



Public Hearing Item 6: Rezoning

Planning & Zoning Committee • June 2, 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): James B & Mary L Doherty Jt Rev Trust Dated 1/4/2008

Petitioner(s): James B & Mary L Doherty Jt Rev Trust Dated 1/4/2008; Luther, Glen

Property Location: Located in Government Lot 2 of Section 4 and Government Lots 11 and 12 of Section 3, all in Town 12 North, Range 11 East

Town: Springvale

Parcel(s) Affected: 86, 87, 114.A

Site Address: Healy Road

Background

Mary Doherty, of the James B & Mary L Doherty Jt Rev Trust Dated 1/4/2008, owner, requests 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 114.A is 27.03 acres in size and is vacant cropland and woodland. This parcel fronts on Healy Road. Parcel 86 is 40 acres in size and parcel 87 is 21.62 acres. Both parcels 86 and 87 are primarily cropland, and there is a small portion of floodplain that runs along the ditch on the south side of the parcels. These two parcels do not front on public roads but are located most closely to the intersection of County Highway P and Sawyer Road. There are no wetlands present. All parcels are zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use. The property is enrolled in the Farmland Preservation Program and the majority of parcels 86 and 87 are listed as prime farmland per NRCS. Lands in the proposed development area are considered to be 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	Agriculture	A-1 Agriculture
East	Agriculture Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture and Woodland	A-1 Agriculture

Analysis:

The property owner and applicant are proposing to create a 5-acre lot on parcel 114.A that will front on Healy Road. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home. The applicant will be purchasing an additional 8 acres of parcel 114.A. To maintain a density of one home per 35 acres in the Town of Springvale, the 8 acres of parcel 114.A to be sold to the applicant will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The southernmost 22 acres of parcels 86 and 87, to be retained by the property owners, will also be restricted with the A-4 Agricultural Overlay district. The aggregate area of all proposed A-4 and RR-1 areas is 35 acres.

This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of 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 both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Springvale Town Board met on April 16, 2026, and recommended approval of the rezoning.

Documents:

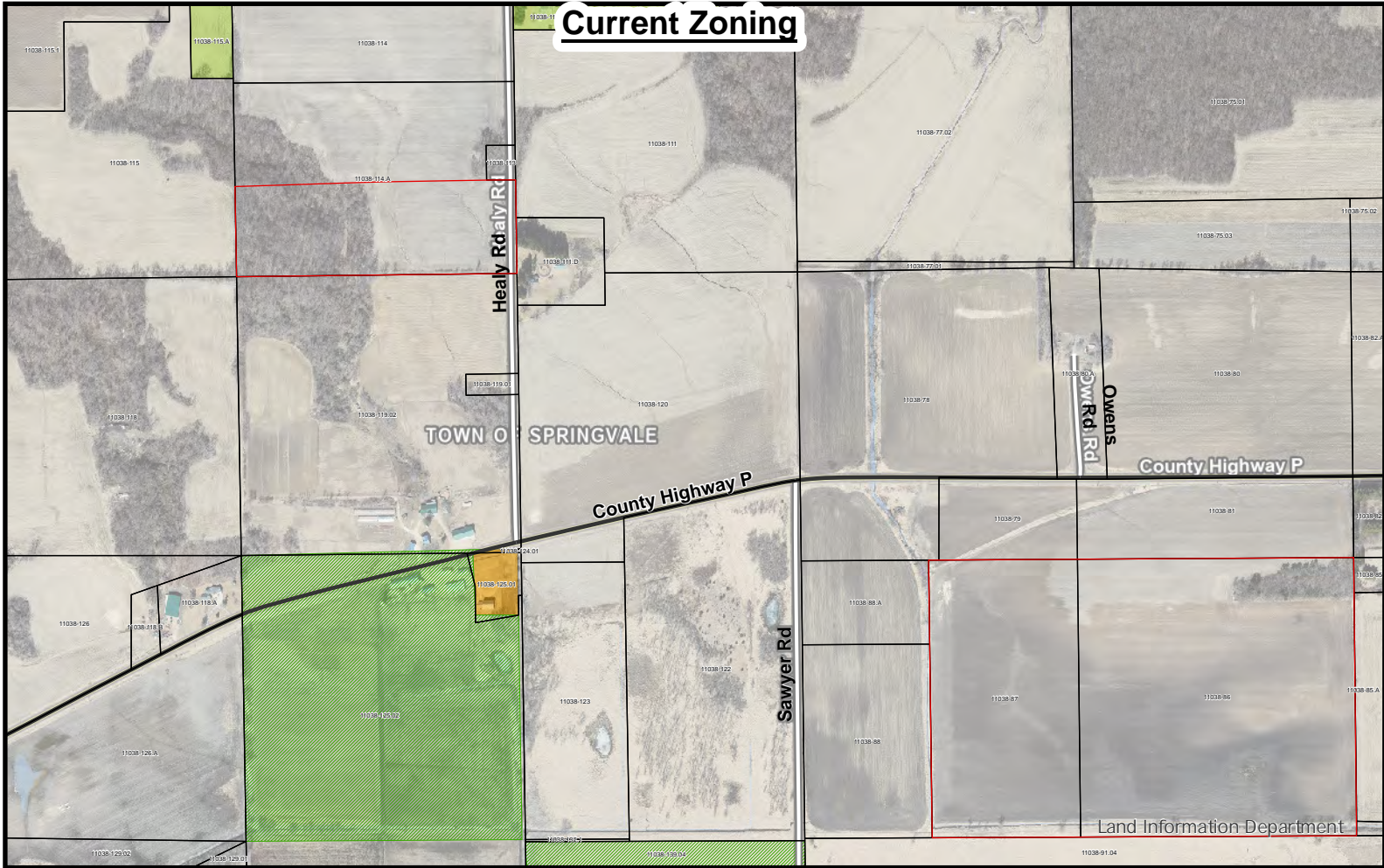
The following documents are on file with the Planning and Zoning Department:

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

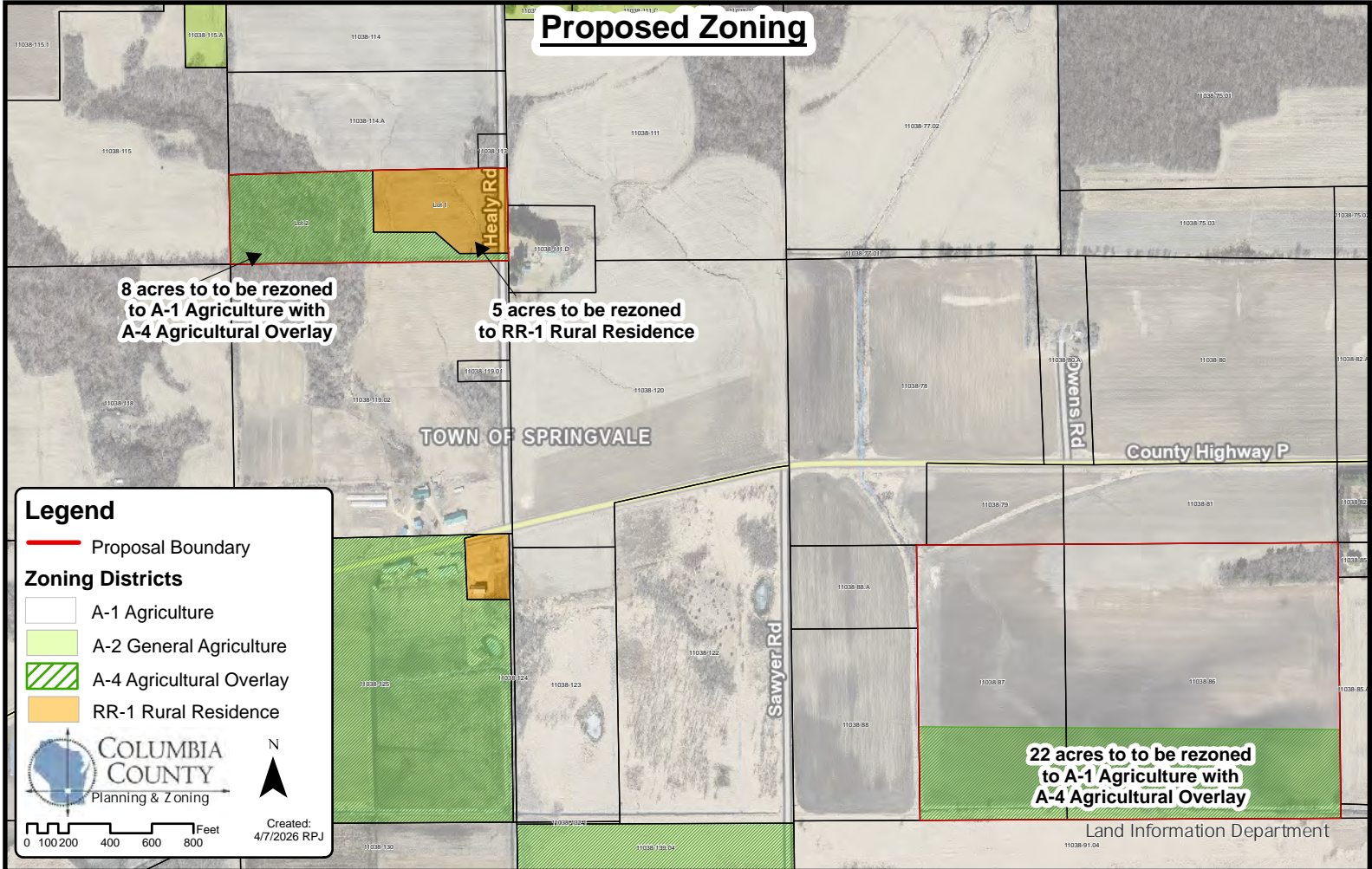
Recommendation:

Staff recommends approval of rezoning 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



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-2 General Agriculture
- ▨ A-4 Agricultural Overlay
- RR-1 Rural Residence

COLUMBIA COUNTY
Planning & Zoning

Created: 4/7/2026 RPJ

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