



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • August 5, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Zittel, William D; Zittel, Amy M; Zittel, Jeffrey S; Zittel, Kimberly A
<u>Petitioner(s):</u>	Zittel, William D; Zittel, Amy M; Zittel, Jeffrey S; Zittel, Kimberly A
<u>Property Location:</u>	Located in the Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 18, Town 10 North, Range 12 East
<u>Town:</u>	Columbus
<u>Parcel(s) Affected:</u>	276.01, 276.02
<u>Site Address:</u>	State Highway 60/Wendt Road

William Zittel, Amy Zittel, Jeffrey Zittel, and Kimberly Zittel, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 276.01 is 117.5 acres in size. It is zoned A-1 Agriculture with 57 acres of A-4 Agricultural Overlay zoning along the southern and western property lines. The land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map and is currently vacant and under cultivation. The property fronts on both State Highway 60 and Wendt Road. Wetlands are present on the property, outside of the proposed building area. No floodplain is present. Most of the property is considered to be prime farmland, or prime farmland where drained. Potentially highly erodible lands per NRCS are located near the building sites. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture and Single-Family Residence	A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and A-2 General Agriculture
East	Agriculture, Wetland, and Single-Family Residence	A-1 Agriculture with A-4 Agricultural Overlay and RR-1 Rural Residence
South	Agriculture and Wetland	A-1 Agriculture
West	Agriculture, Wetland, and Single-Family Residence	A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and RR-1 Rural Residence

Analysis:

The property owners are proposing to create two new 5-acre lots that will be rezoned to the RR-1 Rural Residence district to allow for the construction of two new homes. The first RR-1 lot, listed as Lot 2 of the

proposed Certified Survey Map, will front on State Highway 60 and will share driveway access with parcel 276.03. A separate ingress/egress easement will need to be recorded with the Certified Survey Map (CSM). A second RR-1 lot will be created along Wendt Road, to the south of parcel 276.04. To maintain a density of 1 home per 35 acres for each of these 5-acre lots, a total of 60 acres will be restricted (30 acres per RR-1 lot).

To maintain a density of one home per 35 acres, 60 acres of 276.01 and 276.02 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 30 acres will be restricted for each home to maintain said density. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of two single-family residences onto respective 5-acre lots, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 60 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Columbus Town Board met on June 9, 2025, and recommended approval of the rezoning.

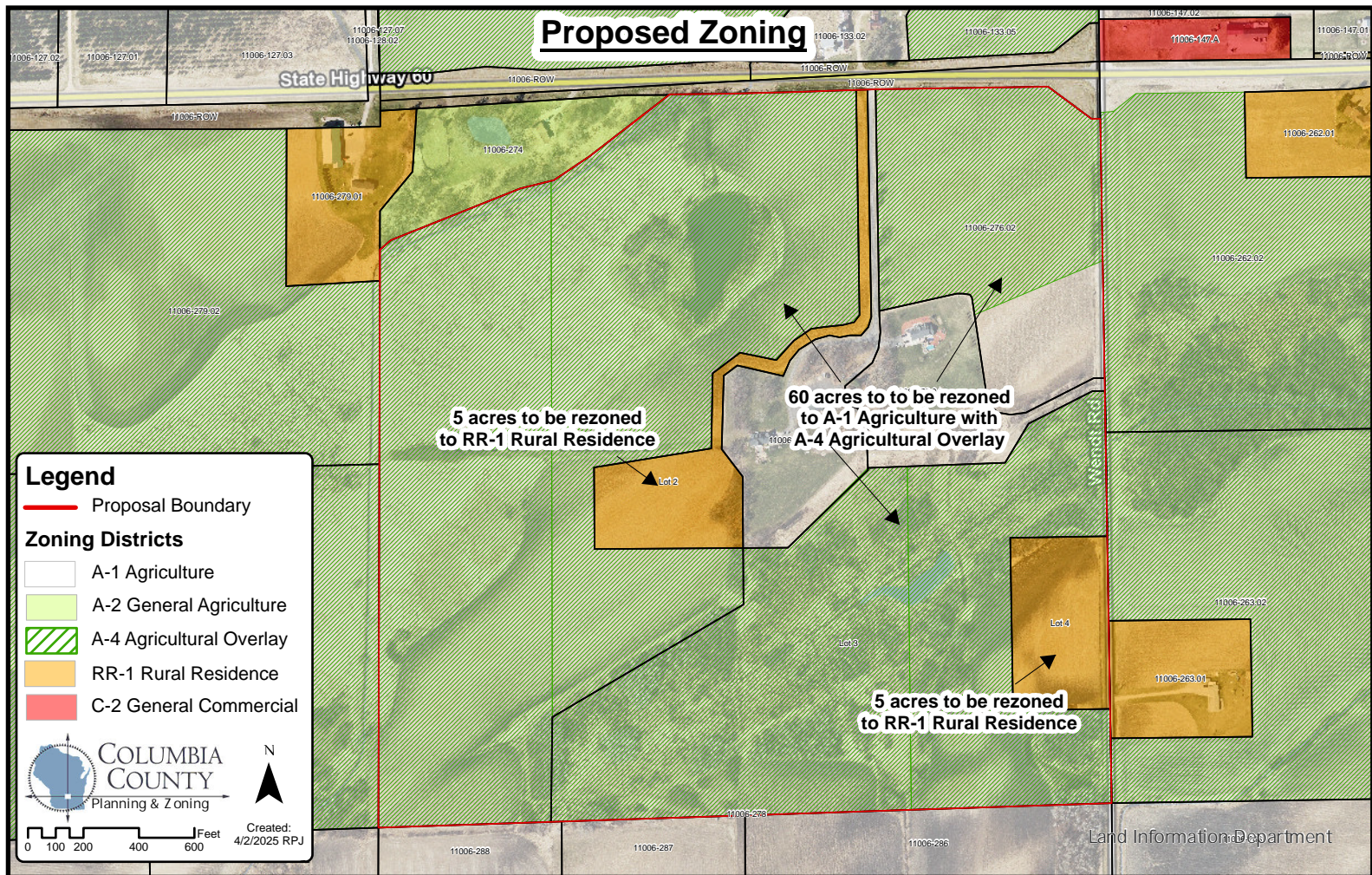
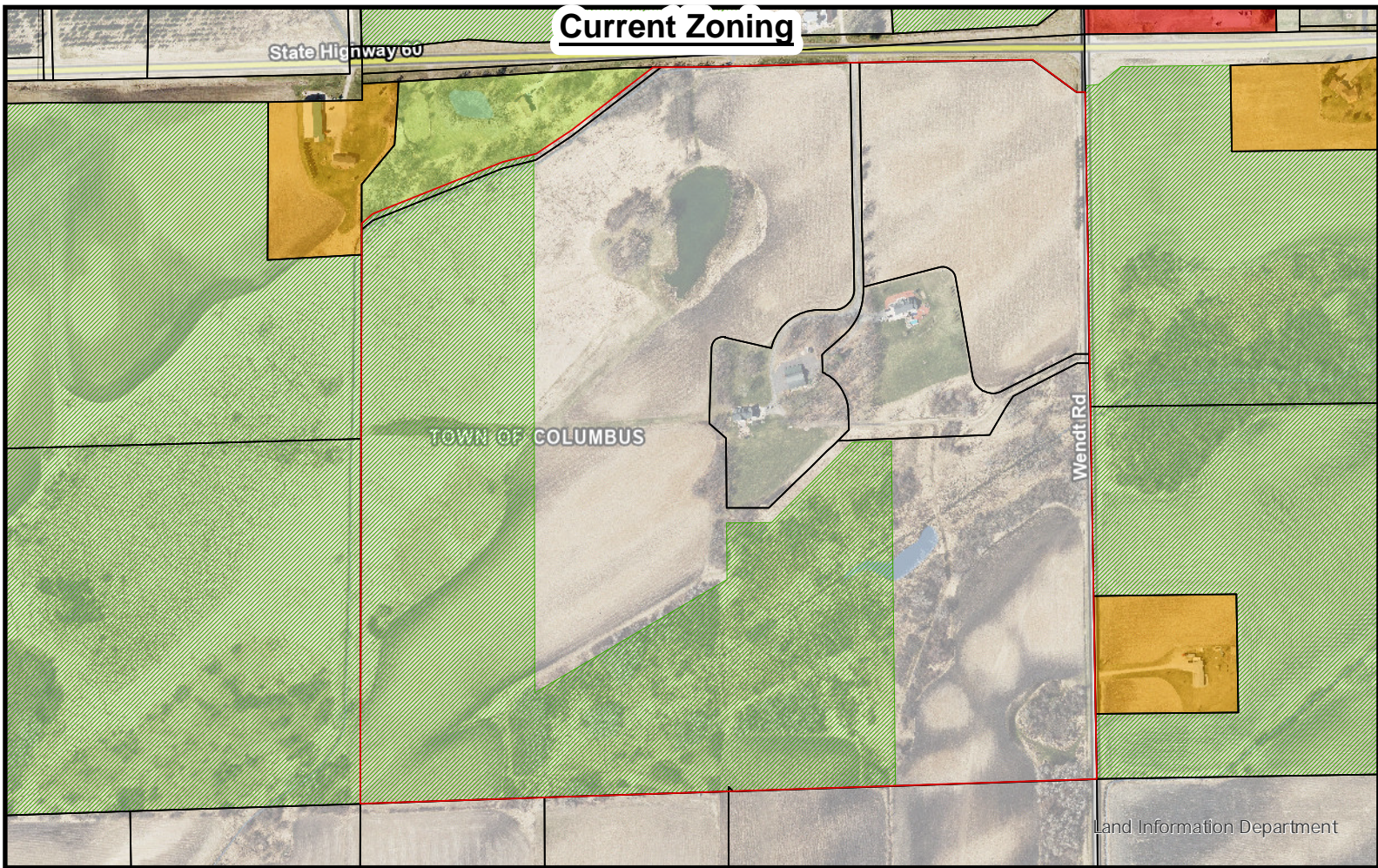
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Town Board Action Report

Recommendation:

Staff recommends approval of the rezoning of 10.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 60.0 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- C-2 General Commercial



0 100 200 400 600 Feet

Created: 4/2/2025 RPJ

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