



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • August 6, 2024

- Current Zoning District(s):** A-1 Agriculture
- Proposed Zoning District(s):** RR-1 Rural Residence
- Property Owner(s):** Little, Charles
- Petitioner(s):** Little, Charles
- Property Location:** Located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 16, Town 12 North, Range 10 East
- Town:** Wyocena
- Parcel(s) Affected:** 459.02
- Site Address:** W6167 West Bush Road

Background:

Charles Little, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence. Parcel 459.02 is 3.94 acres in size and is listed as Lot 1 of Certified Survey Map No. 6565. This lot was created in 2022, when 2.36 acres were added to the existing 1.58-acre parcel (459.01). There is an existing residence and several agricultural structures on the property. These structures were all previously located on the 1.58 pre-existing lot. The parcel is currently zoned A-1 Agriculture and is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on the legal West Bush Road right-of-way; however, it does not front on the actual traveled road. The location of said right-of-way is shown on the Certified Survey Map. The septic system on the property was installed prior to 1974 and is current on maintenance requirements. There are no mapped wetlands, floodplain, or steep slopes on site. 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	R-1 Single-Family Residence
East	Agriculture	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to rezone the existing 3.94-acre lot to the RR-1 Rural Residence district in order to refinance the property. Lenders typically prefer a residence to be located within a residential district, so this rezoning is being proposed to satisfy this criterion. No new structures are proposed at this time. The existing residence and agricultural structures were previously on a smaller 1.58-acre lot. In 2022, a Certified Survey Map was recorded to add some of the surrounding farmland to the property, increasing the lot size to 3.94 acres. No rezoning was required at this time because the lands associated with the existing residence were increasing. This rezoning request will *neither* require A-4 Agricultural Overlay restriction nor Certified Survey

Map, because the lot is existing and the density around the single-family residence is not decreasing in size. This proposal is subject to Section 12.125.05 of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for an existing A-1 Agriculture lot with a pre-existing residence to be rezoned to the RR-1 Rural Residence district, while maintaining the existing density of one home on 3.94 acres.

Town Board Action:

The Wyocena Town Board met June 20, 2024 and recommended approval of the rezoning.

Documents:

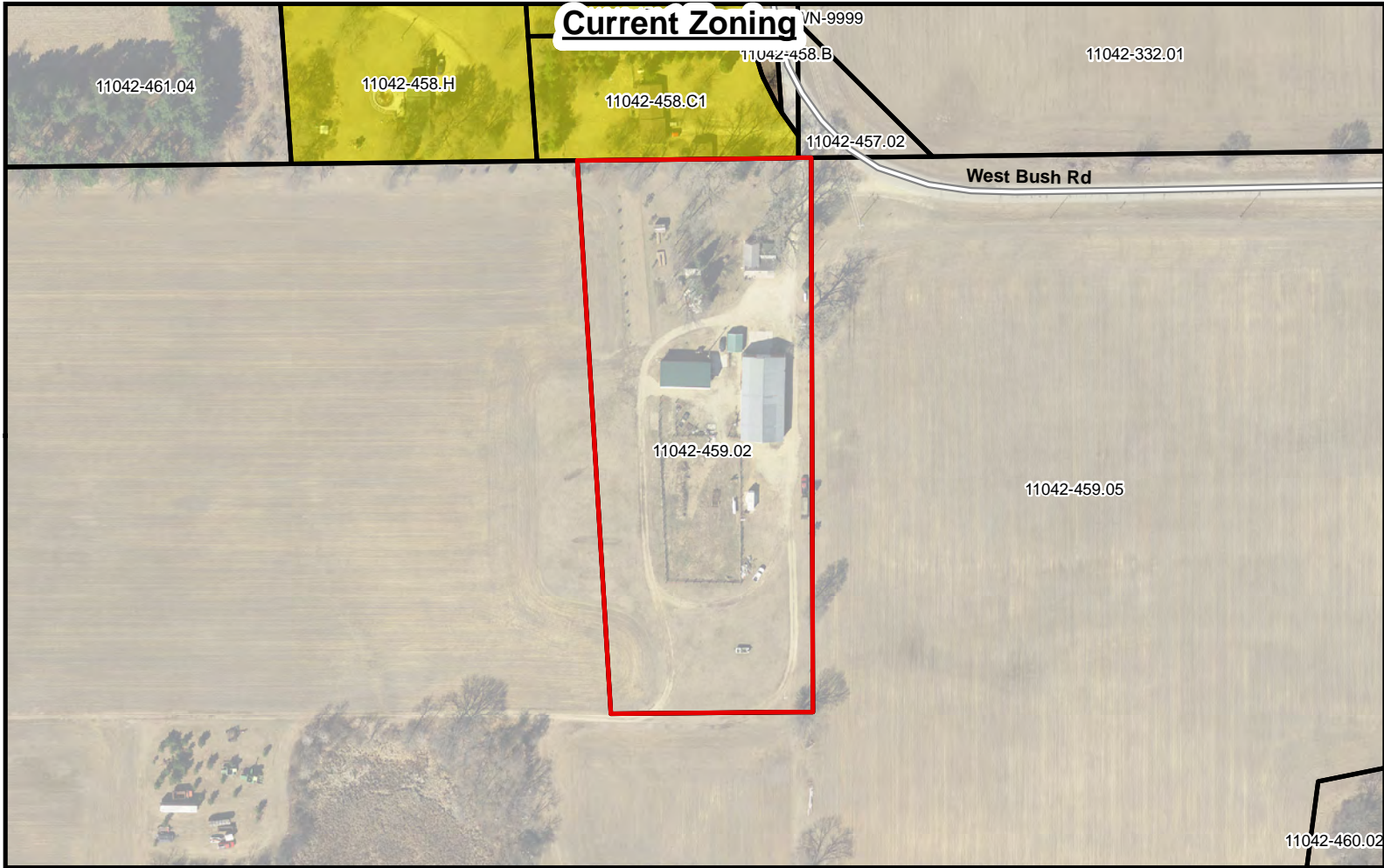
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. CSM 6565
4. Town Board Action Report

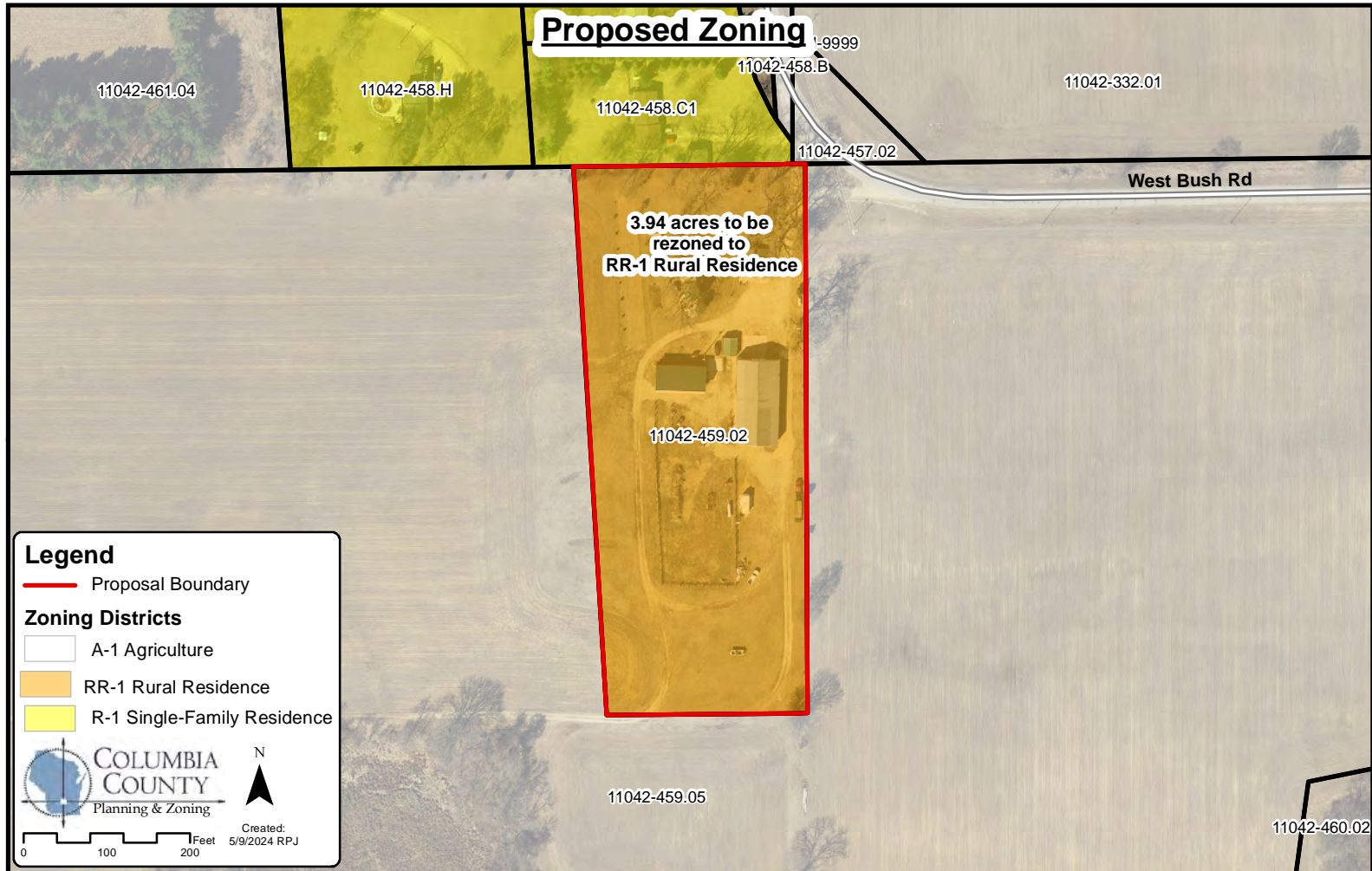
Recommendation:

Staff recommends approval of the rezoning of 3.94 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence.

Current Zoning




Proposed Zoning



Legend

- Proposal Boundary
- Zoning Districts
 - A-1 Agriculture
 - RR-1 Rural Residence
 - R-1 Single-Family Residence

 **COLUMBIA COUNTY**
Planning & Zoning

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