



## Public Hearing Item 2: Rezoning

Planning & Zoning Committee • August 6, 2024

- Current Zoning District(s):** A-1 Agriculture
- Proposed Zoning District(s):** A-1 Agriculture with A-4 Agricultural Overlay
- Property Owner(s):** Zittel, William D; Zittel, Amy M; Zittel, Jeffrey S; Zittel, Kimberly A
- Petitioner(s):** Zittel, William D; Zittel, Amy M; Zittel, Jeffrey S; Zittel, Kimberly A
- Property Location:** Located in the Northeast Quarter of Section 18, Town 10 North, Range 12 East
- Town:** Columbus
- Parcel(s) Affected:** 273.03, 273.04, 273.05, 273.06, 276
- Site Address:** W2261 State Road 60; W2263 State Road 60

### Background:

William D, Amy M, Jeffrey S, and Kimberly A Zittel, owners, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay Ownership and size of each existing parcel is noted in the table below.

| Parcel | Owner                                | Area         |
|--------|--------------------------------------|--------------|
| 273.03 | Jeffrey S; Zittel, Kimberly A        | 4.132 acres  |
| 273.04 | Zittel, William D; Zittel, Amy M     | 50.042 acres |
| 273.05 | Zittel, William D; Zittel, Amy M     | 4.166 acres  |
| 273.06 | Jeffrey S; Zittel, Kimberly A        | 50.007 acres |
| 76     | Zittel, Jeffrey S; Zittel, William D | 40 acres     |

All parcels are zoned A-1 Agriculture and are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are existing homes on parcels 273.04 and 273.06, and an accessory structure on 273.05. The rest of the parcels are vacant. The land fronts on both State Highway 60 and Wendt Road. Wetlands are present on all parcels except 273.03. All existing development is well outside of the mapped wetland boundary. The septic systems associated with the homes on site were permitted in 2006 and 2007, and they are both current on maintenance requirements. 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 and Single-Family Residence           | A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and A-2 General Agriculture |
| East      | Agriculture, Wetland, and Single-Family Residence | A-1 Agriculture with A-4 Agricultural Overlay and RR-1 Rural Residence                      |
| South     | Agriculture and Wetland                           | A-1 Agriculture   |

**West**

Agriculture, Wetland, and Single-Family Residence

A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and RR-1 Rural Residence

**Analysis:**

The property owners are proposing to reconfigure the lands into 4 lots. No new development is proposed. Each residence will be located on their own respective 6.5-acre lot. These lots, listed as Lots 3 and 4 of the attached Preliminary Certified Survey Map, will remain zoned A-1 Agriculture and will be flag lots. Subsection 12.210.01(4) of the Columbia County Land Division Ordinance requires flag lots to maintain road frontage between 33' and 66' in width. Lot 3 will encompass the existing residence at W2263 State Road 60 and the accessory structure currently 273.05. This lot will have frontage on State Road 60, while proposed Lot 4 will front on Wendt Road and will encompass the existing residence at W2261 State Road 60.

To maintain a density of one home per 35 acres, 57 acres of the remaining lands will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 28.5 acres will be restricted for each home to maintain said density. 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 separation of two single-family residences onto respective 6.5 acre lots, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 57 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Columbus Town Board met June 10, 2024 and recommended approval of the rezoning.

**Documents:**

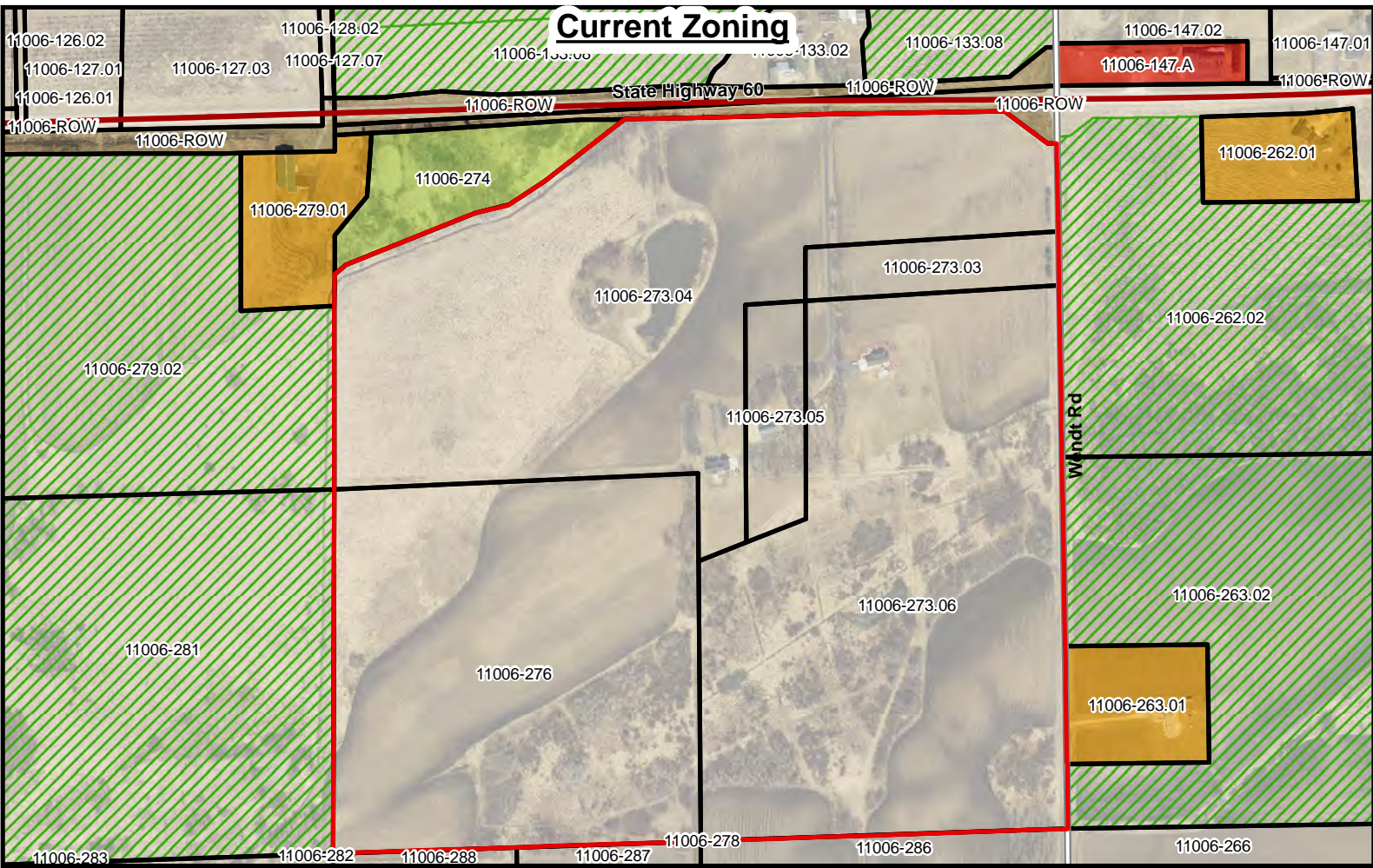
The following documents are on file with the Planning and Zoning Department:

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

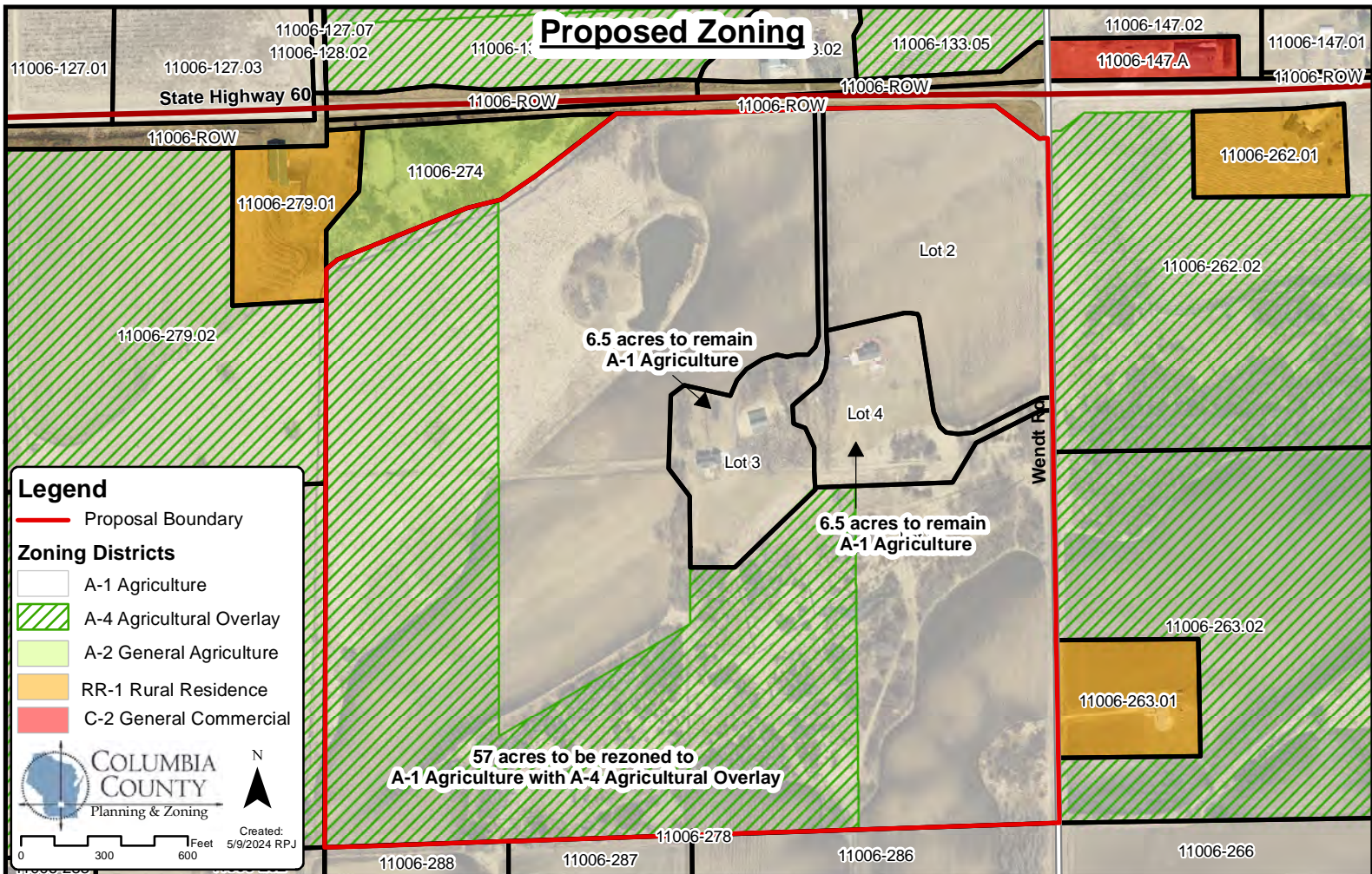
**Recommendation:**

Staff recommends approval of the rezoning of 57 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

### Current Zoning



### Proposed Zoning



**Legend**

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay
- A-2 General Agriculture
- RR-1 Rural Residence
- C-2 General Commercial

**COLUMBIA COUNTY**  
Planning & Zoning

Created: 5/9/2024 RPJ

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