



## **Public Hearing Item 1: Rezoning** Planning & Zoning Committee • May 5, 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):** Raymond G & Diann Mickelson Living Trust

**Petitioner(s):** David Mickelson, Trustee

**Property Location:** Located in the Southwest Quarter of the Southwest Quarter of Section 20 and the Northeast Quarter of the Southeast Quarter of Section 19, all in Town 10 North, Range 11 East

**Town:** Hampden

**Parcel(s) Affected:** 360, 380

**Site Address:** N955 Mickelson Drive

### **Background**

David Mickelson, trustee of the Raymond G & Diann Mickelson Living Trust, 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 360 is 40 acres in size and is vacant cropland. Parcel 380 is 40 acres in size, is primarily cropland, and there is an existing home and several agricultural structures on the property. Both parcels are zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use. The septic system serving the residence on the property was installed prior to 1973 and is current on maintenance requirements. Wetlands are present in the northwestern corner of parcel 380, and no floodplain is present. The property is enrolled in the Farmland Preservation Program and is listed as prime farmland per NRCS. Additionally, the land is 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 and Wetland	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 owners are proposing to create a 4.5-acre lot around the existing residence on parcel 380 that will front on Mickelson Drive. The proposed lot will be rezoned to the RR-1 Rural Residence district. The remnant 35.5 acres of parcel 380 will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres in the Town of Hampden for the existing home, all 40 acres of parcel 360 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 4.5-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 40 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Hampden Town Board met on March 17, 2026, and recommended approval of the rezoning.

**Documents:**

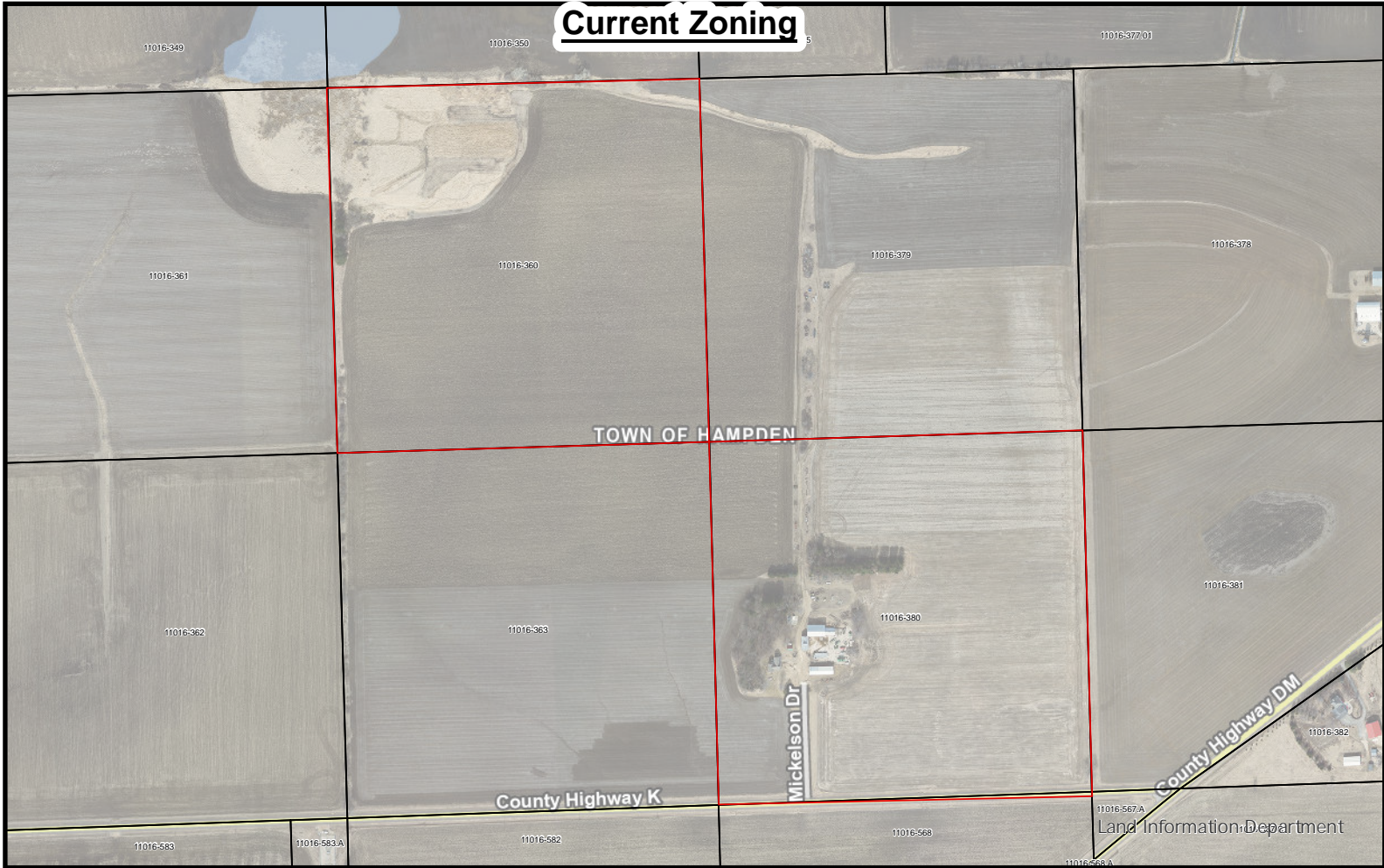
The following documents are on file with the Planning and Zoning Department:

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

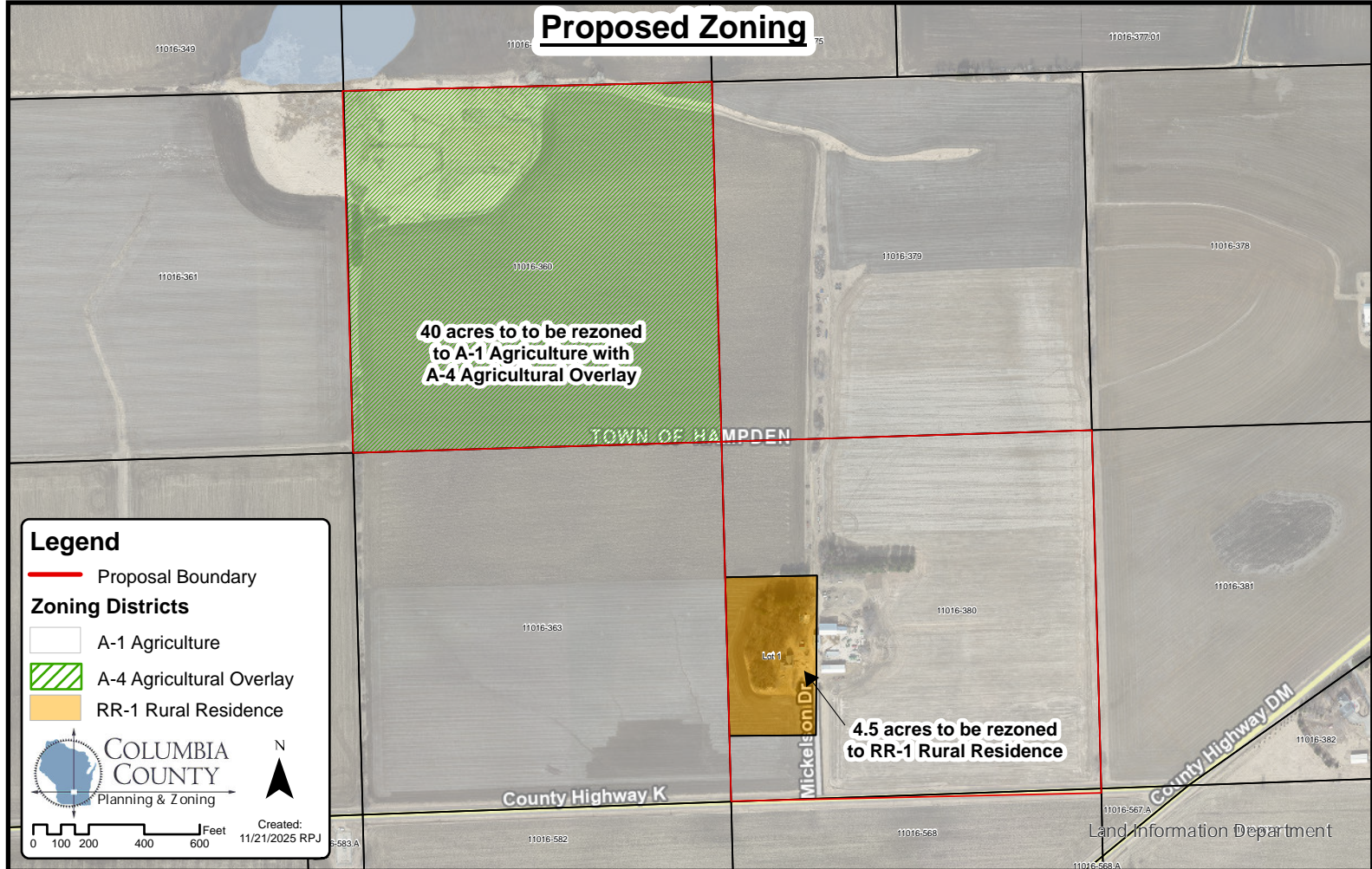
**Recommendation:**

Staff recommends approval of rezoning 4.5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 40 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



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

4.5 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



0 100 200 400 600 Feet  
Created: 11/21/2025 RPJ

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