



## **Public Hearing Item 5: Rezoning**

Planning & Zoning Committee • August 6, 2024

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	Breneman Farms Inc c/o Robert Breneman
<b><u>Petitioner(s):</u></b>	Breneman Farms Inc c/o Robert Breneman
<b><u>Property Location:</u></b>	Located in the Southwest Quarter of the Northeast of Section 21, Town 12 North, Range 11 East
<b><u>Town:</u></b>	Springvale
<b><u>Parcel(s) Affected:</u></b>	532
<b><u>Site Address:</u></b>	N5953 County Highway G

### **Background:**

Robert Breneman of Breneman Farms Inc, owner, requests 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 532 is 40 acres in size. The property is currently zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is an existing single-family residence and accessory structure on the property. The septic system on the property was installed in 2011 and is current on maintenance requirements. 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**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Agriculture	A-1 Agriculture
<b>East</b>	Agriculture	A-1 Agriculture
<b>South</b>	Agriculture and Single-Family Residence	A-1 Agriculture
<b>West</b>	Open Space & Wetlands	A-1 Agriculture

### **Analysis:**

The property owner is proposing to split off the existing residence onto a smaller parcel. The lot to be created around the home and accessory structure will be 2.1 acres in size. This lot will be rezoned to the RR-1 Rural Residence district. To maintain a density of one home per 35 acres, 37.9 acres of parcel 532 will be restricted with the A-4 Agricultural Overlay district. This proposal will require a Certified Survey Map (CSM). Because the proposed map lies on a county highway, a highway easement will 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. This proposal is also subject to Section 12.125.05, Dwellings and Lots within the RR-1 Rural Residence District.

If approved, this rezoning will allow for the creation of one 2.1-acre RR-1 Rural Residence lot around the existing single-family residence and accessory structure, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 37.9 acres.

**Town Board Action:**

The Springvale Town Board met April 16, 2024 and recommended approval of the rezoning.

**Documents:**

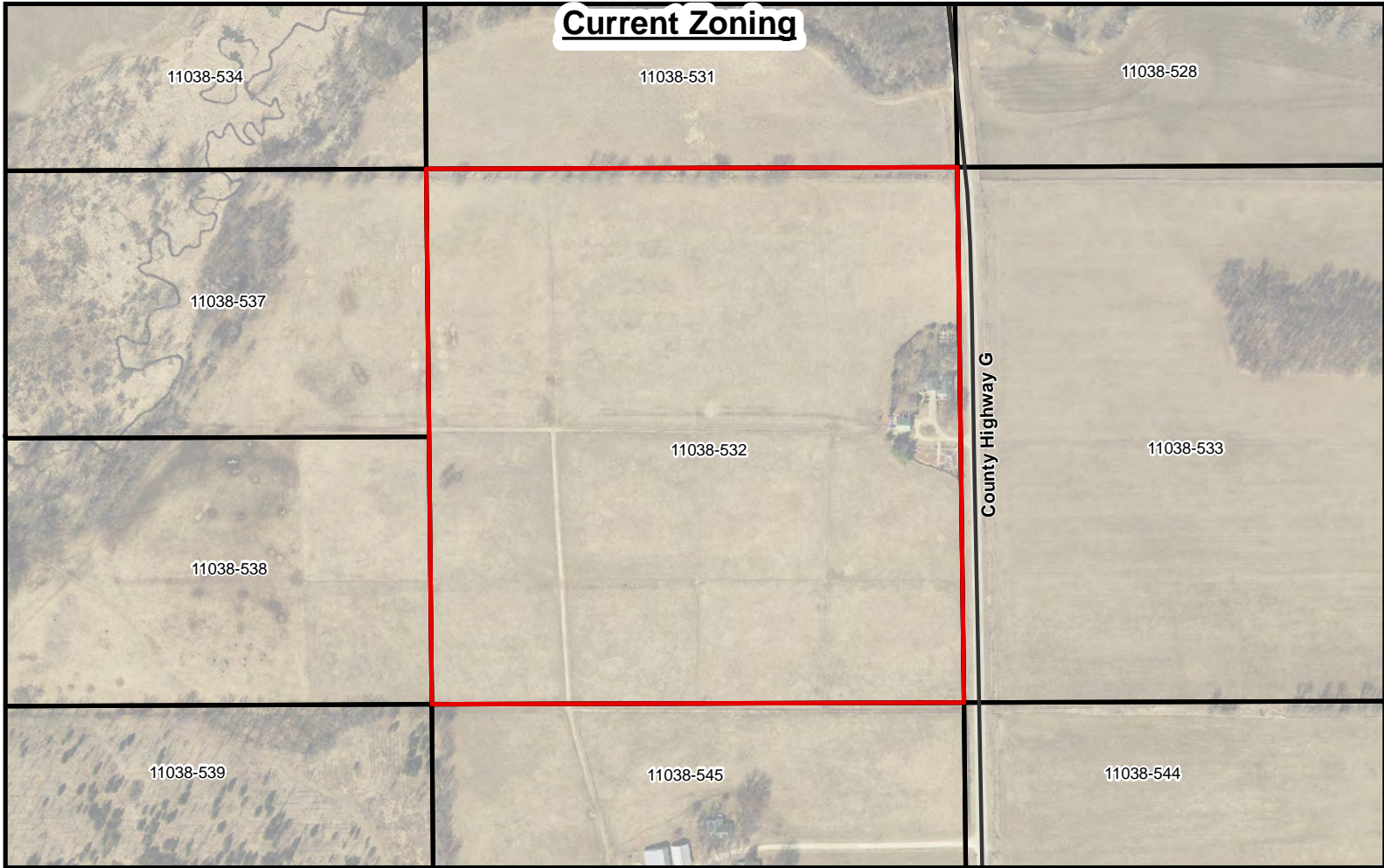
The following documents are on file with the Planning and Zoning Department:

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

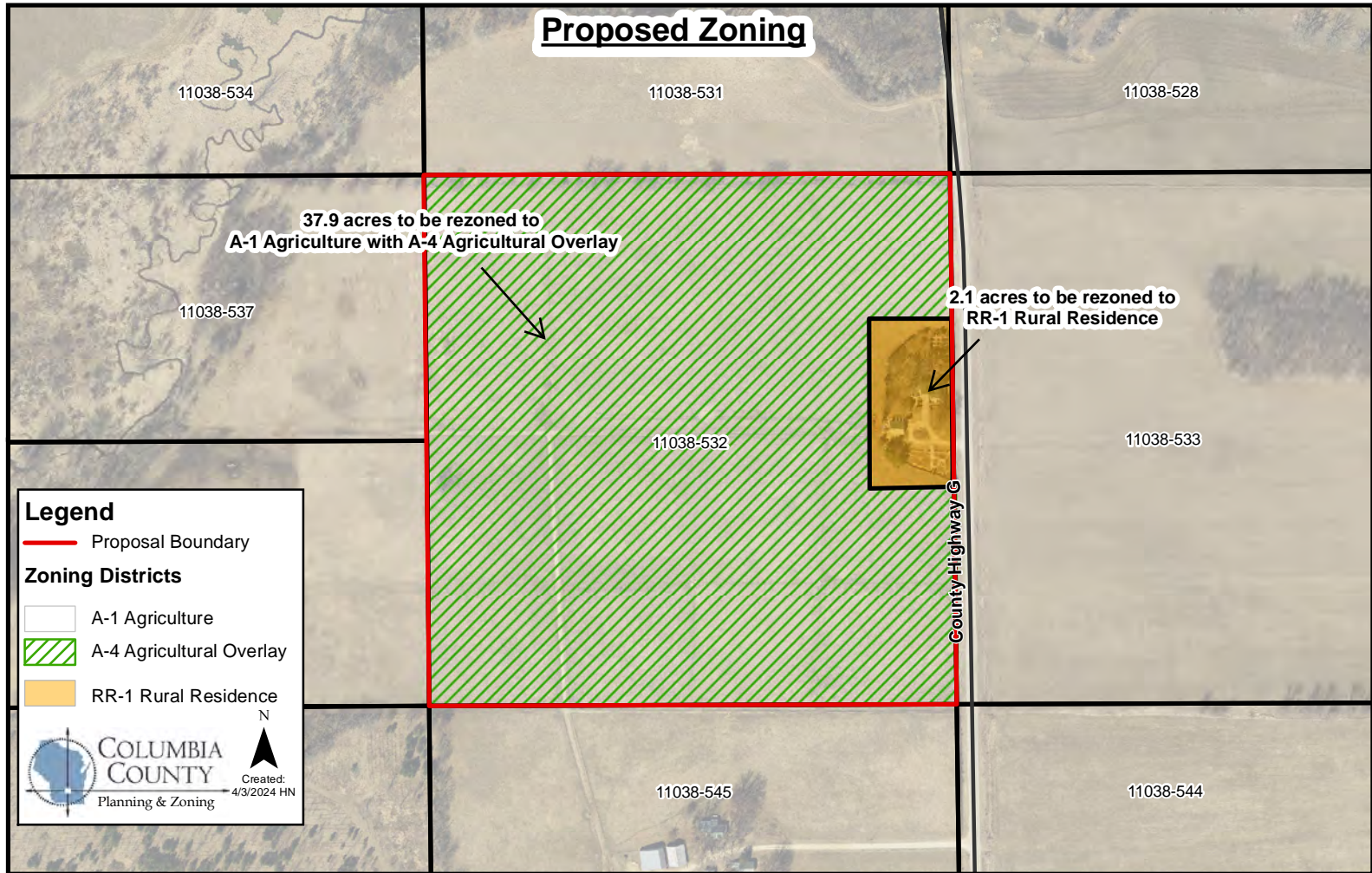
**Recommendation:**

Staff recommends approval of the rezoning of 2.1 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 37.92 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-4 Agricultural Overlay

■ RR-1 Rural Residence

