



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • January 6, 2026

<u>Current Zoning District(s):</u>	A-2 General Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Skupniewitz Jr, Thomas E
<u>Petitioner(s):</u>	Skupniewitz Jr, Thomas E
<u>Property Location:</u>	Located in Government Lot 1 of Section 2 and Government Lot 4 of Section 1, Town 12 North, Range 10 East
<u>Town:</u>	Wyocena
<u>Parcel(s) Affected:</u>	39.05
<u>Site Address:</u>	N7588 State Highway 44

Background:

Thomas Skupniewitz Jr, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-2 General Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 39.05 is zoned A-2 General Agriculture and is 27.2 acres in size. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map, is primarily wooded and there is a single-family residence in the southwestern corner of the property near State Highway 44. There are approximately 4 acres of prime farmland along in the northeast and southeast corners of the property and the majority of lands are listed as potentially highly erodible per NRCS. Steep slopes are present near the center of the parcel, and all existing development is located outside of this area. The property planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is no floodplain or wetland present. 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 and Woodland	A-2 General Agriculture and A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Single-Family Residence and Woodland	A-1 Agriculture
West	Single-Family Residence	R-1 Single-Family Residence

Analysis:

The existing residence was previously located on a 6.22-acre lot, listed as Lot 2 of Certified Survey Map No. 2014. The property owner is proposing to split the property so that the home is once again on a 6.22-acre lot. To maintain the existing density of one home on 27.2 acres, the 20.98 acres to be separated from the home will be restricted from further residential development by rezoning to A-1 Agriculture and applying the A-4 Agricultural Overlay district. This proposal will require a Certified Survey Map (CSM). This proposal is in accordance with Section 12.125.03(3)(b), A-2 District Dwellings, which states the following: "If the parcel, including any

contiguously owned parcels, is less than 35 acres the balance of the parcel out of which the division is to be made and the parcel(s) that will not include a residence shall be rezoned to or remain A-1 or AO-1 and be restricted by application of the A-4 district as described under Section 12.125.04.”

In order to maintain the current density of not more than one dwelling per 27.2 acres for the existing residence, 20.98 acres of parcel 39.05 will be restricted from further residential development with the application of the A-4 Agricultural Overlay district.

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 6.22-acre lot, while maintaining the existing density of one home per 27.2 acres through the application of the A-4 district to 20.98 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 September 18, 2025, and recommended approval of the rezoning.

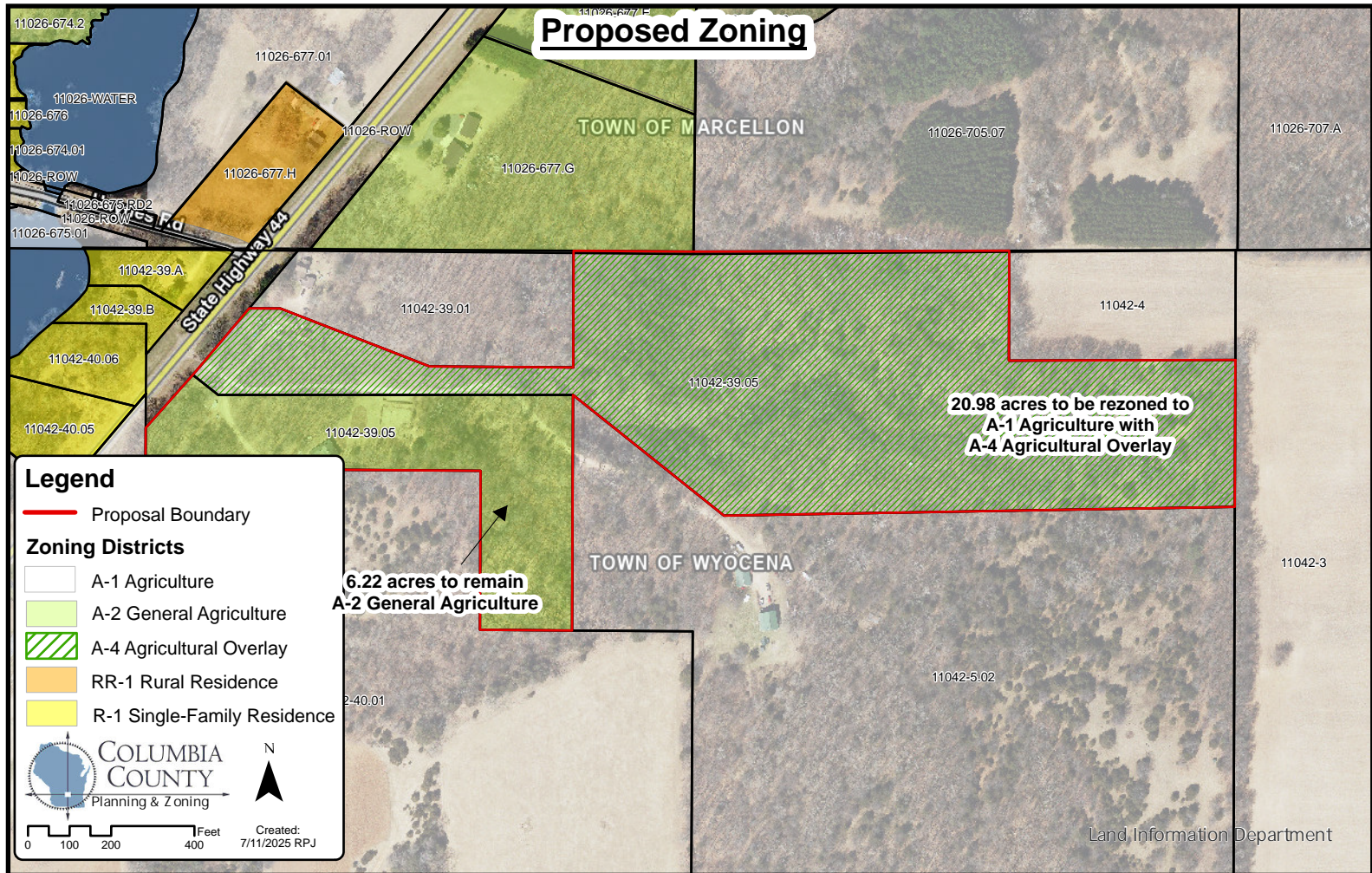
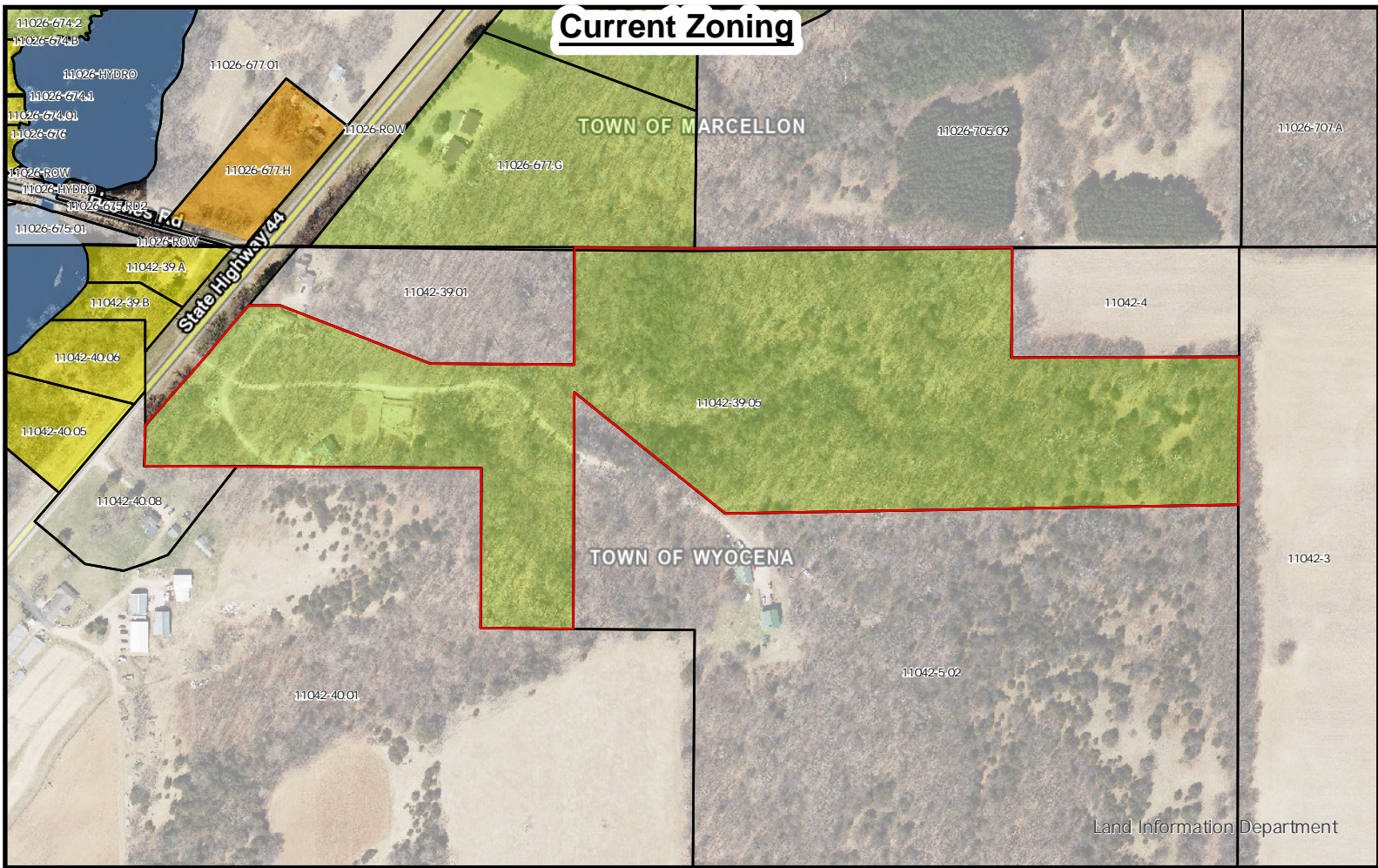
Documents:

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 20.98 acres, more or less, from A-2 General Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- R-1 Single-Family Residence



0 100 200 400 Feet

Created: 7/11/2025 RPJ

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