



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • February 3, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Zeman Irrevocable Trust Dtd 5/14/2021, c/o Troy Zeman

Petitioner(s): Zeman Irrevocable Trust Dtd 5/14/2021, c/o Troy Zeman

Property Location: Located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33 Town 10 North, Range 8 East

Town: Lodi

Parcel(s) Affected: 654, 655.02

Site Address: State Highway 60

Background

Troy Zeman of Zeman Irrevocable Trust LLC, owner, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 654 is 65.10 acres in size. There is an existing residence and several agricultural structures on site. Parcel 655.02 is 71.353 acres in size and is under cultivation. Both parcels are zoned A-1 Agriculture and are planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on State Highway 60. There are no wetlands or floodplain on the property. Both parcels are enrolled in the Farmland Preservation Program, and the majority of parcel 655.02 is listed as prime farmland per NRCS. Soils on the property are listed as highly erodible or potentially highly erodible. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence	RIA: Single Unit and PUD: Planned Unit Development (City of Lodi)
East	Agriculture, Wetland and Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to create a 3.275-acre lot on the southern end of the property that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family residence. The property will contain portions of 655.02 and 654. To maintain the minimum required density of one home per 35 acres, the owner will restrict 31.725 acres of parcel 655.02. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 3.275-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to

31.725 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lodi Town Board met on December 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. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

Recommendation:

Staff recommends approval of rezoning 3.275 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 31.725 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.

