



## **Public Hearing Item 8: 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):** Leonforte, Nancy C; Leonforte, Vincent T
- Petitioner(s):** Leonforte, Nancy C; Leonforte, Vincent T; Leonforte Howard, Carolyn R
- Property Location:** Located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, Town 13 North, Range 10 East
- Town:** Marcellon
- Parcel(s) Affected:** 307.01
- Site Address:** N8836 Starr Road

### **Background**

Nancy Leonforte, 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. Parcels 306 & 307 were recently combined as 307.01. Parcel 307.01 is 76.42 acres in size. There is an existing single-family residence and several accessory structures on the property. Lands outside of the developed area are primarily under cultivation. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The septic system serving the residence was installed in 1976 and is due for maintenance this year. Maintenance will be required before the CSM associated with this request can be recorded. Wetlands are present in the southeastern and northwestern corners of the property. There are approximately 15 acres of prime farmland or prime farmland, where drained, along the northern and southern property boundaries. Approximately 40 acres of soil on the property are listed 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**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Wetland, Agriculture, and Single-Family Residence	A-1 Agriculture
<b>East</b>	Woodland and Agriculture	A-1 Agriculture
<b>South</b>	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
<b>West</b>	Woodland, Wetland, and Single-Family Residence	A-1 Agriculture

### **Analysis:**

The property owner and applicant are proposing to create a 2.5-acre lot around the existing structures that will front on Starr Road. The proposed lot will be rezoned to the RR-1 Rural Residence district. The property owner does not live in the area permanently and intends to rent out the residence as a short-term rental. The short-term rental will require a conditional use permit. To maintain a density of one home per 35 acres for the existing home,

the eastern 32.5 acres 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). The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This request is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for an existing home to be split off onto a smaller 2.5-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32.5 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Marcellon Town Board met on April 21, 2026, and recommended approval of the rezoning.

**Documents:**

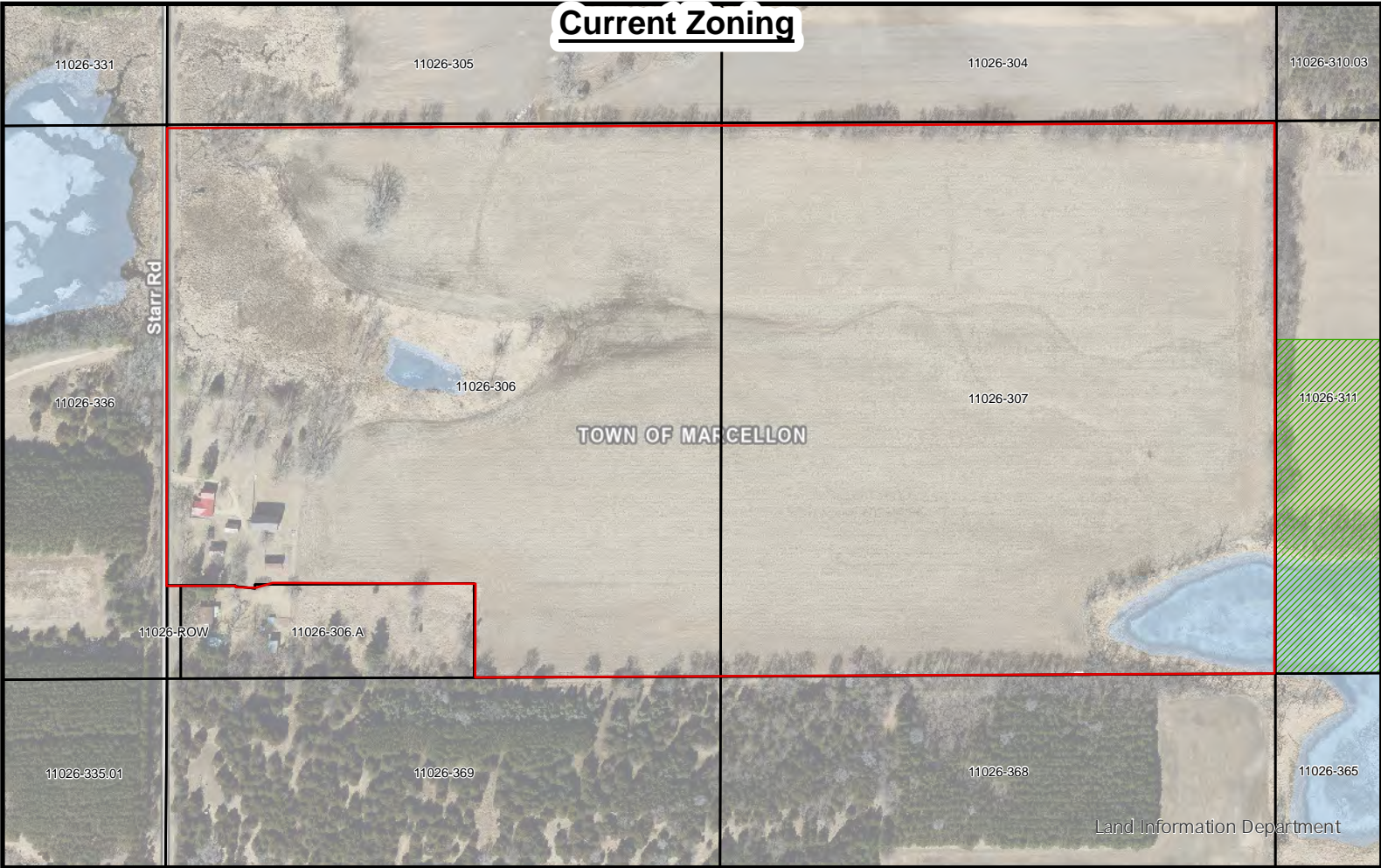
The following documents are on file with the Planning and Zoning Department:

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

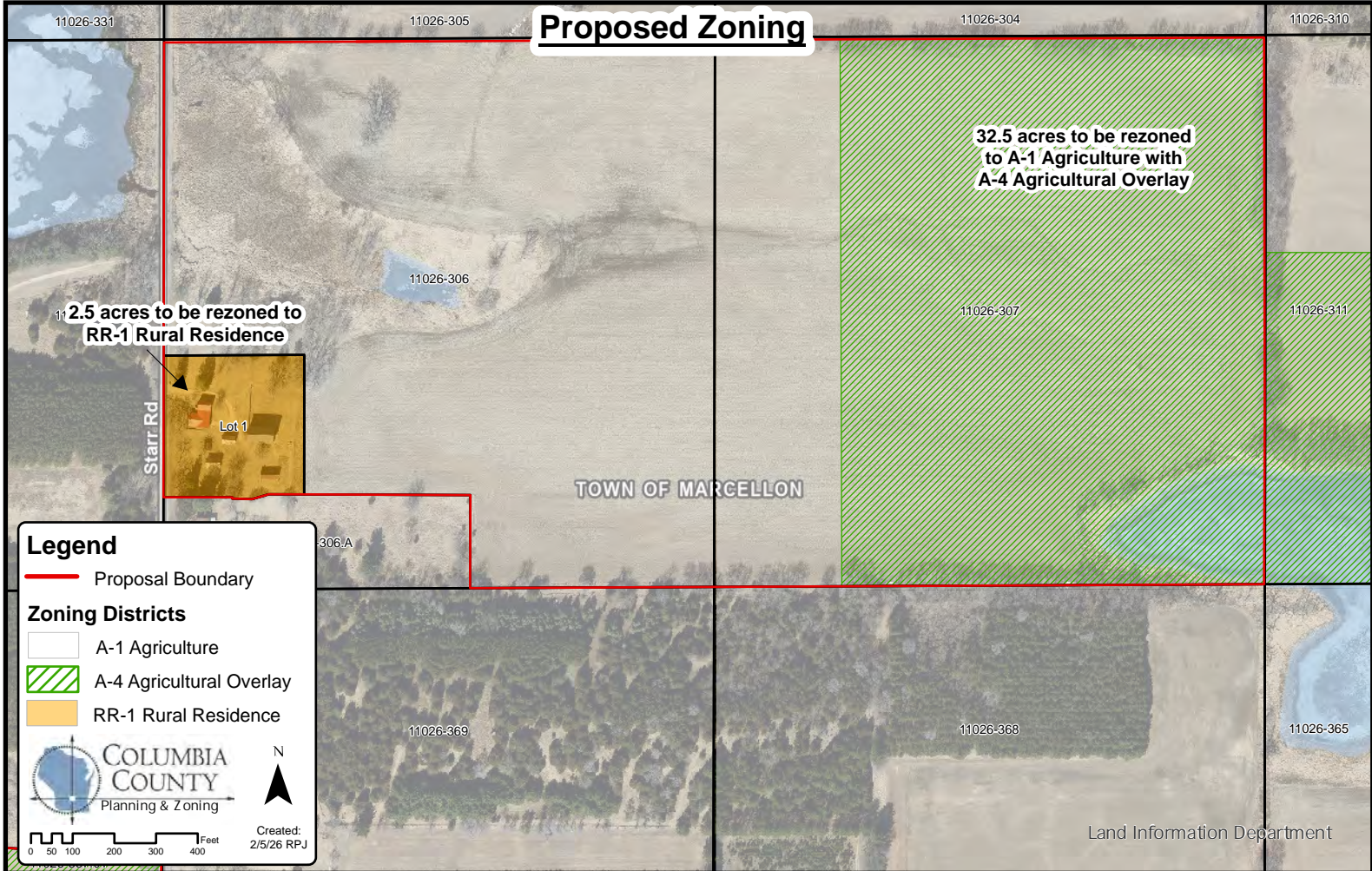
**Recommendation:**

Staff recommends approval of rezoning 2.5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.5 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon completion of sanitary maintenance and recording of the Certified Survey Map.

# Current Zoning



# Proposed Zoning



- Legend**
- Proposal Boundary
  - A-1 Agriculture
  - A-4 Agricultural Overlay
  - RR-1 Rural Residence

**COLUMBIA COUNTY**  
 Planning & Zoning

Created: 2/5/26 RPJ

0 50 100 200 300 400 Feet

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