
Existing Land Use:	Lot 1 – Preexisting adaptive reuse of historic structure which consists of a single-family dwelling (apt), an accessory apartment and a 9-employee office space Lot 2 – open partially forested parcel abutting EA Highway
Surrounding Land Use and Zoning:	North – Residential South – Residential East – Church Hill Road / Residential (Mutton Hill Neighborhood) West – Forested / Ethan Allen Hwy
Town Plan:	Rural Area Strategies - During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific, but will also consider resources in a broader context as appropriate.
Recent Permitting History:	2008 WW-138-0818
Applicable Regulations:	Town Plan 2013 Land Use Regulations 2010 Recommended Standards for Developments and Homes, 1997
<b>Chapter VII – Subdivision Review Standards</b> <u>7.2 General Standards</u> Table 7.1: Areas of High Public Value	The following AHPVs are on the property: Ag soils – prime around existing development; statewide throughout Steep slopes – towards EA Hwy Forest habitat – between Church Hill and EA Hwy also steep slope and linkage across to Patton Woods Source Protection Area – for Pine Ridge Dev (Off Mutton Hill) Historic district / historic site – tavern and area along Church Hill Rd. Scenic views / vistas – EA Hwy is a scenic highway <i>Staff sees all as important with exception of agricultural soils given surrounding development.</i>
(B) Charlotte Town Plan & Regulations	During development review, AHPV will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific but will also consider resources in a broader context as appropriate.
(C) Lot Layout	There are a variety of lot sizes along Church Hill Rd. The new sizes and layout do not differ significantly from current layout.
(D) Density	Required density is 5 acres per dwelling unit. Adaptive reuse has no density requirement for non-residential uses. Currently, the dwelling unit (and accompanying accessory apt and office space) is a nonconforming use. The proposal will make it conforming as relates to density.

(E) Building Envelopes	Building envelopes not provided.
(F) Markers & Monuments	Not identified on draft plat; will need to be identified and certified as set by surveyor.
7.3 District Standards (A) Settlement Patterns (D) Rural District	Existing settlement patterns maintained as no new structures proposed at this time (defer Lot 2 or ask for building envelope(s)) Building envelopes to be defined (see 7.2(E)). The WW permit includes capacity for two future houses on Lot 2. May want to understand proposed access to future lots.
7.6 Water Supply	WW-138-0818 includes provisions for potable water.
7.7 Sewage Disposal	WW-138-0818 includes provisions for wastewater disposal. <i>Easement for septic on Lot 2 benefitting Lot 1 should be included on the plat.</i>
7.8 Stormwater Management & Erosion Control	No construction associated with this boundary adjustment.
7.10 Roads, driveways and pedestrian access	Proposed access to future lots on Lot 2?
7.11 Common Facilities, Common Land and Land to be Conserved	Draft language (deed or covenants) needed for septic easement on Lot 2 benefitting Lot 1.
7.12 Legal Requirements	See above.

**Recommendations:**

Discussion on need for building envelope(s).

Staff recommended conditions for approval:

Plat revised to label Lot 1 and 2 and Boundary Adjustment Area; to include wastewater easement area; location of property markers to be set or as set as certified by surveyor.

No changes to the current use of the structure are permitted without conditional use review by the Zoning Board of Adjustment per current Land Use Regulations. This condition would just call out what is a current requirement.

**Public Notice:** Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners and warning in The Citizen on 4/16/15.

**Prepared By:** Jeannine M. McCrumb, Planner / Zoning Administrator 4/23/15

**Attachments:** AHPV map, application materials.

**Documents to be provided at the meeting:** same