



Public Hearing Item 10: Rezoning

Planning & Zoning Committee • October 6, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Mravik, Melvin L; Mravik, Kim M
<u>Petitioner(s):</u>	Mravik, Melvin L; Mravik, Kim M
<u>Property Location:</u>	Located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 13, Town 13 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	555.03, 529
<u>Site Address:</u>	W10198 County Highway X

Melvin L Mravik and Kim M Mravik, 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. Parcels 555.03 and 529 are listed as Lot 3 of Certified Survey Map No. 1797 with exceptions. Parcel 555.03 is 19.74 acres in size and parcel 529 is 22.01 acres. There is an existing single-family home and accessory structure on parcel 555.03, with the remainder primarily wooded. The septic system on the property was installed in 1992 and is current on maintenance requirements. Parcel 529 is vacant and is a mix of cropland and woodland. There is an existing driveway off County Highway X that serves the residence on parcel 555.03 to the southwest. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The southeastern 8 acres of parcel 529 are listed as prime farmland. 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	Agriculture	A-1 Agriculture
South	Woodland, Single-Family Residence and Agriculture	A-1 Agriculture
West	Woodland and Single-Family Residence	A-1 Agriculture

Analysis:

The property owner is proposing to split off the existing home and accessory structure onto a smaller 18.67-acre lot. This lot will remain zoned A-1 Agriculture and will be sold. To maintain a density of one home per 35 acres for the existing home, the northernmost 16.33 acres of parcel 529 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The remnant lands of parcel 555.03 along with parcel 529 will then be sold to a neighboring landowner, and combined with their parcel, 555.01 to create a larger 58.03-acre lot.

This proposal will require a Certified Survey Map (CSM). Because the land fronts on a county highway, a highway easement or dedication must be completed with the 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.

If approved, this rezoning will allow for an existing home to be split off onto an 18.67-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 16.33 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met on September 10, 2026 and recommended approval of the rezoning.

Documents:

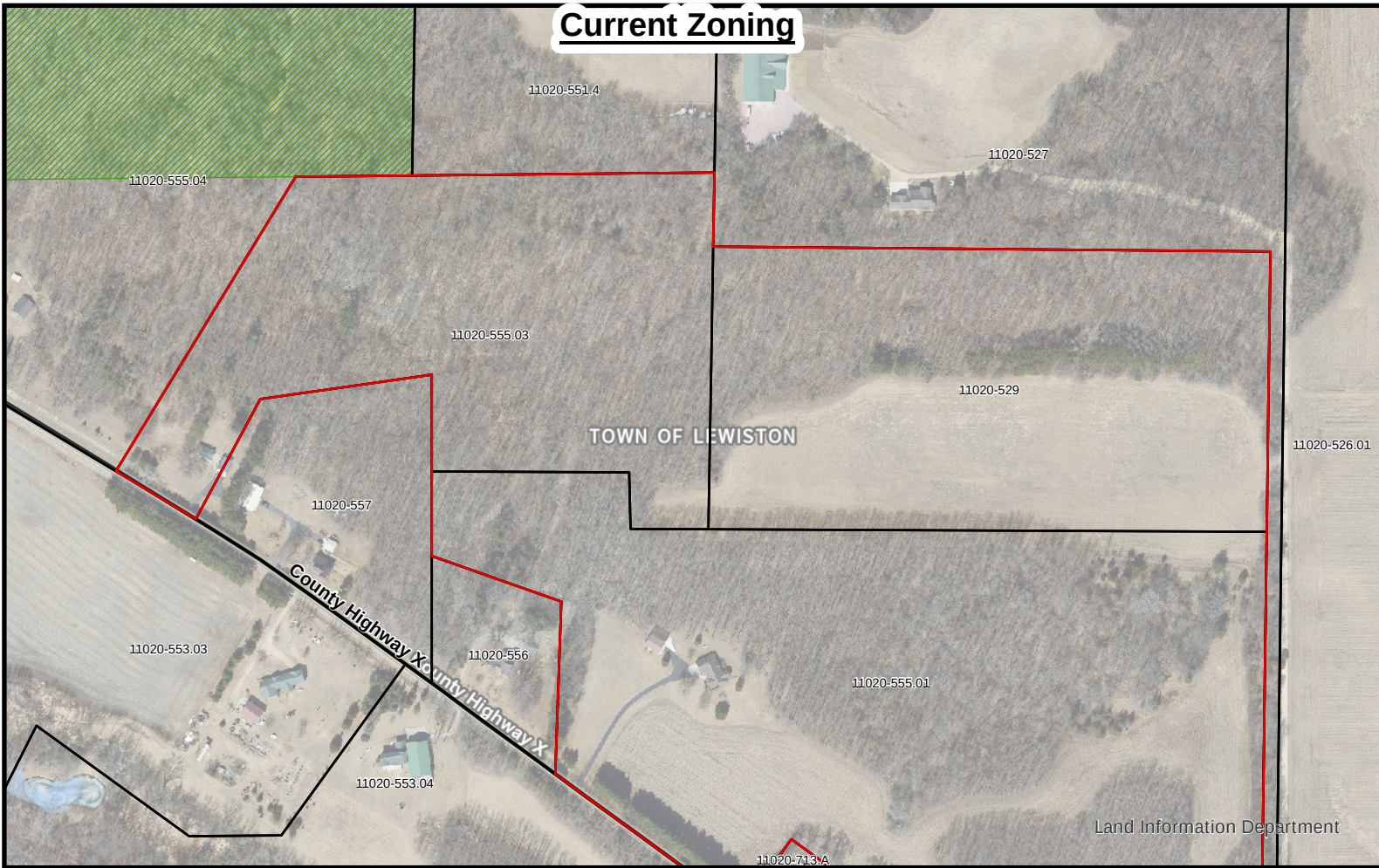
The following documents are on file with the Planning and Zoning Department:

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

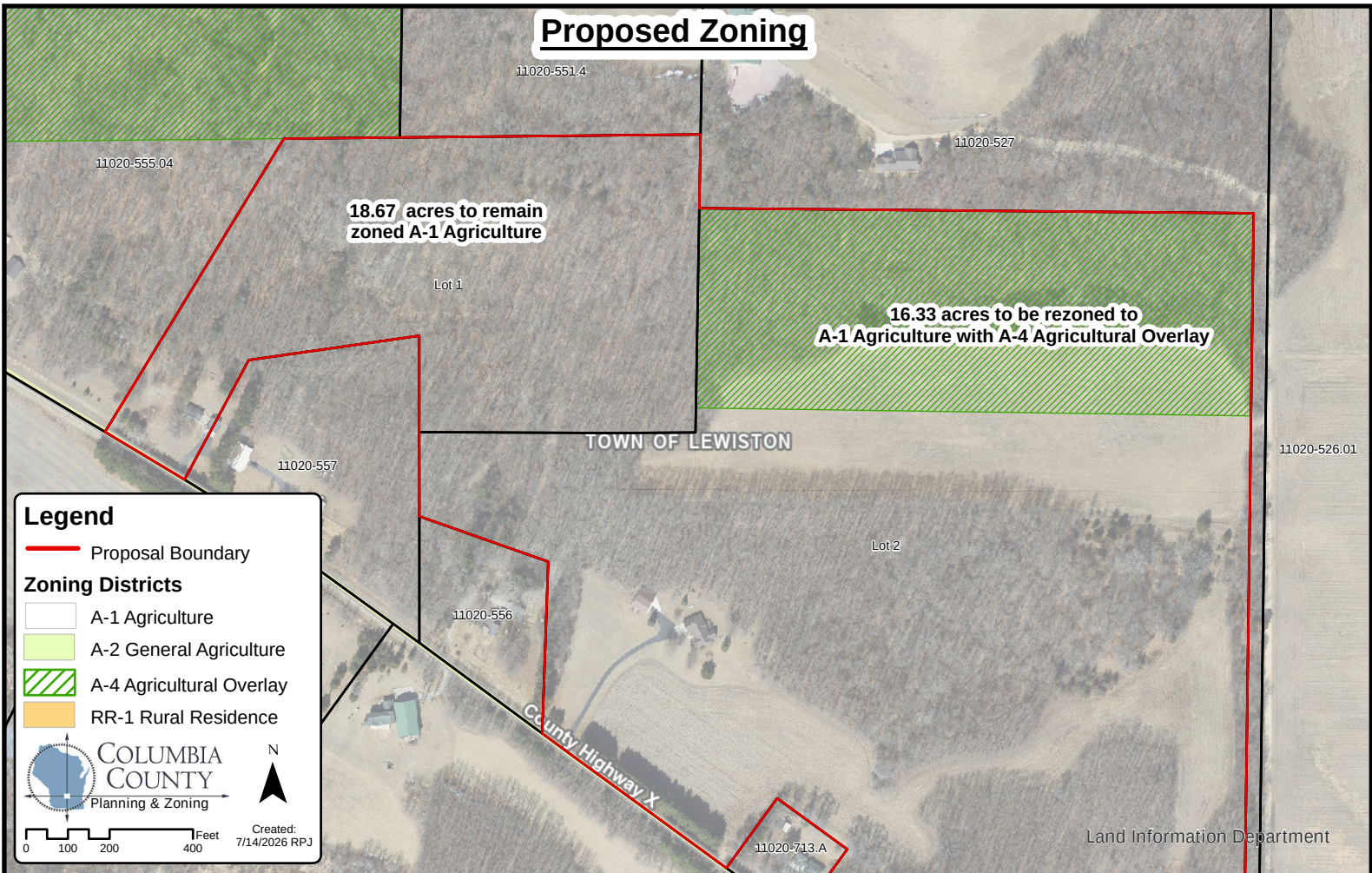
Recommendation:

Staff recommends approval of the rezoning of 16.33 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-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence



0 100 200 400 Feet
Created: 7/14/2026 RPJ

DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.