



Public Hearing Item 2: 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): Hamilton, John M

Petitioner(s): Hamilton, John M

Property Location: Located in the Southwest Quarter of the Northwest Quarter and Government Lot 14 of Section 2, Town 12 North, Range 10 East

Town: Wyocena

Parcel(s) Affected: 81.1, 83, 84, 75.D

Site Address: N7192 State Highway 44; W5684 County Highway P; Emily Drive

Background

John Hamilton, 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 81.1 is 1 acre in size, parcel 83 is 2.5 acres, parcel 84 is 0.243 acres, and parcel 75.D is 7.32 acres. There is an existing single-family home and detached garage on parcel 84. Three accessory structures are located on the property line between parcels 84 and 81.1 and are considered to be nonconforming structures. There are two existing accessory structures on parcel 83. One is pre-existing and is considered to be a nonconforming use, as there is no primary structure on the lot anymore. The other structure was recently placed without a permit. A permit is now on file with the Department. All parcels are zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use. There is no floodplain present; however, wetlands are present throughout parcels 81.1, 84, and the southeastern corner of parcel 83. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence, Wetland, and Woodland	A-1 Agriculture and R-1 Single-Family Residence
East	Agriculture and Single-Family Residence	A-2 General Agriculture, A-1 Agriculture, RR-1 Rural Residence, and A-1 Agriculture with A-4 Agricultural Overlay
South	Wetland and Single-Family Residence	A-1 Agriculture
West	Single-Family Residence and Open Space	A-1 Agriculture

Analysis:

The property owner is proposing to relocate the former building site from parcel 83 to parcel 75.D. A residence was previously located on parcel 83 at N7192 State Highway 44. Section 12.125.02(1)(a) of the Columbia County Zoning Ordinance allows for the replacement of a preexisting residence so long as, “the replacement is within 200 feet of the current location unless otherwise approved by the Planning and Zoning Committee...”. The property owner does not want to replace the preexisting home on its current parcel but instead wants to relocate

it to parcel 75.D on Emily Drive, which is a distance of approximately 1,600 feet from the previous home site. Across all properties owned by Mr. Hamilton (75.D, 83, 84 and 81.1), there are two legal residential sites. One for the preexisting home on parcel 83 and a second for the existing home on parcel 84. In order to relocate the home site and continue to account for the existing density, the property owner will combine parcels 83, 84, and 81.1 and rezone the new 2.8-acre lot to the RR-1 Rural Residence district. The newly combined lot will remove the nonconforming status of the existing accessory structures that currently straddle the property line between parcels 81.1 and 84. It will also create a conforming, legal lot out of 3 substandard lots. The permit for the recently placed accessory structure can only be approved by the Department after the Certified Survey Maps associated with this request is recorded.

Section 12.125.05(3) prohibits a lot zoned RR-1 Rural Residence from being further divided into two or more lots. The new building site on 75.D will be split off onto a 2.32-acre lot that will also be rezoned to RR-1 Rural Residence. The remaining 5 acres of parcel 75.D will be restricted with the A-4 Agricultural Overlay district. This will increase the density of the two homes in the Town of Wyocena from two homes on 2.743 acres (0.243-acre for parcel 84 and 2.5-acres for parcel 83) to two homes on 11.063 acres. Two Certified Survey Maps (CSMs) will be completed with this request, and a highway easement or dedication for County Highway P will need to be completed with the survey.

If approved, this rezoning will allow for the construction of a new single-family residence on parcel 75.D while maintaining the existing density of two homes per 2.743 acres through the application of the A-4 district to 5 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 March 19, 2026, and recommended approval of the rezoning and home relocation greater than 200 feet.

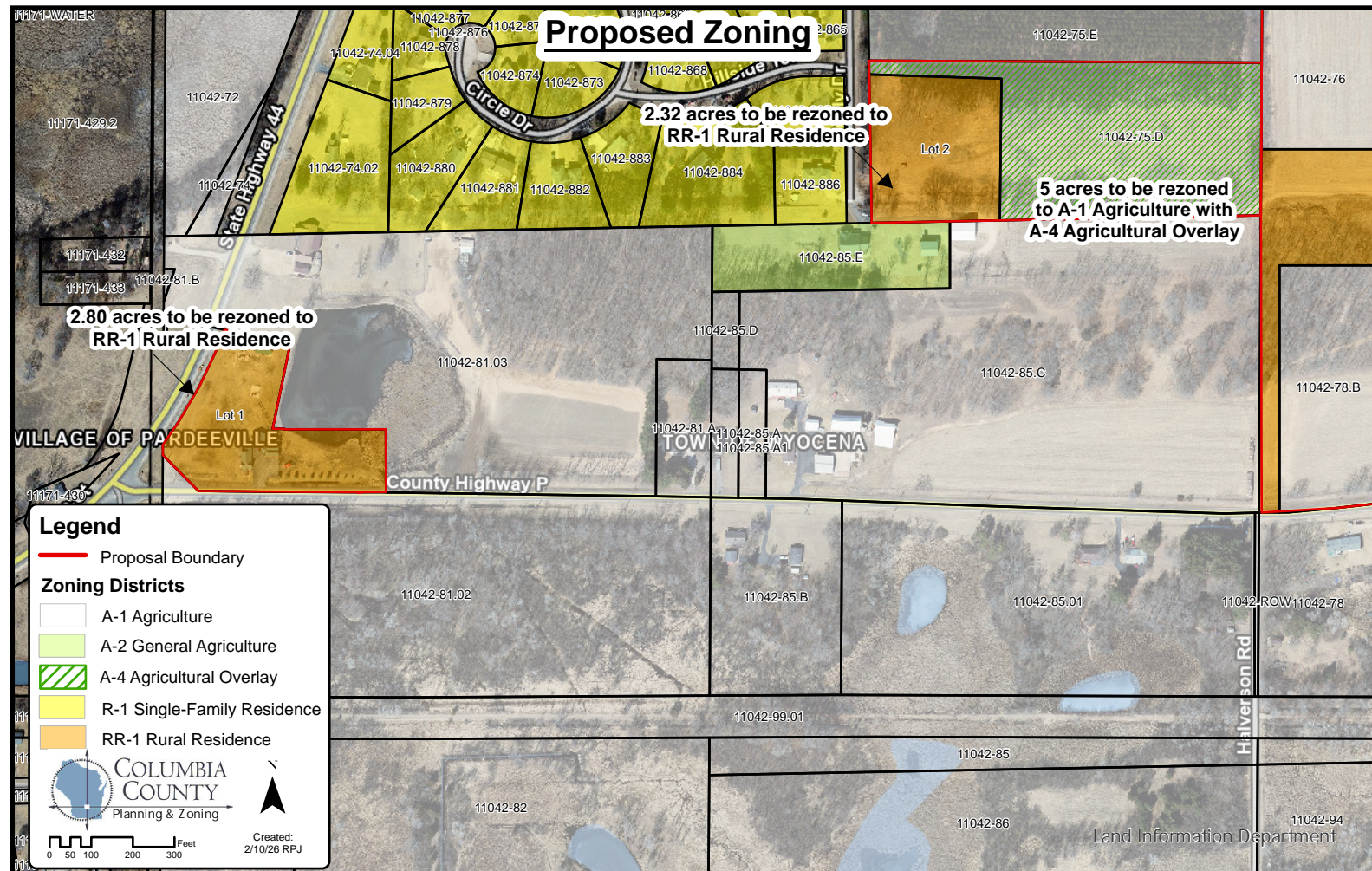
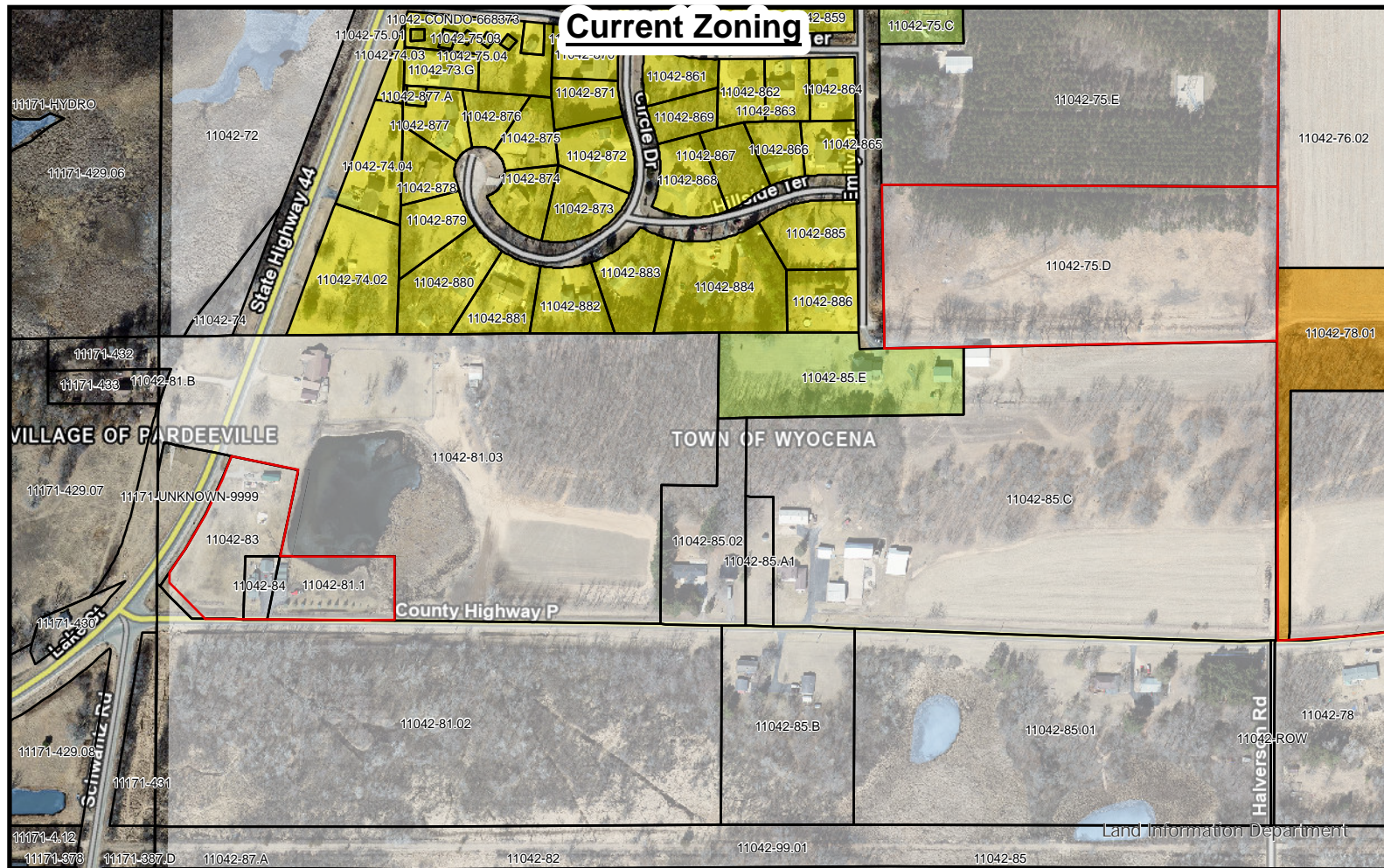
Documents:

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 5.12 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 5 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 Maps.



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