



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • August 4, 2026

<u>Current Zoning District(s):</u>	A-2 General Agriculture
<u>Proposed Zoning District(s):</u>	AO-1 Agriculture and Open Space with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Newton, Tom R; Coatta, Karly N
<u>Petitioner(s):</u>	Newton, Tom R; Newton (Coatta), Karly N
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter of Section 4, Town 10 North, Range 9 East
<u>Town:</u>	Arlington
<u>Parcel(s) Affected:</u>	68
<u>Site Address:</u>	N2816 Wilson Road; W8495 County Highway CS

Background

Tom R and Carly N Newton, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-2 General Agriculture to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay. Parcel 68 is 13.33 acres in size and is listed as Lot 1 Certified Survey Map No. 1155. The property is primarily woodland. There is an agricultural structure on the north end of the property, accessed via 20' easement from County Highway CS, and a single-family residence on the south end of the property, with access from Wilson Road. The septic system on the property was installed in 2021 and is current on maintenance requirements. There is no wetland or floodplain present. Soils are considered to be highly erodible or 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	Woodland and Single-Family Residence	R-1 Single-Family Residence and RR-1 Rural Residence
East	Woodland and Single-Family Residence	R-1 Single-Family Residence
South	Woodland, Agriculture and Single-Family Residence	A-2 General Agriculture
West	Woodland, Agriculture and Single-Family Residence	AO-1 Agriculture and Open Space, A-2 General Agriculture, and RR-1 Rural Residence

Analysis:

The property owners are proposing to split the property into two lots. The northernmost lot will be 7.48 acres and will contain the existing agricultural structure. This lot will continue to be accessed via the existing 20' wide easement, and a 35' strip of land will be maintained along Wilson Road to meet road frontage requirements. A second lot will be created around the existing home and will be 5.85-acres in size. This lot will also have frontage on Wilson Road and will continue to be accessed via the existing driveway serving the residence. This lot will remain zoned A-2 General Agriculture, while the northern 7.48-acre lot will be rezoned to the AO-1 Agriculture and Open Space district and additionally be restricted with the A-4 Agricultural Overlay district. This will allow the proposal to meet the requirements of the zoning ordinance while remaining

consistent with the Future Land Use of the area. This proposal will require a two-lot Certified Survey Map (CSM).

If approved, this rezoning will allow for the lot around an existing home to be reduced in size to 5.85 acres, while maintaining the existing density of one home per 13.33 acres through the application of the A-4 district to 7.48 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Arlington Town Board met on July 8, 2026, and recommended approval of the rezoning.

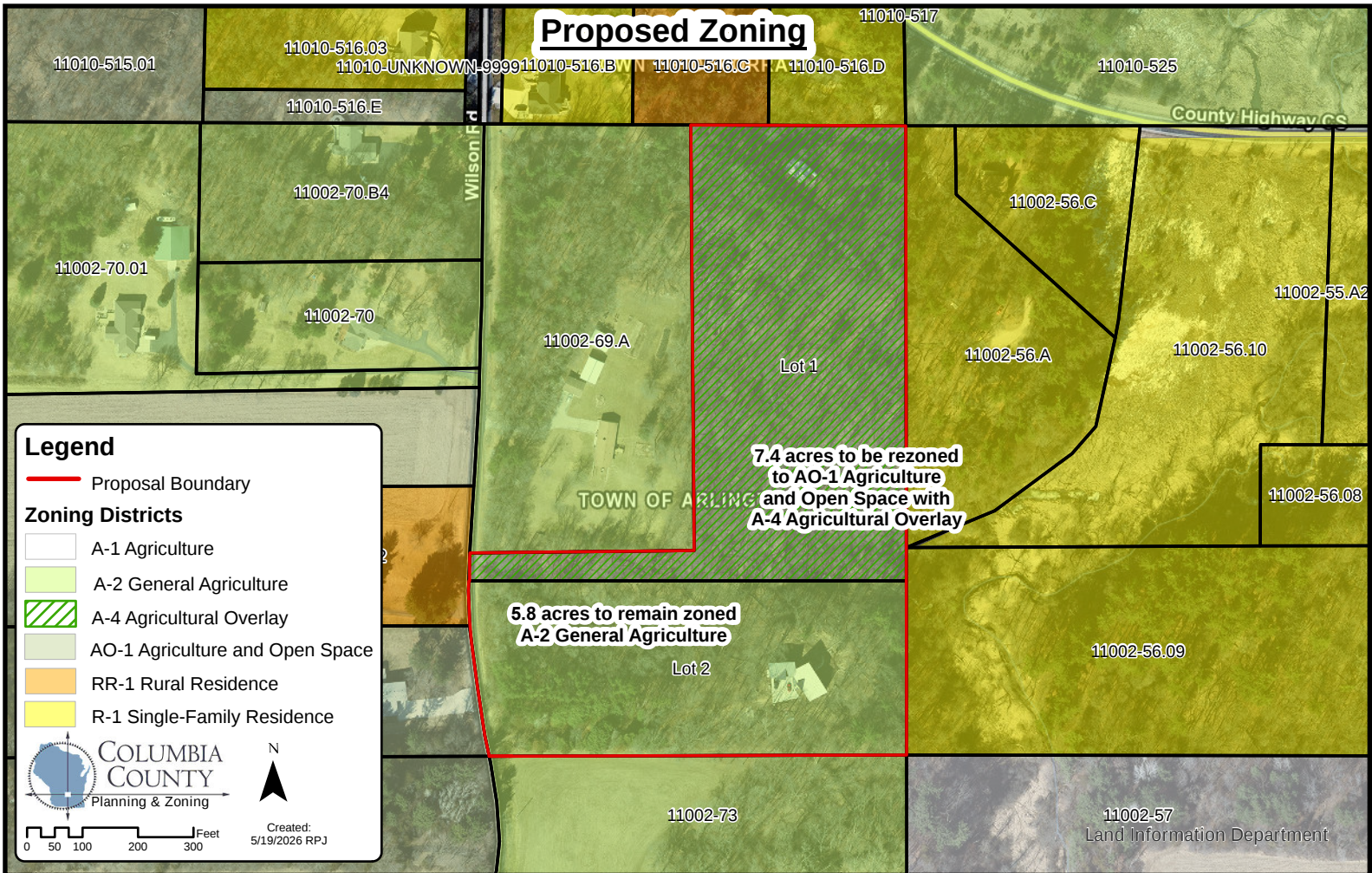
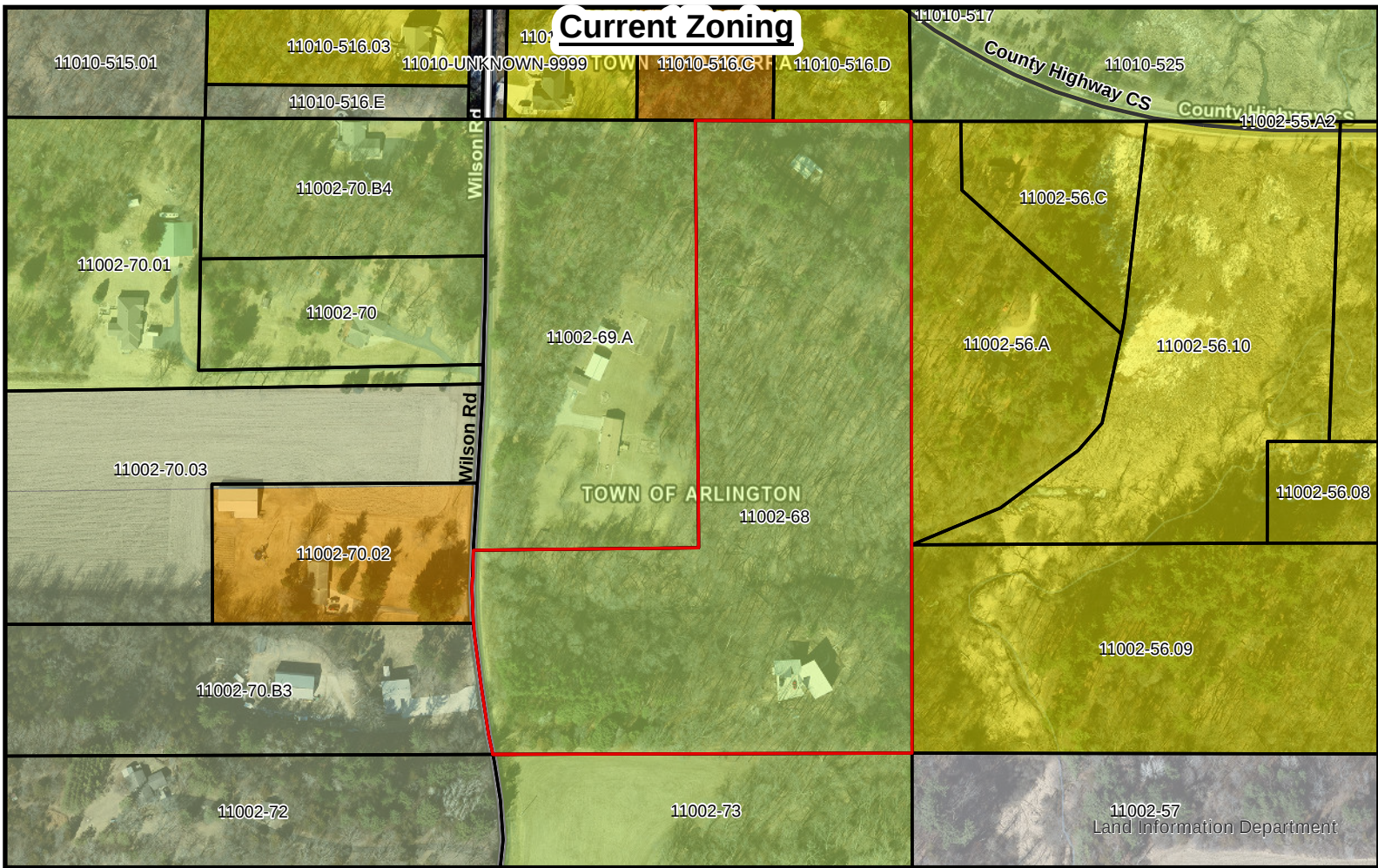
Documents:

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 7.48 acres, more or less, from A-2 General Agriculture to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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