



Public Hearing Item 1: Rezoning Planning & Zoning Committee • March 3, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Miller, Merlin D; Miller, Alta R; Miller, Reuben L; Miller, Wilma

Petitioner(s): Miller, Merlin D

Property Location: Located in the Southeast Quarter of the Northwest Quarter of Section 10, Town 13 North, Range 10 East

Town: Marcellon

Parcel(s) Affected: 178

Site Address: N9435 Old Highway 22

Background

Merlin, Alta, Reuben, and Wilma Miller, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 178 is 35.07 acres in size, zoned A-1 Agriculture and is planned for Agricultural or Open Space land use. The property is mostly cropland, property fronts on Old Highway 22, and State Highway 22 runs through the property. The septic system on the property is current on maintenance requirements. There are no wetlands or floodplain present. All but 11.7 acres in the center of the parcel are listed as prime farmland. 20.47 acres are listed as potentially highly erodible per NRCS. There are no steep slopes 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	Woodland, Single-Family Residence and Agriculture	A-1 Agriculture
East	Woodland, Single-Family Residence and Agriculture	A-1 Agriculture
South	Woodland, Single-Family Residence and Agriculture	A-1 Agriculture
West	Agriculture and Single-Family Residence	A-1 Agriculture with A-4 Agricultural Overlay

Analysis:

The property owners are proposing to split off lands west of State Highway 22. 18.45 acres will remain with the existing home and accessory structure, east of State Highway 22 and west of Old Highway 22. This lot will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres for the existing home, all 16.62 acres of the second lot, to include all lands west of State Highway 22, will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. 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 Code.

If approved, this rezoning will allow for separation of an existing single-family residence onto a 18.45-acre lot, while maintaining the existing density of one home per 35 acres through the application of the A-4 district to 16.62 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 January 15, 2026, and recommended approval of the rezoning.

Documents:

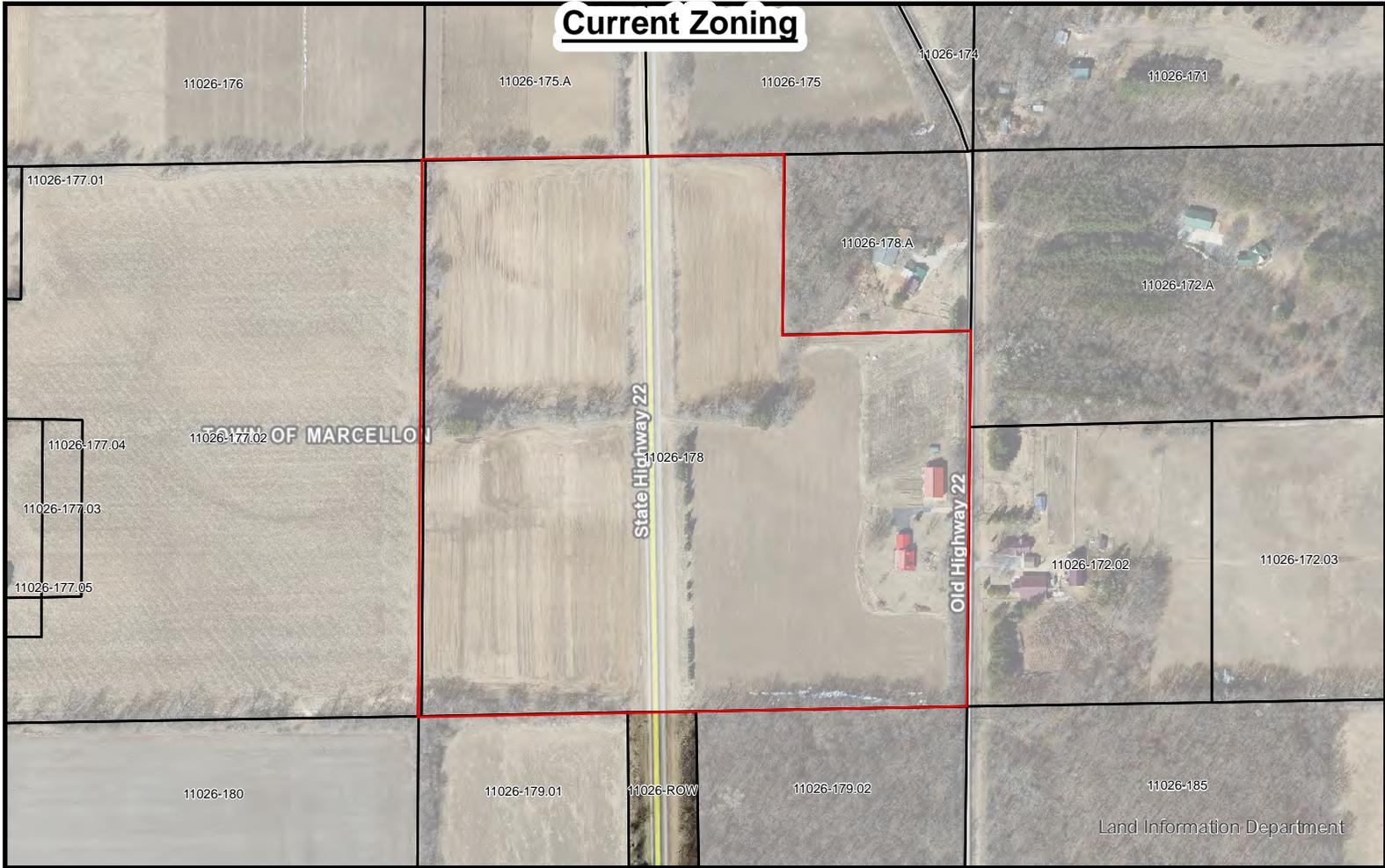
The following documents are on file with the Planning and Zoning Department:

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

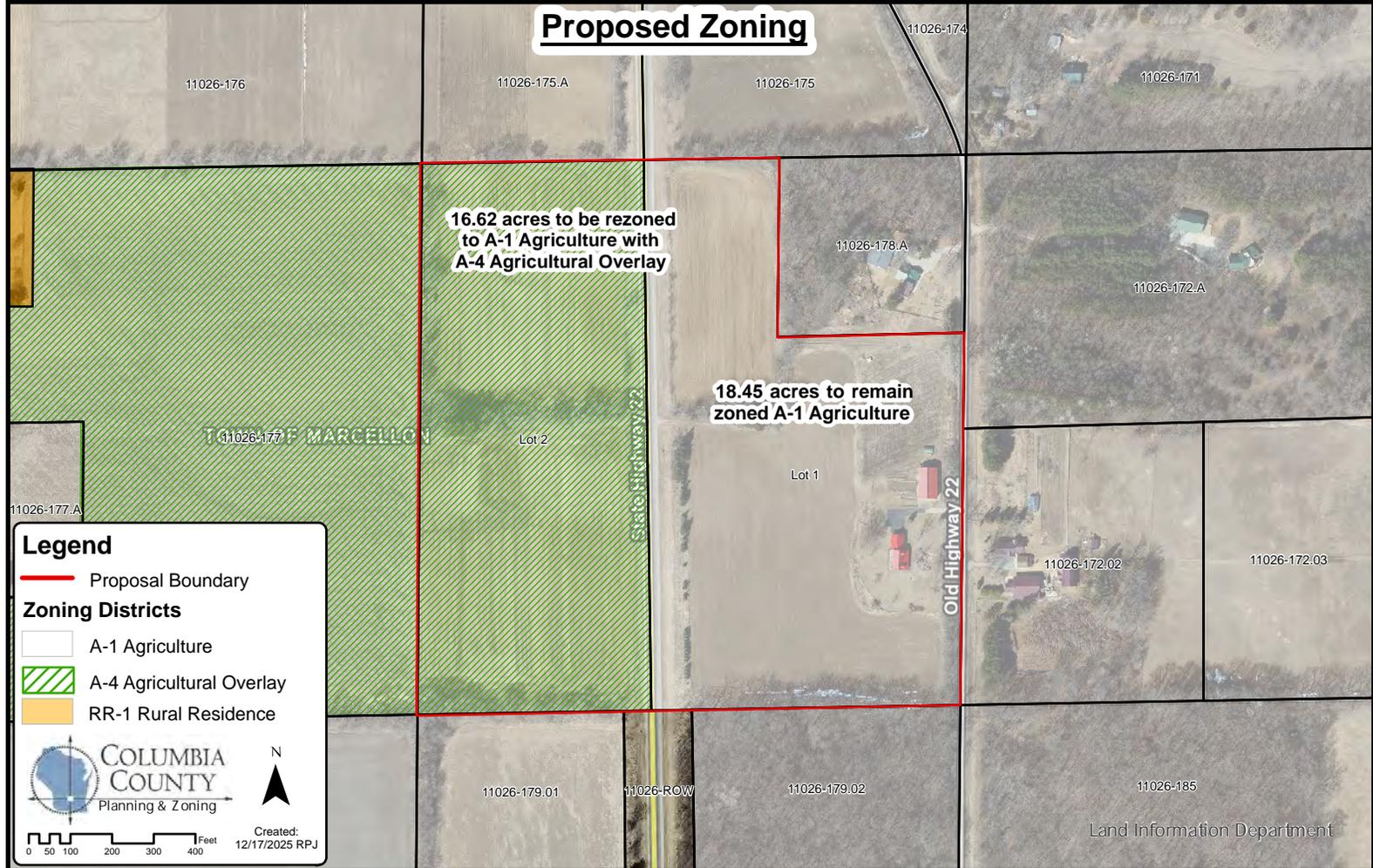
Recommendation:

Staff recommends approval of rezoning 16.62 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



Legend

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

COLUMBIA COUNTY
Planning & Zoning

N

0 50 100 200 300 400 Feet
Created: 12/17/2025 RPJ

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