



## **Public Hearing Item 5: 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):** Selle, Darwin C

**Petitioner(s):** Selle, Darwin C

**Property Location:** Located in the Southeast Quarter of the Northeast Quarter of Section 12, Town 10 North, Range 10 East

**Town:** Leeds

**Parcel(s) Affected:** 205

**Site Address:** N1955 County Highway C

### **Background**

Darwin Selle, 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 205 is 40.42 acres in size and there is an existing home and accessory structure on the property, with the remainder being primarily cropland. 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 on the property was installed prior to 1972 and is current on maintenance requirements. There are no wetlands or floodplain present. The property is not enrolled in the Farmland Preservation Tax Program; however, the property is listed as prime farmland per NRCS. Approximately 25 acres of the soils on the property are listed as potentially highly erodible. 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>	Agriculture	A-1 Agriculture
<b>East</b>	Agriculture and Single-Family Residence	A-1 Agriculture
<b>South</b>	Agriculture and Single-Family Residence	A-1 Agriculture
<b>West</b>	Agriculture	A-1 Agriculture

### **Analysis:**

The property owner is proposing to create a 5-acre lot around the existing structures that will front on County Highway C. The proposed lot will be rezoned to the RR-1 Rural Residence district and will front on County Highway C. To maintain a density of one home per 35 acres for the existing home, the remaining 35.42 acres of parcel 205 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). A highway easement will be completed with the CSM because the land fronts on a county highway. 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 5-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 35.42 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Leeds Town Board met on January 19, 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

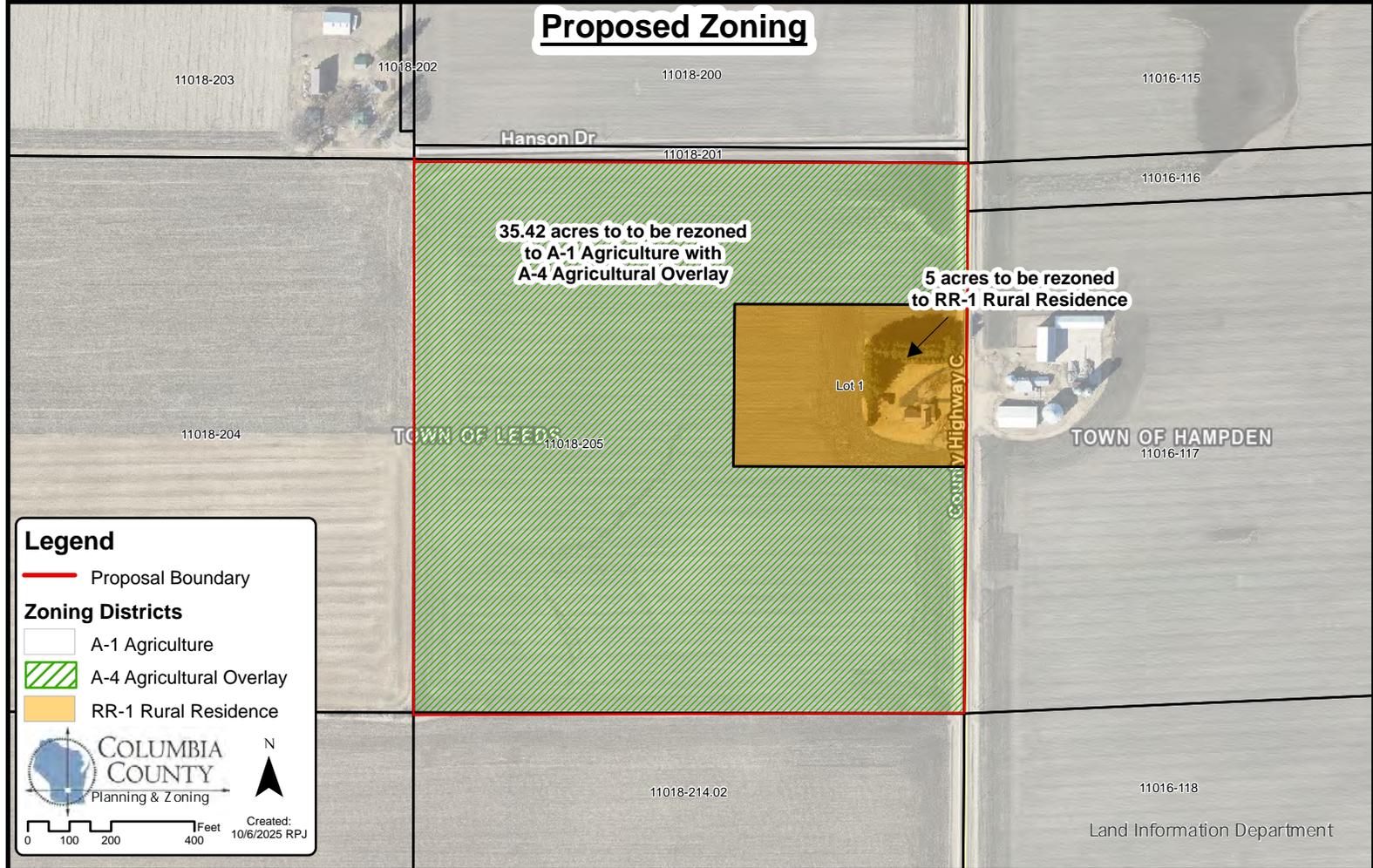
**Recommendation:**

Staff recommends approval of rezoning 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 35.42 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-4 Agricultural Overlay
- RR-1 Rural Residence

**COLUMBIA COUNTY**  
Planning & Zoning

Created: 10/6/2025 RPJ

0 100 200 400 Feet

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