



## **Public Hearing Item 2: Rezoning**

Planning & Zoning Committee • January 6, 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):** Thompson, Ronald J; Thompson, Debra A

**Petitioner(s):** Thompson, Ronald J; Thompson, Debra A

**Property Location:** Located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 30, Town 12 North, Range 10 East

**Town:** Wyocena

**Parcel(s) Affected:** 699, 702

**Site Address:** Patchin Road

### **Background:**

Ronald and Debra Thompson, owners, 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. Parcels 699 and 702 are each 40 acres in size and are vacant woodland and cropland. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map and fronts on Patchin Road. There is approximately 0.6-acre of wetlands along the southern property line. No floodplain is present. There are approximately 16 acres of prime farmland on the property, mostly in the center or south-southwestern sides of the parcel; however, there are some in the proposed building location as well. Lands near the proposed residential site are also classified as 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 Wetland	A-1 Agriculture
East	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
South	Single-Family Residence and Agriculture	A-1 Agriculture
West	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture

### **Analysis:**

The property owners are proposing to create a 5-acre lot in the southwestern corner of parcel 702. This 5-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on Patchin Road. To maintain a density of one home per 35 acres for the new home, the northern 30 acres of parcel 699 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This proposal appears to follow the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Wyocena Town Board met on November 20, 2025, and recommended approval of the rezoning.

**Documents:**

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

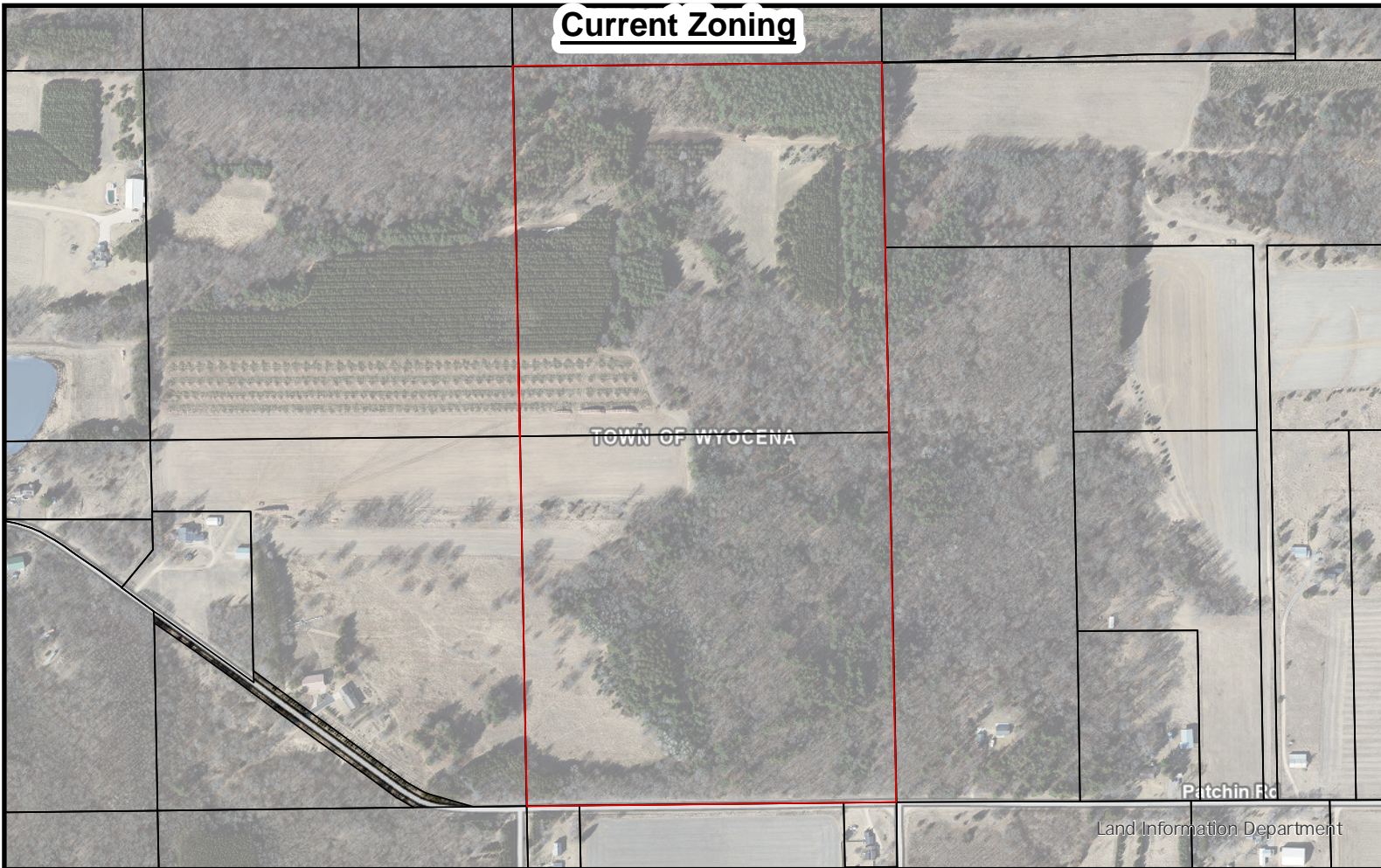
1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

**Recommendation:**

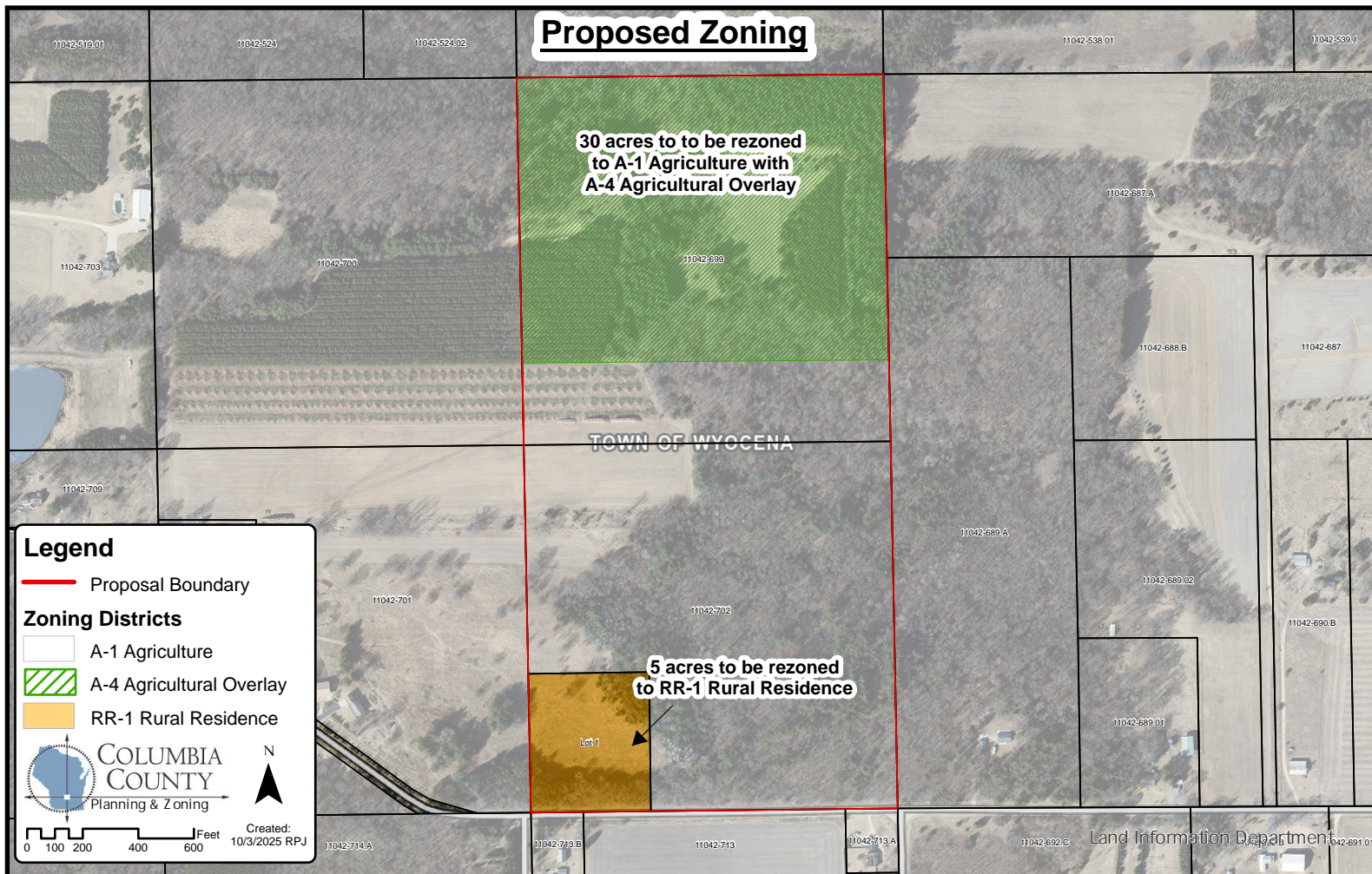
Staff recommends approval of rezoning 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



## Current Zoning



## Proposed Zoning



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