



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • August 5, 2025

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| <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> | Whirry, Renee K; Ralph M & Becky L Levzow Rev Tr dated 7/23/2015 |
| <u>Petitioner(s):</u> | Whirry, Renee K; Ralph M & Becky L Levzow Rev Tr dated 7/23/2015 |
| <u>Property Location:</u> | Located in the Northwest Quarter of the Northwest Quarter of Section 21 and the Northeast Quarter of the Northwest Quarter of Section 4, all in Town 11 North, Range 10 East |
| <u>Town:</u> | Lowville |
| <u>Parcel(s) Affected:</u> | 70, 390 |
| <u>Site Address:</u> | W6409 Traut Road |

Renee Whirry and Ralph M & Becky L Levzow Rev Trust, 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 70 is 41.92 acres in size and parcel 390 is 39.662 acres. Both parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. The western 33.53 acres of parcel 390 are also restricted with the A-4 Agricultural Overlay zoning district. Wetlands and floodplain are present in the southeastern half of parcel 70, while the northwestern half is wooded. Parcel 390 is under cultivation, and there are no wetlands or floodplain present. Prime farmland runs through the northwestern half of the property and soils are considered to be potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning: Parcel 70

| Direction | General Land Use | Zoning |
|-----------|--------------------------|-----------------|
| North | Woodland and Agriculture | A-1 Agriculture |
| East | Wetland and Floodplain | A-1 Agriculture |
| South | Wetland and Floodplain | A-1 Agriculture |
| West | Woodland and Agriculture | A-1 Agriculture |

Adjacent Land Uses and Zoning: Parcel 390

| Direction | General Land Use | Zoning |
|-----------|-----------------------------------|---|
| North | Single-Family Residence | A-1 Agriculture |
| East | Woodland | A-1 Agriculture |
| South | Wetland, Woodland, and Open Space | A-1 Agriculture |
| West | Agriculture | A-1 Agriculture with A-4 Agricultural Overlay |

Analysis:

The property owner of parcel 390, Renee Whirry, is proposing to create a 5-acre flag lot on the eastern side of parcel 390. This 5-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on Traut Road. An Emergency Response Number has already been issued for the property.

Because the western 33.53 acres of the parcel are already restricted with the A-4 Agricultural Overlay district, the owner is proposing to reconfigure the 33.53-acre restriction to align with the preferred RR-1 lot layout. To maintain a density of one home per 35 acres for this new residential site, the remaining 0.74 unrestricted acres of parcel 390 along with 29.26 acres of parcel 70, owned by Ralph and Becky Levzow Trust, will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 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 a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to a total of 30 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lowville Town Board met on June 12, 2025, and recommended approval of the rezoning.

Documents:

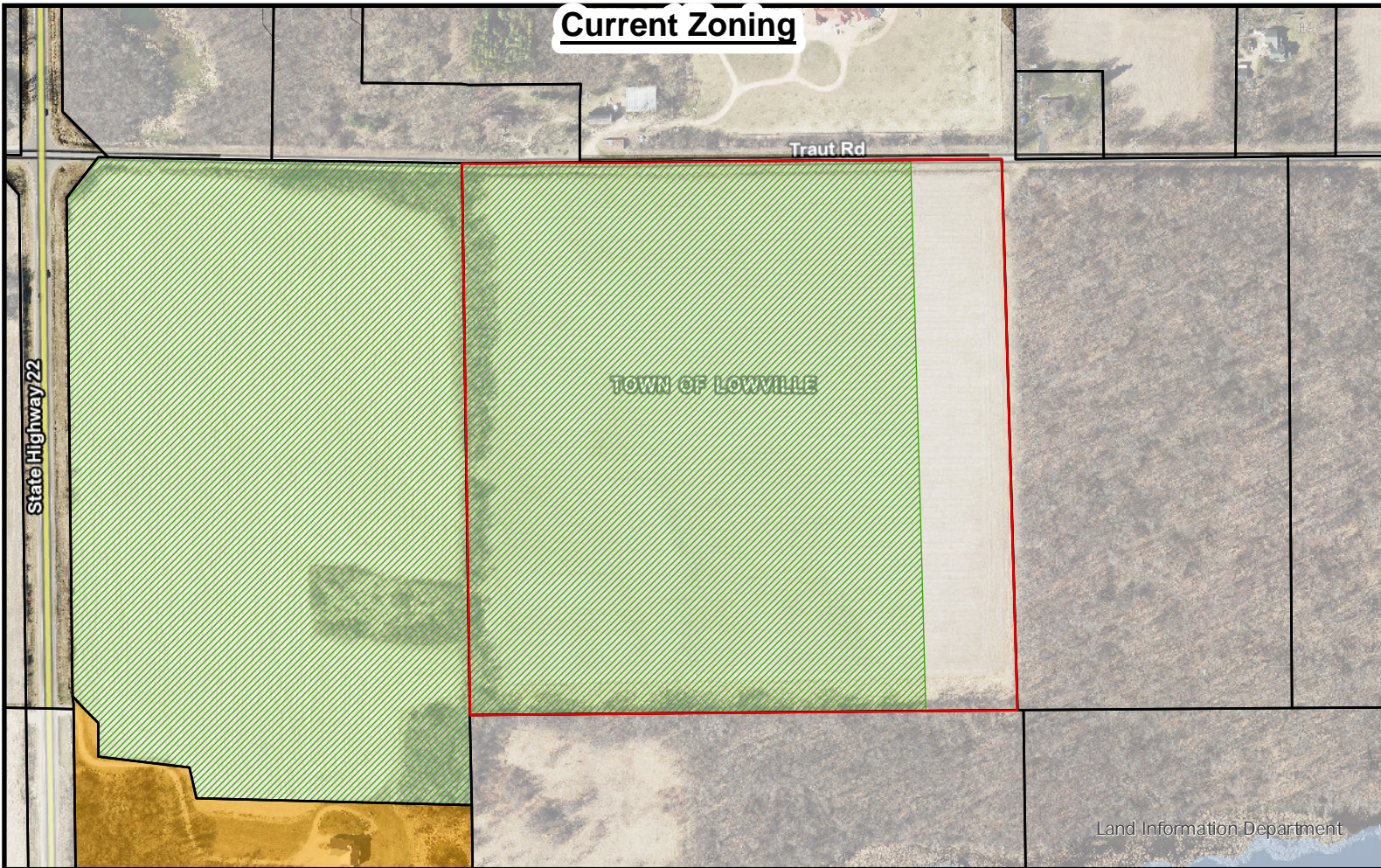
The following documents are on file with the Planning and Zoning Department:

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

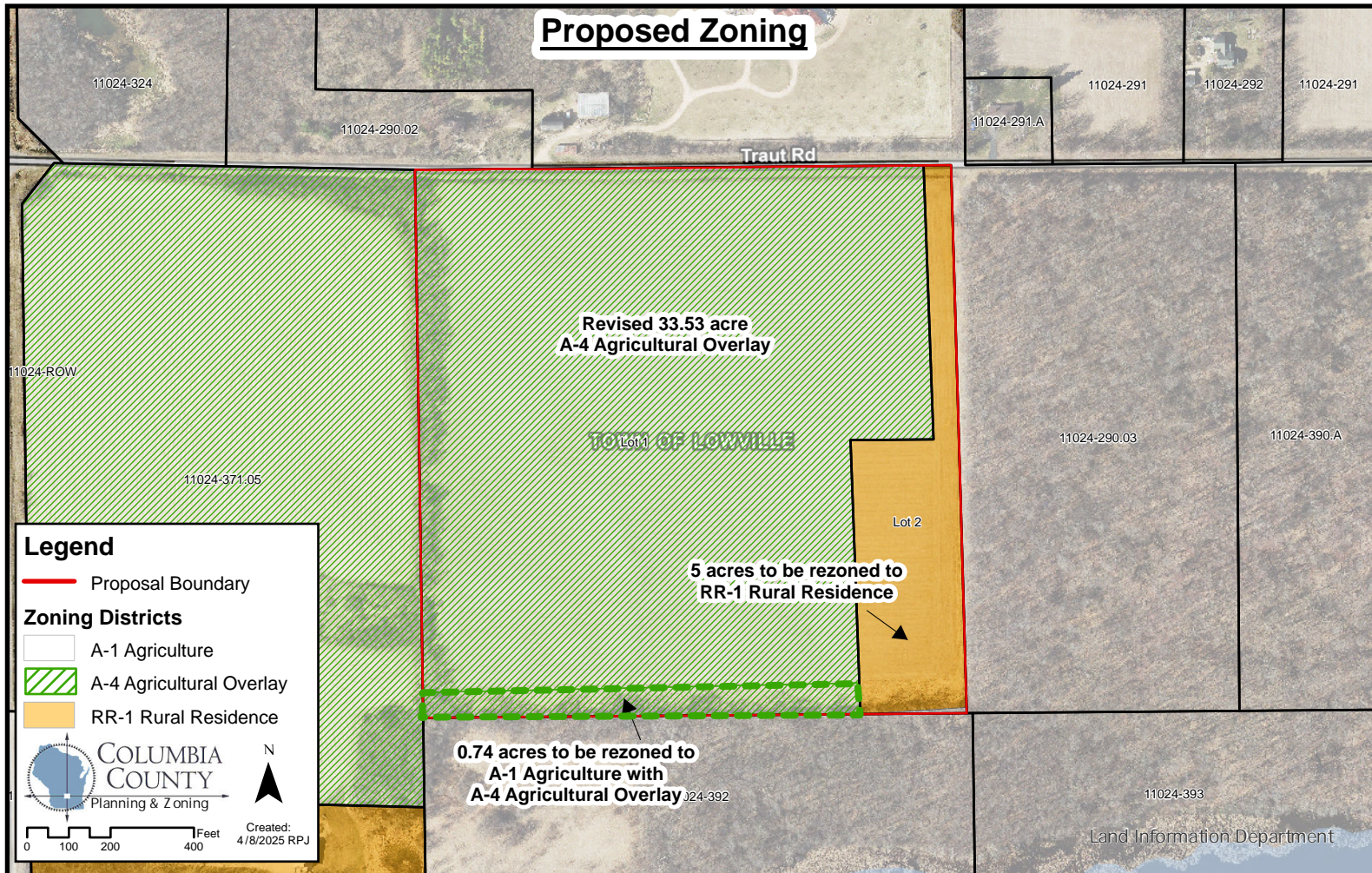
Recommendation:

Staff recommends approval of the rezoning of 5.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30.0 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.

Current Zoning



Proposed Zoning



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Current Zoning

TOWN OF WYOCENA

TOWN OF LOWVILLE

Land Information Department

Proposed Zoning

TOWN OF WYOCENA

29.26 acres to be rezoned to
A-1 Agriculture with
A-4 Agricultural Overlay

TOWN OF LOWVILLE

Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



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