



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • January 7, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Douglas P and Donna J Sharpee Joint Revocable Trust

Petitioner(s): Douglas P and Donna J Sharpee Joint Revocable Trust

Property Location: Located in the Northwest Quarter of the Southwest Quarter of Section 21,
Town 10 North, Range 11 East

Town: Hampden

Parcel(s) Affected: 403

Site Address: N1024 County Highway N

Background:

Douglas P Sharpee of the Douglas P and Donna J Sharpee Joint Revocable Trust, owner, requests 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 403 is listed as 39.49 acres; however, per the legal descriptions received from the surveyor, it appears the parcel is closer to 39.92 acres in size. The land is already developed with a residence and several agricultural accessory structures in the southwestern corner of the property, along County Highway N. The majority of the property is primarily considered to be prime farmland. The land is currently enrolled in the Farmland Preservation Program. There are no wetlands or floodplain present on the property. The septic system was installed in 2005 and is current on maintenance requirements. 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
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Proposal:

The property owner is proposing to split off the existing home and accessory structures onto a smaller 5-acre parcel. This parcel will remain zoned A-1 Agriculture and will front on County Highway N. To maintain the existing density of one home per 39.92 acres in the Town of Hampden, the remaining 34.92 acres of parcel 403 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for separation of an existing single-family residence onto a 5-acre lot, while maintaining the existing density of one home per 39.92 acres through the application of the A-4 district to 34.92 acres. This request appears to follow both the Columbia County Zoning Code and the Comprehensive Plan.

Town Board Action:

The Hampden Town Board met November 19, 2024 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 34.92 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

