



Public Hearing Item 11: Rezoning

Planning & Zoning Committee • August 6, 2024

- 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):** Curtin, Casey; Chapman, Lisa
- Petitioner(s):** Curtin, Casey; Chapman, Lisa
- Property Location:** Located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 10, Town 13 North, Range 8 East
- Town:** Lewiston
- Parcel(s) Affected:** 477.06
- Site Address:** W10808 County Highway X

Background:

Casey Curtin and Lisa Chapman, owners, request the Planning & Zoning Committee review and recommend approval of rezoning 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 477.06 is 42.96 acres in size and is currently vacant. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture & Wetlands	A-1 Agriculture
East	Agriculture & Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture & Single-Family Residence	A-1 Agriculture

Analysis:

This request was originally reviewed in 2021; however, the Certified Survey Map was never recorded. Section 12.150.06(10) of the Columbia County Zoning Ordinance requires the Certified Survey Map associated with a rezone to be recorded within twelve months from the date of final County Board action. Because the CSM was not recorded within that twelve-month period, the original 2021 proposal was considered a denial, and a new application must be made. The owners are requesting the same 2021 rezone.

The property owners are proposing to create a 5-acre lot that will be rezoned to RR-1 Rural Residence to allow for the construction of a new single-family residence. The proposed 5-acre lot will front on County Highway X. The new access point has been assessed by the County Highway Department to verify that it meets all residential driveway standards. A highway easement will be completed with the Certified Survey Map as part of this request. In order to maintain a density of one home per 35 acres, the northernmost 30 acres of parcel 477.06 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural

Overlay. A 2-lot Certified Survey Map will need to be completed as part of this request, and a preliminary version is attached. This proposal is in accordance with Subsection 12.125.05 of the Columbia County Zoning Code.

If approved, this rezoning will allow for the construction of a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met July 11, 2024 and recommended approval of the rezoning.

Documents:

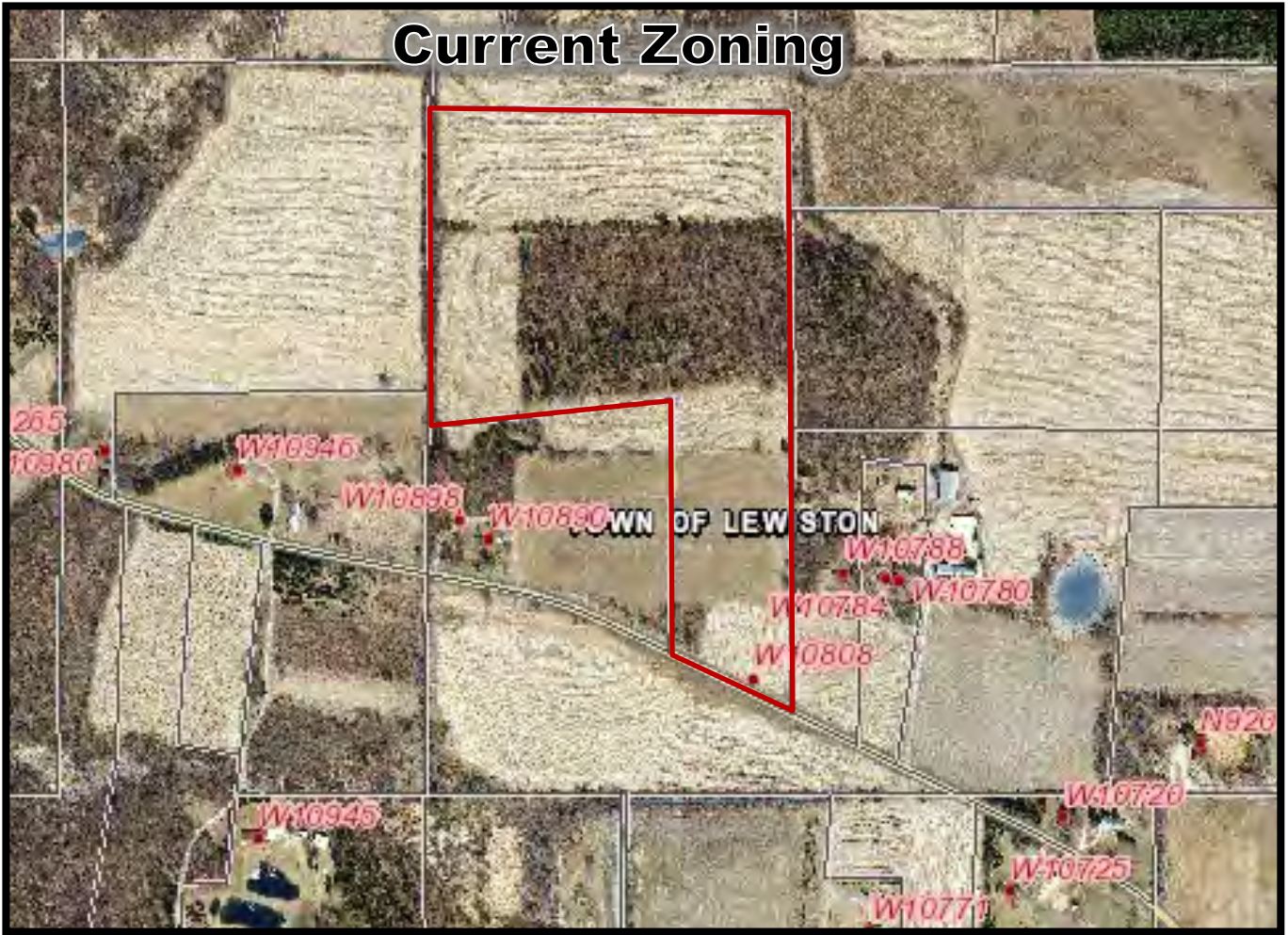
The following documents are on file with the Planning and Zoning Department:

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

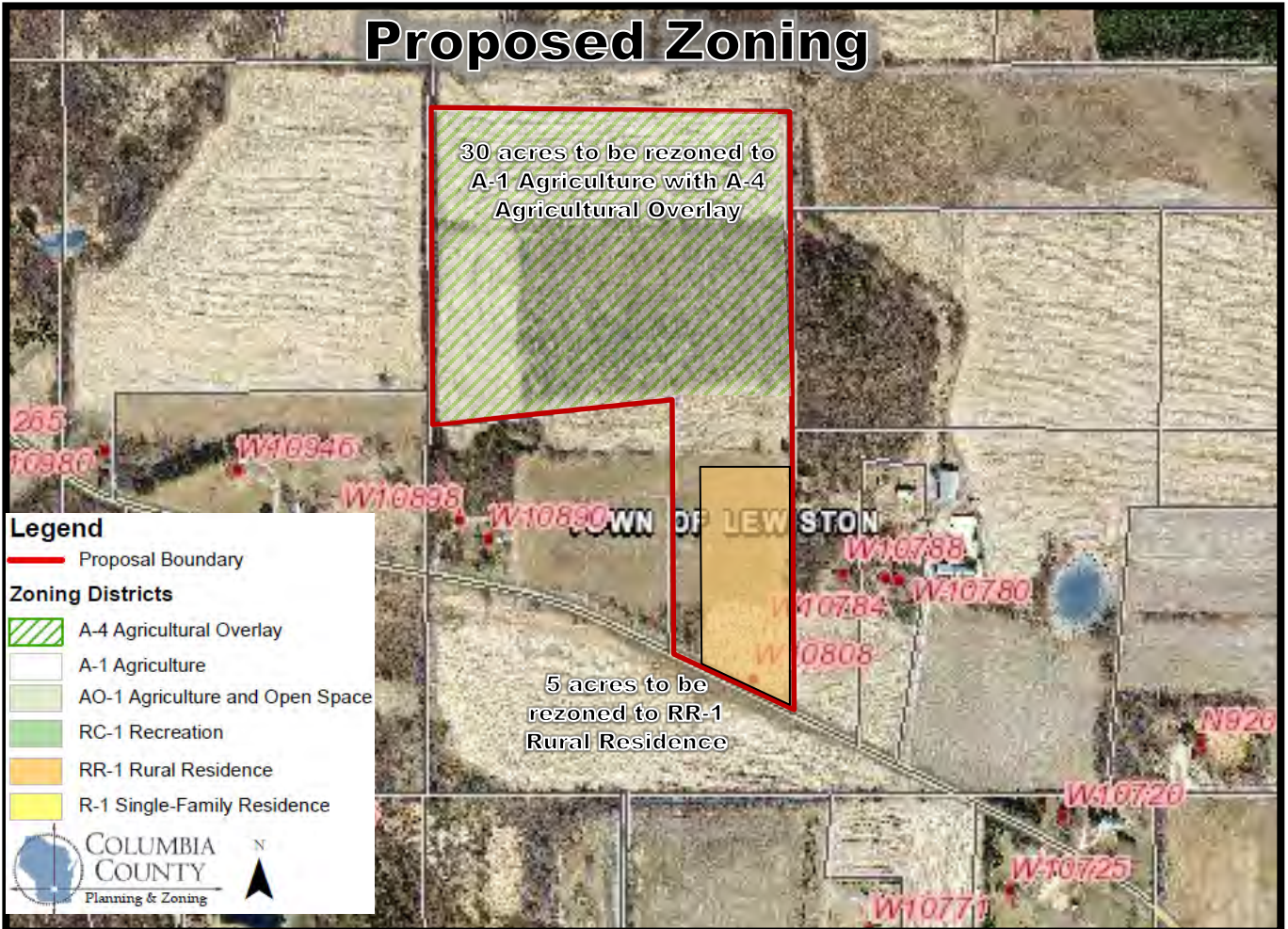
Recommendation:

Staff recommends approval of rezoning 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30 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-4 Agricultural Overlay
- A-1 Agriculture
- AO-1 Agriculture and Open Space
- RC-1 Recreation
- RR-1 Rural Residence
- R-1 Single-Family Residence

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