

CASE#2022-004  
RESOLUTION NUMBER 4-1

**GRANTING A REZONING AND VARIANCES  
FOR CERTAIN PROPERTY LOCATED AT  
13,000 BLOCK OF MAXWELL HALL ROAD, LOAM  
SANGAMON COUNTY, ILLINOIS**

Sangamon County Clerk  
*Don [Signature]*  
APR 29 2022  
**FILED**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Brian Cloyd**, has petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 21, 2022** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **10<sup>th</sup> Day of May, 2022 that the following request(s) on the above described property are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;

**For Proposed Parcel 2:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and,

**For Proposed Parcel 3:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres).

Signed and passed by the Sangamon County Board in session on this **10<sup>th</sup> day of May, 2022.**

COUNTY BOARD CHAIRMAN

**ATTEST:**

SANGAMON COUNTY CLERK

## Exhibit A

The East Half of the Southeast Quarter of Section Seventeen (17); And the East Half of the Northeast Quarter of Section Seventeen (17), Except the following described Tracts:

Tract 1: Part of the East Half of the Northeast Quarter of Section Seventeen (17), Township Fourteen (14) North Range Seven (7) West of the Third Principal Meridian, in Sangamon County, Illinois, being described as follows: Beginning at a stone at the Southwest corner of said East Half of the Northeast Quarter of Section 17; thence North 00 degrees 25 minutes 11 seconds West 374.52 feet to an iron pin; thence North 82 degrees 18 minutes 41 seconds East 537.93 feet to an iron pin; thence South 446.48 feet to an iron pin; thence West 530.35 feet to the point of beginning.

Tract 2: Part of the East Half of the Northeast Quarter of Section Seventeen (17), Township Fourteen (14) North, Range Seven (7) West of the Third Principal Meridian, Sangamon County, Illinois, being described as follows: Commencing at a stone at the Southwest corner of said East Half of the Northeast Quarter of Section Seventeen (17); thence North 00 degrees 25 minutes 11 seconds West 374.52 feet to an iron pin at the point of beginning; thence North 00 degrees 25 minutes 11 seconds West, 1228.86 feet to an iron pin; thence along an existing fence, North 61 degrees 24 minutes 09 seconds East 389.88 feet; thence continuing along said fence, North 75 degrees 36 minutes 48 seconds East, 86.89 feet to an iron pin; thence along an existing fence, South 00 degrees 06 minutes 02 seconds East, 829.88 feet; thence continuing along said fence South 24 degrees 34 minutes 36 seconds East 570.59 feet to an iron pin in the center of Hall Road; thence along said centerline, South 82 degrees 18 minutes 41 seconds West 659.67 feet to the point of the beginning;

All in Township Fourteen (14) North, Range Seven (7) West of the Third Principal Meridian, Sangamon County, Illinois.

Commonly known as: Farmland

Tax I.D.#s: 27-17-200-006

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 7                      NAME: **Craig Hall**

DOCKET NUMBER: **2022-004**

ADDRESS: **13,000 Block of Maxwell Hall Road, Loami, IL 62661**

PETITIONER: **Brian Cloyd**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres).**

AREA:        **63.02 acres**

COMMENTS:    **None**

OBJECTORS:    **Yes**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The LESA score of 202 indicates the subject property is suitable for agricultural use only. However, the purpose of the rezoning and variances requested are to separate the northern timber area from the cropland for a future residence and formally separate the parcel where it is already divided by Maxwell Hall Road. Allowing an accessory structure to be 24 feet instead of 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restriction. The Standards for Variation are met.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:  
**Approval of Staff Recommendation.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2022-004**  
**Brian Cloyd** )  
)  
) PROPERTY LOCATED AT:  
) **13,000 Block of Maxwell Hall Road**  
) **Loami, IL 62661**

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **rezoning and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **April 21, 2022** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **13000 Block of Maxwell Hall Road, Loami, IL 62661** and more particularly described as:

**See Exhibit A**

3. That the present zoning of said property is **“A” Agricultural District**.
4. That the present land use of said property is **cropland and timber**.
5. That the proposed land use of said property is **Proposed Parcel 1: single-family residence and accessory structure; Proposed Parcel 2: cropland; and, Proposed Parcel 3: cropland**.
6. That the request(s) for the subject property are for **Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and, for Proposed Parcel 3: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres)**.
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning and variances** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) are **hereby approved**:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from **“A” Agricultural District to “R-1” Single-Family Residence District**;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be **greater than two and one-half (2.5) times the lot width; and,**
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be **approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;**

**For Proposed Parcel 2:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and,

**For Proposed Parcel 3:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres).

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, which was duly seconded by **Charlie Chimento**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;

**For Proposed Parcel 2:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 30 acres); and,

**For Proposed Parcel 3:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres).

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Richard Thompson, Phil Sidles,  
JD Sudeth**

NO:

PRESENT:

ABSENT: **Don Wulf**

  
RECORDING SECRETARY



**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2022-004**

Address: **13000 Block of Maxwell Hall Rd., Loami**

- (i) Existing uses of property within the general area of the property in question.

**North – Timber. East – Residence and cropland. South – Cropland. West – Residence and timber.**

- (ii) The zoning classification of property within the general area of the property in question.

**North, East, South, & West – Agricultural.**

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**The LESA score of 202 indicates the subject property is suitable for agricultural use only. However, Proposed Parcel 1 requesting the rezoning contains mostly timber making it unlikely to revert to cropland.**

- (iv) The trend of development, within the vicinity since the property was originally classified.

**The trend of development is mostly agricultural with some rural residences in the area. In 2007, a variance for a Small Wind Energy Conversion System and setback variances were approved southwest of the subject property. In 2003, variances for the lot depth to exceed 2.5 times the lot width and the lot area were approved west of the subject property.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2022-004

Address: 13000 Block of Maxwell Hall Rd., Loami

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

**The purpose of the variances requested are to separate the northern timber area from the cropland for a future residence and formally separate the parcel where it is already divided by Maxwell Hall Road. Allowing an accessory structure to be 24 feet instead of 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restriction.**

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

**Proposed Parcel 1 has an area of timber that creates a natural dividing line. This allows the petitioner to divide the subject property without taking a larger area of cropland out of production to construct a residence. The subject property is also unique because Maxwell Hall Road already divides Proposed Parcel 2 and 3 so the requested variances merely formalize this division. For the accessory structure height variance, other parcels in the area are zoned Agricultural which has no such restrictions.**

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**Negative impacts are not anticipated.**

**LAND EVALUATION AND SITE ASSESSMENT****Part 1: Site Assessment**

|  | Available<br>Points | Points    |
|--|---------------------|-----------|
| <b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>                   |                     |           |
| <b>90% or more</b>   | <b>20</b>           |           |
| 75-89%   | 10                  | <b>20</b> |
| 50-74%   | 5                   |           |
| Under 50%  | 0                   |           |
| <b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>                       |                     |           |
| <b>90% or more</b>   | <b>20</b>           |           |
| 75-89%   | 10                  | <b>20</b> |
| 50-74%   | 5                   |           |
| Under 50%  | 0                   |           |
| <b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>                    |                     |           |
| <b>75-100%</b>   | <b>10</b>           |           |
| 50-74%   | 5                   | <b>10</b> |
| Under 50%  | 0                   |           |
| <b><u>COUNTY SECTOR</u></b>  |                     |           |
| <b>Rural</b>   | <b>20</b>           |           |
| 0.5 mile from incorporated area  | 10                  | <b>20</b> |
| Incorporated area  | 0                   |           |
| <b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b> |                     |           |
| 75% or more  | 20                  |           |
| <b>50-74%</b>  | <b>10</b>           | <b>10</b> |
| 25-49%   | 5                   |           |
| Less than 25% or sewer available                                       | 0                   |           |
| <b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>                     |                     |           |
| Negative impact  | 15                  |           |
| <b>Little or none with protective measures</b>                         | <b>5</b>            | <b>5</b>  |
| Little or none   | 0                   |           |
| <b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>            |                     |           |
| Negative impact  | 10                  |           |
| <b>No impact</b>   | <b>0</b>            | <b>0</b>  |

| <u>CONDITION OF ROAD</u>                           |           |           |
|--|-----------|-----------|
| <b>unpaved, &lt;40' ROW, or &lt; 16' pavement</b>  | <b>20</b> |           |
| 16'-18' pavement, 40' ROW                          | 15        | <b>20</b> |
| 18'-20' pavement, 40' ROW                          | 10        |           |
| > 20' pavement, 40' ROW or County or State Highway | 0         |           |

| <u>AVAILABILITY OF PUBLIC SEWER</u>   |           |           |
|---------------------------------------|-----------|-----------|
| <b>Not available</b>                  | <b>15</b> |           |
| Sewer over 600'-1200' away            | 8         | <b>15</b> |
| Private central sewage system         | 5         |           |
| Sewer 600' or less away and available | 0         |           |

| <u>AVAILABILITY OF PUBLIC WATER</u>   |          |          |
|---------------------------------------|----------|----------|
| Not available                         | 20       |          |
| 1,000-1,500' away                     | 15       | <b>0</b> |
| Less than 1,000' away                 | 5        |          |
| <b>Public water available at site</b> | <b>0</b> |          |

| <u>DISTANCE FROM RESPONDING FIREHOUSE</u>          |          |          |
|--|----------|----------|
| Not in fire protection district                    | 20       |          |
| More than 5 miles or fire protection by assignment | 10       | <b>5</b> |
| <b>2.6-5 miles</b>                                 | <b>5</b> |          |
| 0-2.5 miles  | 0        |          |

| <u>DRIVING TIME TO HIGH SCHOOL</u> |          |          |
|------------------------------------|----------|----------|
| Over 30 minutes                    | 10       |          |
| 15-30 minutes                      | 5        | <b>0</b> |
| <b>Less than 15 minutes</b>        | <b>0</b> |          |

|                              |            |
|------------------------------|------------|
| <b>SITE ASSESSMENT TOTAL</b> | <b>125</b> |
|------------------------------|------------|

**Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)**

| <u>Soil</u> | <u>Name</u> | <u>Type</u> | <u>%</u>  | <u>Relative</u> |               |
|-------------|-------------|-------------|-----------|-----------------|---------------|
|             |             |             |           | <u>Value</u>    | <u>Points</u> |
| 198A        | Elburn      | P           |           | 100             |               |
| 199A        | Plano       | P           |           | 100             |               |
| 43A         | Ipava       | P           | <b>1</b>  | 100             | <b>1</b>      |
| 7148A       | Proctor     | P           |           | 100             |               |
| 46A         | Herrick     | P           |           | 100             |               |
| 7037A       | Worthen     | P           |           | 100             |               |
| 705A        | Buckhart    | P           |           | 98              |               |
| 199B        | Plano       | P           |           | 98              |               |
| 36B         | Tama        | P           |           | 98              |               |
| 244A        | Hartsburg   | P2          |           | 98              |               |
| 257A        | Clarksdale  | P2          | <b>13</b> | 98              | <b>13</b>     |
| 68A         | Sable       | P2          |           | 87              |               |
| 679B        | Blackberry  | P           |           | 87              |               |
| 705B        | Buckhart    | P           |           | 87              |               |
| 86B         | Osco        | P           |           | 87              |               |
| 684B        | Broadwell   | P           |           | 87              |               |
| 50A         | Viriden     | P2          |           | 87              |               |
| 712A        | Spaulding   | P2          |           | 87              |               |
| 127B        | Harrison    | P           |           | 87              |               |
| 3077A       | Huntsville  | P3          |           | 87              |               |
| 138A        | Shiloh      | P2          |           | 87              |               |
| 249A        | Edinburg    | P2          |           | 87              |               |
| 242A        | Kendall     | P2          |           | 87              |               |
| 7242A       | Kendall     | P2          |           | 87              |               |
| 134A        | Camden      | P           |           | 87              |               |
| 17A         | Keomah      | P2          |           | 87              |               |
| 3451A       | Lawson      | P3          | <b>20</b> | 75              | <b>15</b>     |
| 3107A       | Sawmill     | P5          |           | 75              |               |
| 7075B       | Drury       | P           |           | 75              |               |
| 8396A       | Vesser      | P2          |           | 75              |               |
| 3074A       | Radford     | P3          |           | 75              |               |
| 3073A       | Ross        | P3          |           | 75              |               |
| 3284A       | Tice        | P3          |           | 75              |               |
| 279B        | Rozetta     | P           | <b>35</b> | 75              | <b>26</b>     |
| 45A         | Denny       | P2          |           | 75              |               |
| 134B        | Camden      | P           |           | 75              |               |
| 112A        | Cowden      | P2          |           | 75              |               |
| 685B        | Middletown  | P           |           | 75              |               |
| 3405A       | Zook        | P5          |           | 75              |               |
| 131C2       | Alvin       | P           |           | 75              |               |
| 86C2        | Osco        | I           |           | 74              |               |
| 36C2        | Tama        | I           |           | 74              |               |
| 684C2       | Broadwell   | I           |           | 74              |               |
| 119C2       | Elco        | I           |           | 74              |               |
| 119D        | Elco        | I           |           | 74              |               |
| 127C2       | Harrison    | I           |           | 74              |               |
| 119D2       | Elco        | I           | <b>26</b> | 74              | <b>19</b>     |
| 567C2       | Elkhart     | I           |           | 74              |               |
| 134C2       | Camden      | I           |           | 74              |               |
| 259C2       | Assumption  | I           |           | 74              |               |

|       |                 |   |   |    |   |
|-------|-----------------|---|---|----|---|
| 685C2 | Middletown      | I |   | 74 |   |
| 280D2 | Fayette         | I |   | 74 |   |
| 119D3 | Elco            | N |   | 74 |   |
| 259D2 | Assumption      | I |   | 74 |   |
| 212C2 | Thebes          | I |   | 74 |   |
| 630C2 | Navlys          | I |   | 74 |   |
| 630D2 | Navlys          | I |   | 74 |   |
| 630D3 | Navlys          | I |   | 57 |   |
| 131D2 | Alvin           | I |   | 57 |   |
| 8D    | Hickory         | I |   | 50 |   |
| 8D2   | Hickory         | I |   | 50 |   |
| 280D3 | Fayette         | I |   | 44 |   |
| 8D3   | Hickory         | I |   | 44 |   |
| 8F    | Hickory         | N | 6 | 44 | 3 |
| 549G  | Marseilles      | N |   | 0  |   |
| 533   | Urban Land      | N |   |    |   |
| 536   | Dumps           | N |   |    |   |
| 830   | Orthents, Land  | N |   |    |   |
| 862   | Pits, Sand      | N |   |    |   |
| 864   | Pits, Quarries  | N |   |    |   |
| 801C  | Orthents, Silty | N |   |    |   |
| W     | Water           |   |   |    |   |

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

|   |           |
|---|-----------|
| <b>AGRICULTURAL LAND EVALUATION TOTAL</b> | <b>77</b> |
|---|-----------|

|                    |            |
|--------------------|------------|
| <b>GRAND TOTAL</b> | <b>202</b> |
|--------------------|------------|

Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.