



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • August 4, 2026

Current Zoning District(s): A-1 Agriculture
Proposed Zoning District(s): C-2 General Commercial
Property Owner(s): MOH Holdings LLC c/o Jay Mittelstaedt
Petitioner(s): MOH Holdings LLC c/o Jay Mittelstaedt
Property Location: Located in the Northeast Quarter of the Southeast Quarter of Section 31,
Town 11 North, Range 9 East
Town: Dekorra
Parcel(s) Affected: 486.A, 486.B
Site Address: N3098 Smokey Hollow Road; N3089 Smokey Hollow Road

Background

Jay Mittelstaedt of MOH Holdings LLC, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to C-2 General Commercial. Parcel 486.A is 10.14 acres in size and parcel 486.B is 0.7 acres. There is an existing single-family residence and an accessory structure on parcel 486.A, and also a home and accessory structure on parcel 486.B. Lands outside of the developed area are primarily under cultivation. The property fronts on Smokey Hollow Road to the east and abuts Interstate Highway 39/90/94 to the west. The property is planned for Commercial land use on the Columbia County Future Land Use map. The septic system serving the residence on 486.A was installed in 1995 and is current on maintenance requirements. The system serving the residence on 486.B was installed in 1984 and is also current on maintenance requirements. There are no mapped wetland or floodplain on the property. There are approximately 8.5 acres of prime farmland on the property. 0.8-acre in the northeast corner and 0.25-acre in the southwest corner of the property are listed as potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Wetland/Woodland and Open Space	C-2 General Commercial
East	Single-Family Residence and Agriculture	A-1 Agriculture
South	Single-Family Residence	A-1 Agriculture
West	Interstate Highway 39-90-94	A-1 Agriculture

Analysis:

The property owner and applicant are proposing to combine the parcels into a single lot that will be rezoned to the C-2 General Commercial district. This lot will be developed as outdoor retail sales, which will require a separate Conditional Use Permit. Additional information on the retail sales use is included with the Conditional Use Permit report.

This proposal will require a Certified Survey Map (CSM). Because single-family use is not a permissible use within the C-2 General Commercial district, the existing residences and accessory buildings must be razed before the CSM can be approved for recording. Razing may occur at any time during the rezoning process, or after final County Board review. After the structures are razed, the CSM must be updated accordingly to show the absence

of the structures. Additionally, the existing septic systems associated with these homes must be properly abandoned.

If approved, this rezoning will allow for various commercial uses on the lot, including the proposed retail sales, provided the accompanying Conditional Use Permit is also approved. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Dekorra Town Board met on June 9, 2026, and recommended approval of the rezoning.

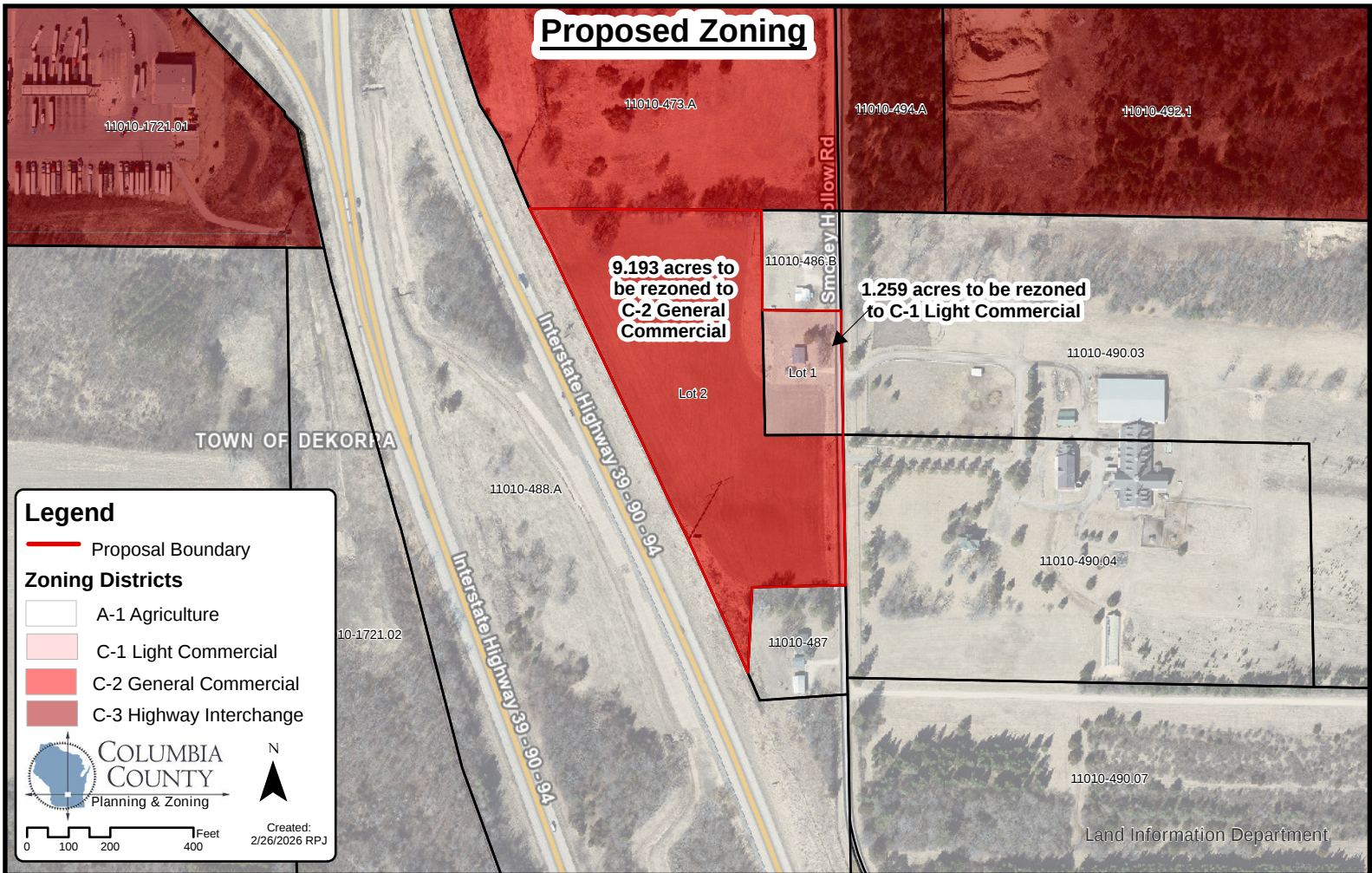
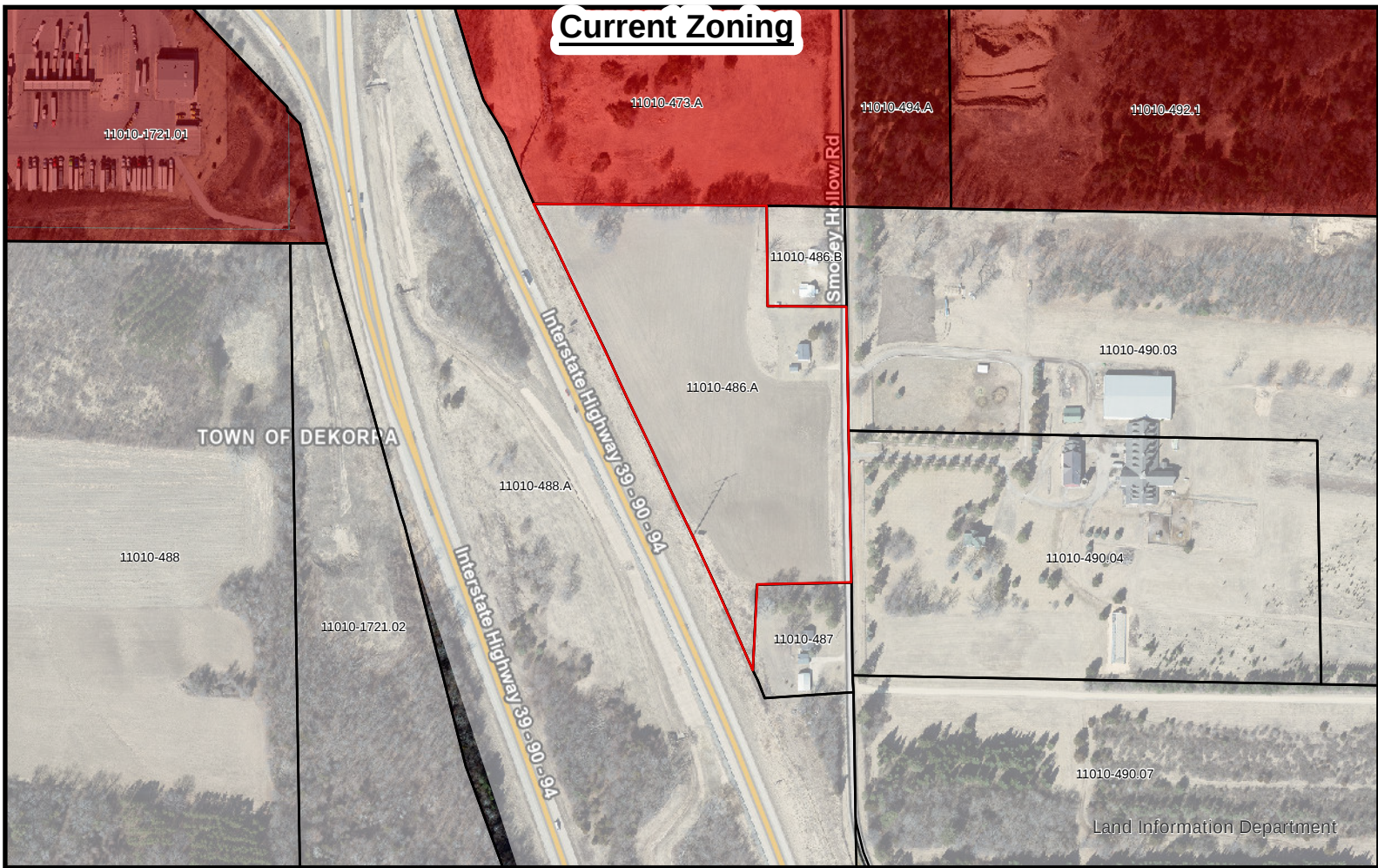
Documents:

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

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

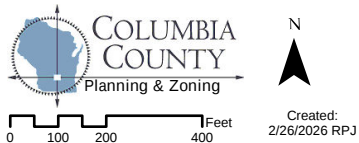
Recommendation:

Staff recommends approval of rezoning 11.47 acres, more or less, from A-1 Agriculture to C-2 General Commercial, effective upon recording of the Certified Survey Map.



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- C-1 Light Commercial
- C-2 General Commercial
- C-3 Highway Interchange



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.