

## Staff Summary

November 6, 2019

**Applicant/Owner:** Fox Run Farm, Inc  
539 W Wilkinson St  
Kill Devil Hills, NC 27948

**Property Location:** 25097 and 25109 Buckhorn Dr.

**Tax Map Number(s):** 54-01-067

**Application:** The applicant wishes to subdivide the property into three parcels and rezone the parcels with the housing units on them from A-1 to R-1.

### Statistical Data:

Property size: 146.4260

Current Zoning: A-1 Agricultural

Existing Land Use: Agriculture and Single Family Residential

Proposed Use: Single Family Residential separated from Agriculture

Surrounding Land Uses: Agriculture, General Industrial, and Public Land (VDOT building)

Comprehensive Plan: Agricultural

## **Project Overview**

The Applicant wishes to subdivide the 146.426 acre lot into three parcels. The two new parcels will contain the two single family detached dwellings on the property and will be 0.81 acres together. The parcels must be rezoned as R-1 to be in compliance at that size.

## **Staff Opinion**

Fox Run Farms, Inc. is applying for a rezoning from the current A-1 to R-1 in order to subdivide the two existing homes from the rest of the farm. This will allow for the two housing lots to be retained while the rest of the farm is sold. Rezoning them to R-1 allows the two lots to be 15,000 square feet each as opposed to the 5 acres required if they remain A-1.

The land currently is not connected to public sewer and water and relies on septic tanks and well water. Additionally, the future land use in the Comprehensive Plan has the land as agricultural. Approving the rezoning carries little risk of encouraging more of the land to be rezoned as residential, and would still maintain the rural and agricultural nature of the area.

Additionally, there is interest in giving the remaining farm land to the Land Trust of Virginia. The Trust has requested a conservation easement that would prohibit the division of the property and maintain it as an intact farm.

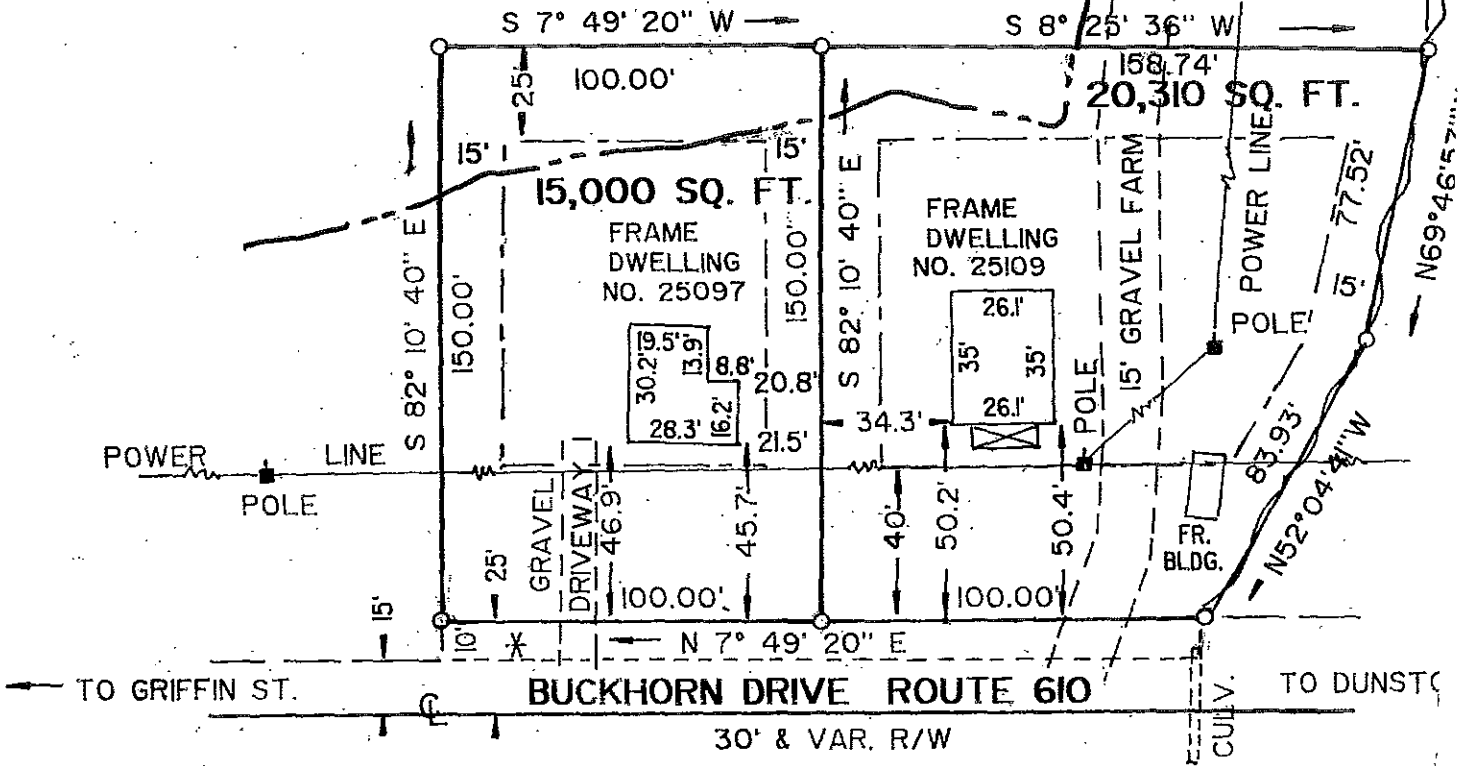
The Planning Commission has voted to recommend that the Town Council approve the rezoning. The staff also recommends approving the rezoning so the land may be divided in the most efficient way possible.

P.C. 2-55-9

POND

FOX RUN FARM, INC.  
T.P. 54-01-067  
D.B. 245 PG. 291

ZONE "A-1"



\* DENOTES 10' DEDICATED  
RIGHT OF WAY

REFERENCE - D.B. 245 PG. 291

BUILDING SETBACK: R-1 ( RESIDENTIAL DISTRICT )  
FRONT - 40'  
SIDE - 15'  
REAR - 25'

