



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • April 1, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Carl & Susan Benck Family Trust Dated 5/8/2017

Petitioner(s): Carl & Susan Benck Family Trust Dated 5/8/2017 c/o Carl Benck

Property Location: Located in the Southwest Quarter of the Southwest Quarter of Section 11 and the Southeast Quarter of the Southeast Quarter of Section 10, all in Town 11 North, Range 12 East

Town: Fountain Prairie

Parcel(s) Affected: 218.01

Site Address: N4119 McDonald Road

Background:

Carl Benck of the Carl & Susan Benck Family Trust Dated 5/8/2017, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 218.01 is 17.08 acres in size and is planned for Agricultural or Open Space land use on the Future Land Use map. The land was previously developed with a residence on the eastern side of the property, near McDonald Road. The house has recently been removed. The remainder of the property is a mixture of farmland, woodland, and wetland. There is no floodplain present on the property. The septic system was installed in 2000 and has been made in-active as there is no longer a home on the property. 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	A-1 Agriculture with A-4 Agricultural Overlay
East	Agriculture and Wetland	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture and RR-1 Rural Residence
West	Agriculture and Wetland	A-1 Agriculture with A-4 Agricultural Overlay

Proposal:

The property owner is proposing to split off land around the home site onto a smaller 6-acre parcel. This parcel will remain zoned A-1 Agriculture and will front on McDonald Road. The property owner will be selling off this parcel, where a replacement home is planned. To maintain the existing density of one home on 17.08 acres, the remaining 11.08 acres of parcel 218.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. 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 Code.

If approved, this rezoning will allow for separation of a pre-existing residential site onto a 6-acre lot, while maintaining the existing density through the application of the A-4 district to 11.08 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Fountain Prairie Town Board met February 19, 2025 and recommended approval of the rezoning.

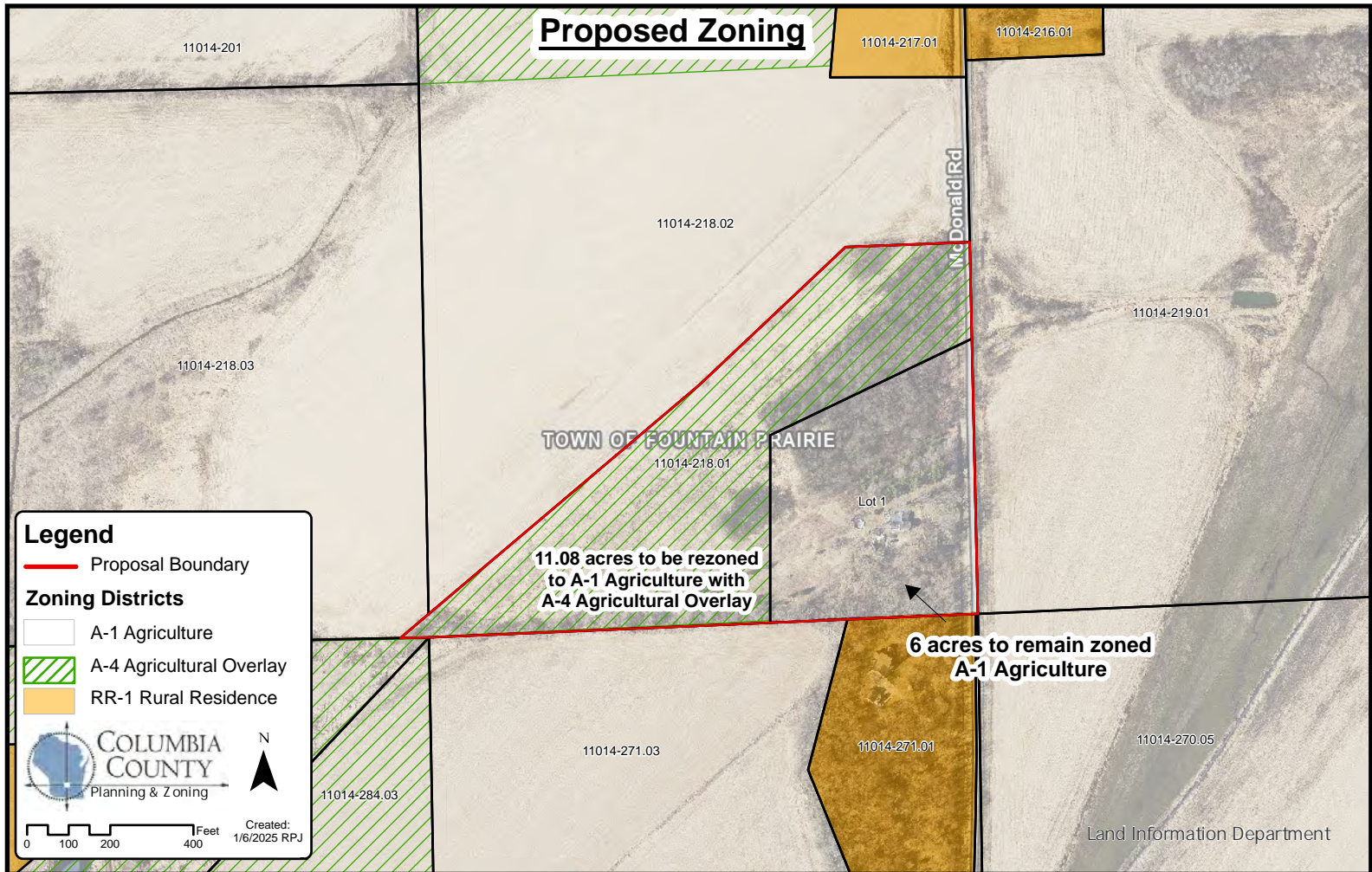
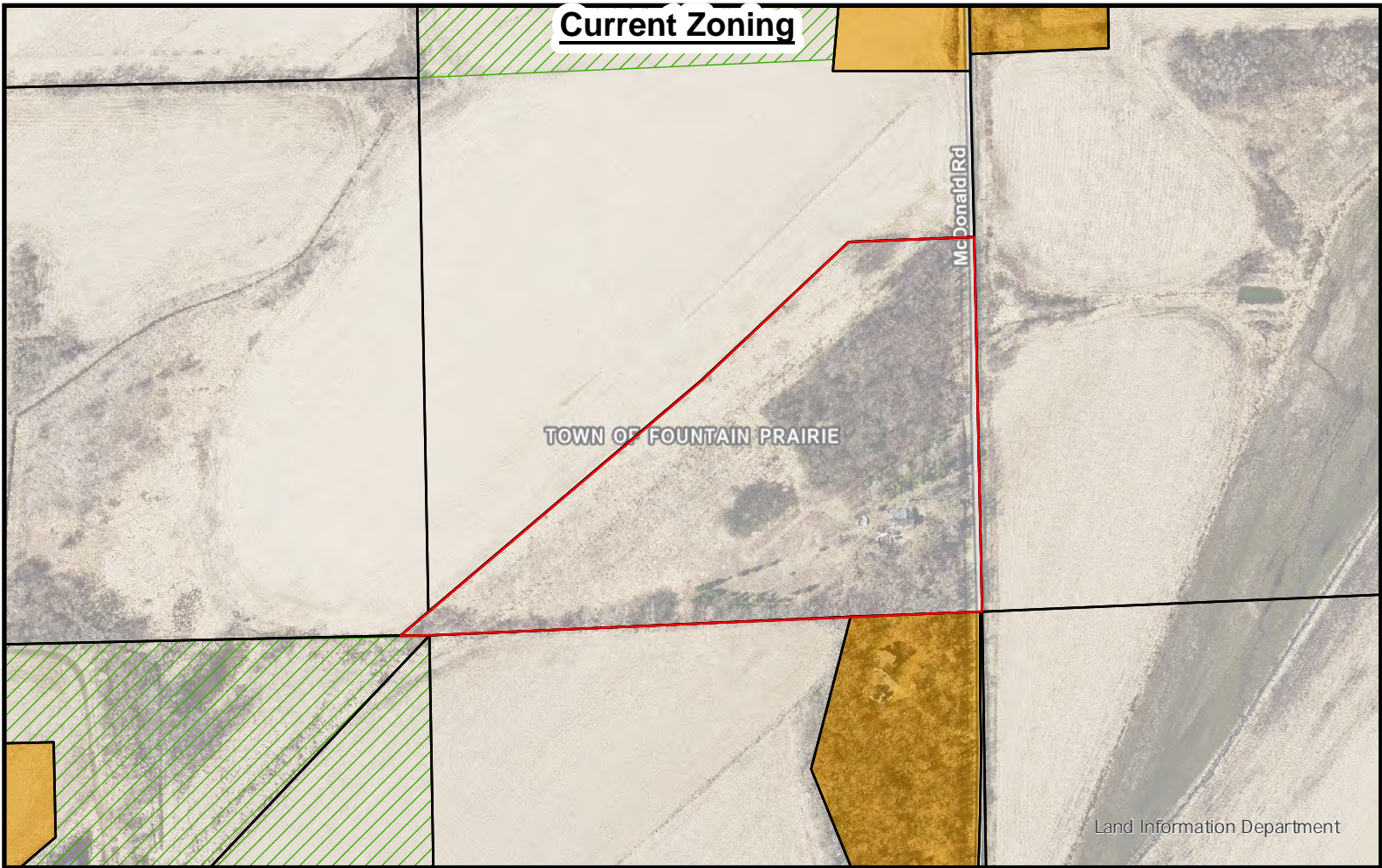
Documents:

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 Minutes

Recommendation:

Staff recommends approval of the rezoning of 11.08 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.



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