



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

Planning & Zoning Committee • March 3, 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):** RM Smith Trust Dated 4/12/2022, c/o Rick Smith
- Petitioner(s):** RM Smith Trust Dated 4/12/2022, c/o Rick Smith
- Property Location:** Located in the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 10, Town 12 North, Range 10 East
- Town:** Wyocena
- Parcel(s) Affected:** 339.A
- Site Address:** N6628 State Highway 22

### **Background**

Rick Smith of RM Smith Trust Dated 4/12/2022, 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 339.A is 40 acres in size and is both cropland and woodland. There is an existing agricultural structure on site. The property is zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use. There are no wetlands or floodplain present. The property is primarily considered to be prime farmland and 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>	Single-Family Residence and Woodland	A-1 Agriculture with A-4 Agricultural Overlay
<b>East</b>	Agriculture and Single-Family Residence	A-1 Agriculture, RR-1 Rural Residence, and A-2 General Agriculture
<b>South</b>	Agriculture and Single-Family Residence	A-1 Agriculture
<b>West</b>	Woodland	A-1 Agriculture

### **Analysis:**

The property owner is proposing to create a 5-acre lot around the existing accessory structure to allow for the construction of a new single-family home. The proposed lot will be rezoned to the RR-1 Rural Residence district. The RR-1 Rural Residential district requires a primary structure (residence) to be located on a lot prior to placement of an accessory structure. Because there is an existing accessory structure on the proposed RR-1 lot, a zoning permit application will need to be filed with the Department for the new home before the Certified Survey Map can be recorded. The remaining 34.3 acres of parcel 339.A will be restricted with the A-4 Agricultural Overlay district to maintain a density of one home per 35 acres in the Town of Wyocena. This proposal will require a Certified Survey Map (CSM) and is 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 while maintaining the required density of one home per 35 acres through the application of the A-4 district to 34.3 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Wyocena Town Board met on January 15, 2026, and recommended approval of the rezoning.

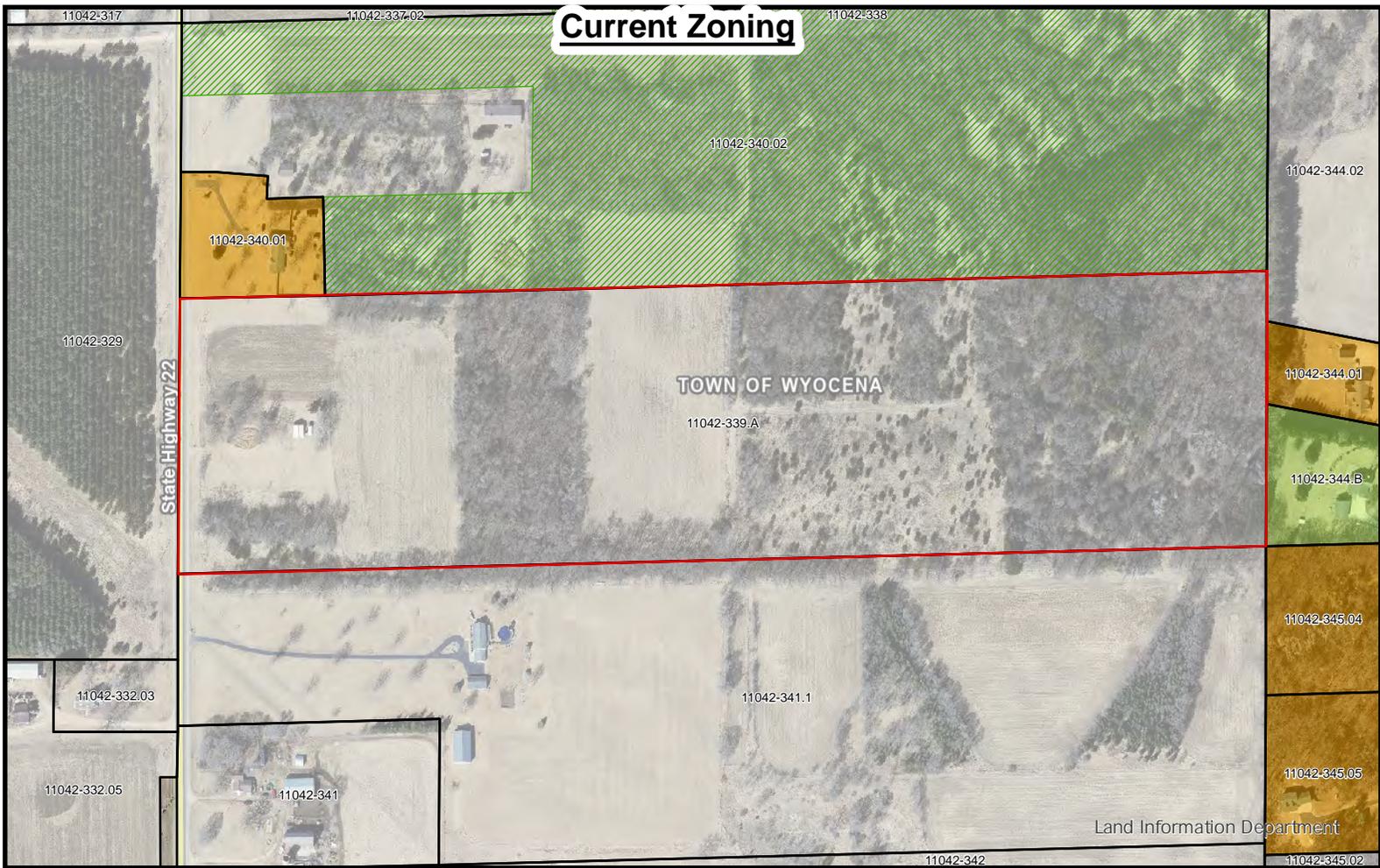
**Documents:**

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

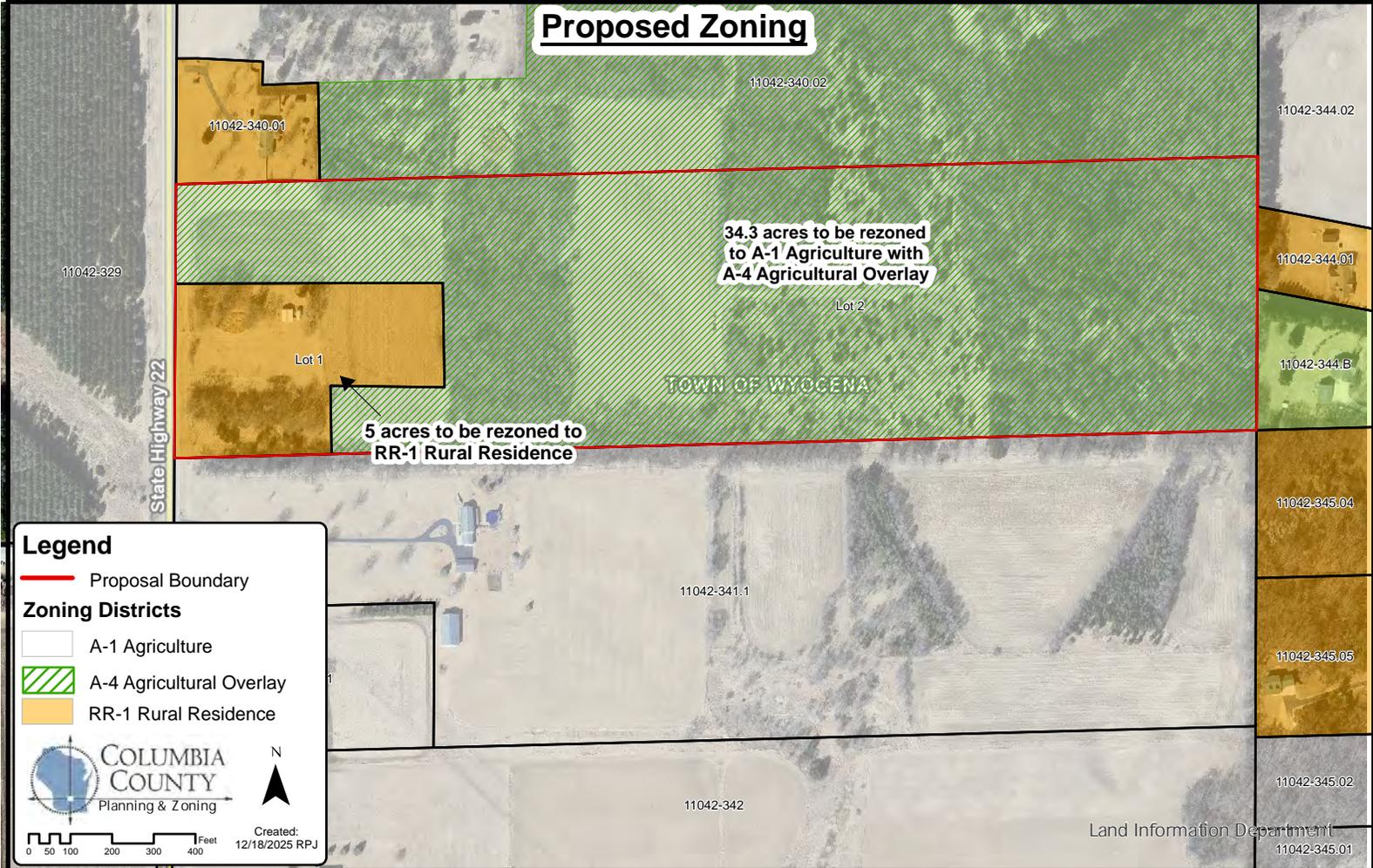
1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

**Recommendation:**

Staff recommends approval of rezoning 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 34.3 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**

34.3 acres to be rezoned to A-1 Agriculture with A-4 Agricultural Overlay

5 acres to be rezoned to RR-1 Rural Residence

**Legend**

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

Created: 12/18/2025 RPJ

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