



## **Public Hearing Item 2: Rezoning**

Planning & Zoning Committee • February 4, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	Woodward, James K; Woodward, Paula F
<b><u>Petitioner(s):</u></b>	Woodward, James K; Woodward, Paula F
<b><u>Property Location:</u></b>	Located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 12, Town 11 North, Range 10 East
<b><u>Town:</u></b>	Lowville
<b><u>Parcel(s) Affected:</u></b>	220.01
<b><u>Site Address:</u></b>	W5132 Drake Road

### **Background:**

James K and Paula F Woodward, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 220.01 is 35.7 acres in size. There is an existing residence and an accessory structure in the southwestern corner of the property along Drake Road. The septic system on the property was installed in 2007 and is current on maintenance requirements. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on the property. Most of the property is designated as prime farmland, with the exception of portions on the northern side of the property. 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 Woodland	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture and Single-Family Residence	RR-1 Rural Residence and A-1 Agriculture

### **Proposal:**

The property owner is proposing to split off the existing home and accessory structure onto a smaller 4.43-acre lot. This lot will remain zoned A-1. To maintain a density of one home per 35 acres, the remaining 31.27 acres of parcel 220.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The separation of a pre-existing residence is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This request will require a Certified Survey Map.

If approved, this rezoning will allow for the existing home to be located on a smaller lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 31.27 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Lowville Town Board met January 9, 2025 and recommended approval of the rezoning.

**Documents:**

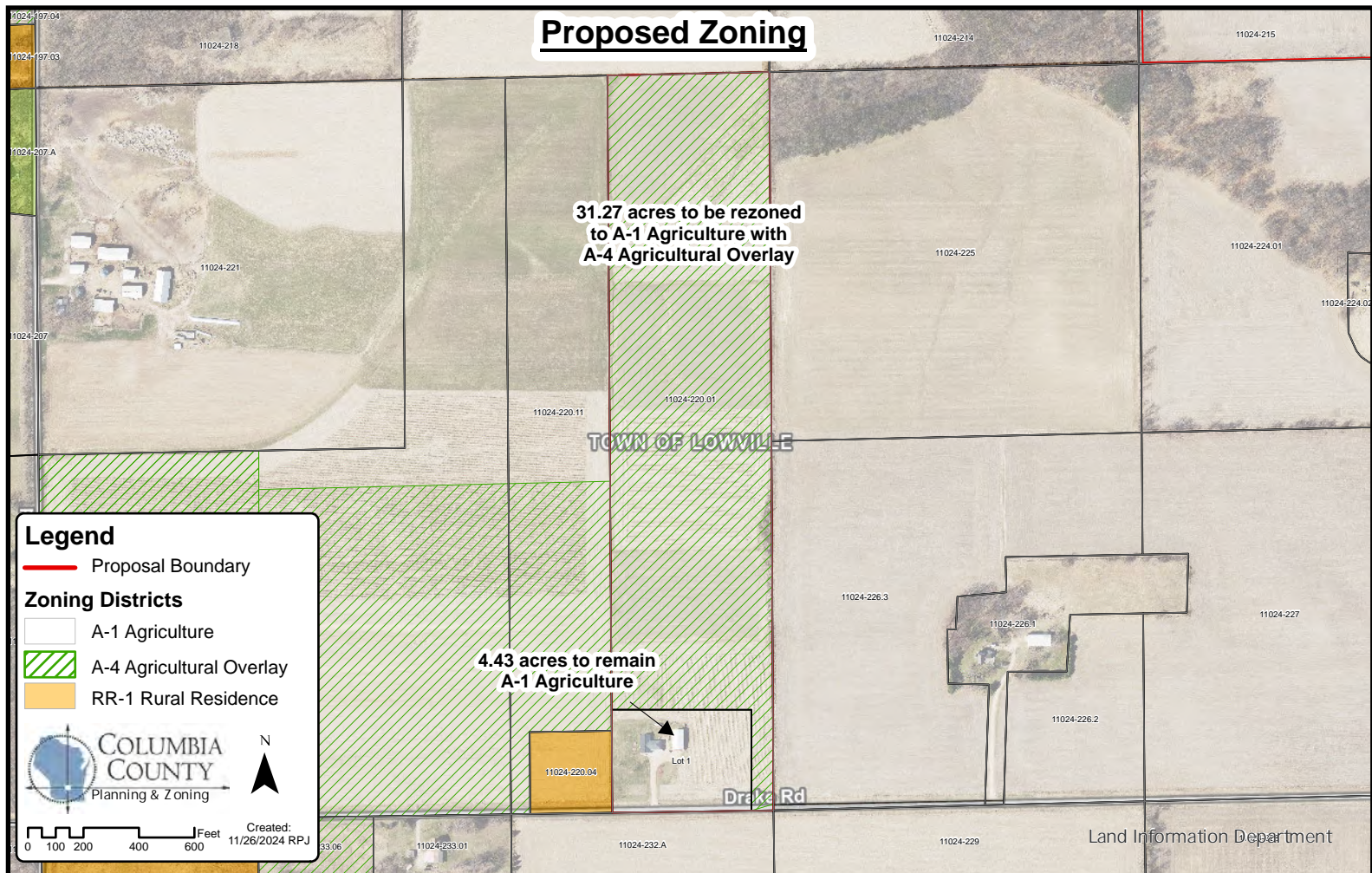
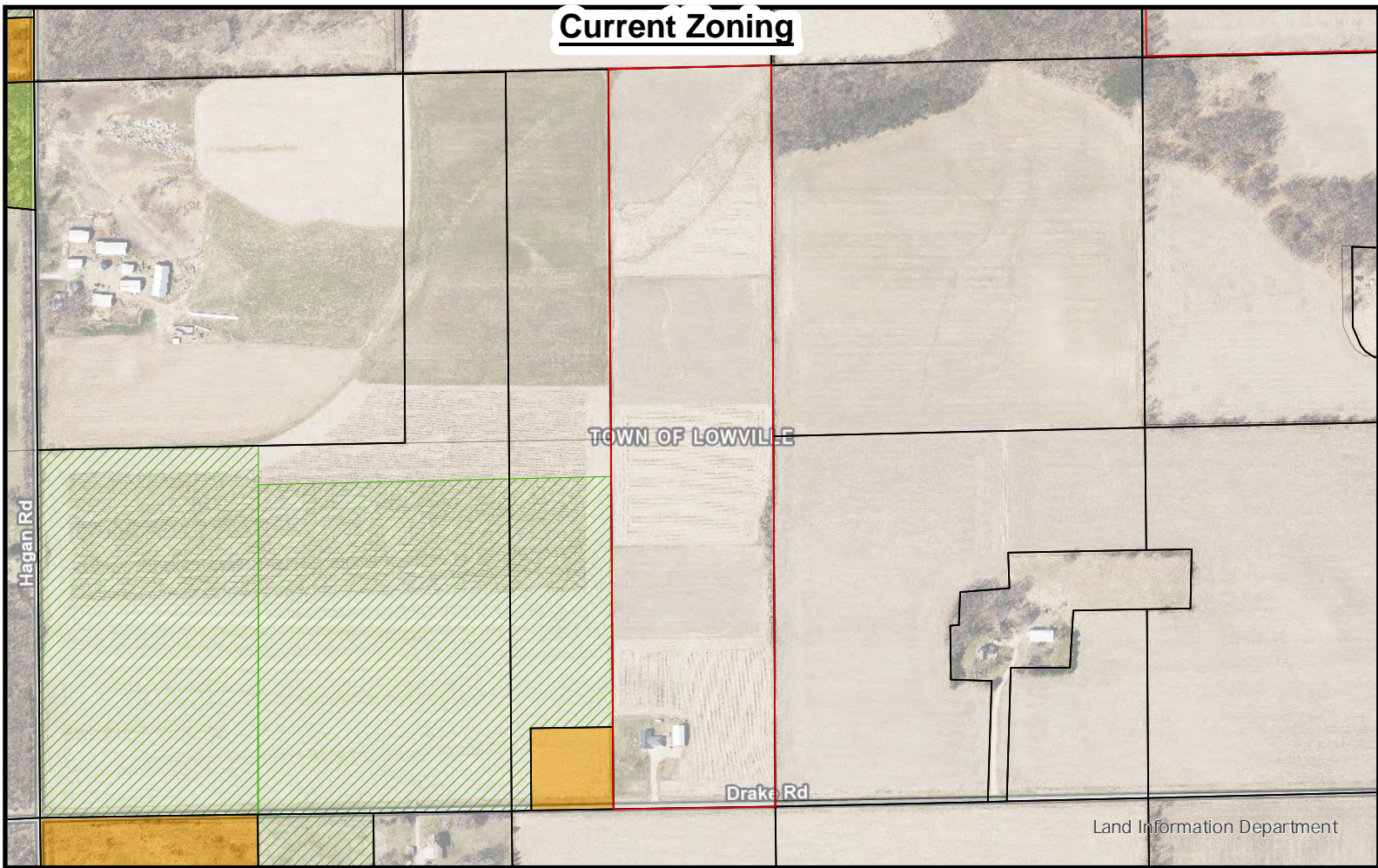
The following documents are on file with the Planning and Zoning Department:

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

**Recommendation:**

Staff recommends approval of the rezoning of 31.27 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.





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