



Public Hearing Item 5: Rezoning Planning & Zoning Committee • March 4, 2025

Current Zoning District(s): A-2 General Agriculture
Proposed Zoning District(s): R-1 Single-Family Residence
Property Owner(s): LaFave, Gary R; LaFave, Bernadine A
Petitioner(s): LaFave, Gary R; LaFave, Bernadine A
Property Location: Located in the Southeast Quarter of the Northeast Quarter of Section 35,
Town 11 North, Range 8 East
Town: Dekorra
Parcel(s) Affected: 1030.A
Site Address: N3174 Hooker Rd

Background:

Gary R and Bernadine A LaFave, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-2 General Agriculture to R-1 Single-Family Residence. Parcel 1030.A is 5.06 acres in size and is planned for Single-Family Residential land use on the Columbia County Future Land Use map. The property fronts on Hooker Road and there is an existing residence on site. The septic system tied to this residence was installed in 1975 and is current on maintenance requirements. The land is primarily wooded. There are no wetlands, floodplain, steep slopes, or prime farmland on 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	Woodland and Single-Family Residence	A-1 Agriculture
East	Woodland and Single-Family Residence	A-2 General Agriculture
South	Woodland and Single-Family Residence	A-2 General Agriculture
West	Woodland and Single-Family Residence	AO-1 Agriculture and Open Space

Proposal:

The property owner is proposing to rezone all 5.06 acres of the property to the R-1 Single-Family Residential district, in accordance with the preferred Future Land Use category, as shown on the Columbia County Future Land Use map. Rezoning the property to the R-1 district will allow the owner to split off a 1.19-acre lot in the northwestern corner of the property to construct a second single-family residence. This existing residence will remain on a 3.87-acre lot. Both lots will front on Hooker Road. The minimum lot size for R-1 Single-Family Residence property is 1 acre, with a minimum width of 100 feet. This proposal will require a 2-lot Certified Survey Map (CSM).

If approved, this rezoning will allow a single-family residence to be constructed on a 1.19-acre lot, and for a pre-existing residence to be located on a smaller 3.87-acre lot. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Dekorra Town Board met December 12, 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 5.06 acres, more or less, from A-2 General Agriculture to R-1 Single-Family Residence, effective upon recording of the Certified Survey Map.

