



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • April 1, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence & 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 Northwest Quarter of Section 14
Town 11 North, Range 12 East

Town: Fountain Prairie

Parcel(s) Affected: 272.01, 272.02

Site Address: County Highway Z

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 RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 272.01 is 11.56 acres in size and parcel 272.02 is 28.57 acres. The parcels are listed as Lots 1 and 2 of Certified Survey Map No. 6140. Both parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. Parcel 272.01 is under cultivation and parcel 272.02 is wooded. Both parcels have frontage on County Highway Z. The majority of the property is considered to be prime farmland and prime farmland where drained. Soils within the building area are considered to be potentially highly erodible per NRCS. Both wetlands and floodplain are present through the south/southeastern portion property, well outside of the proposed building area. 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
East	Single-Family Residence and Wetland	A-1 Agriculture
South	Wetland	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Proposal:

The property owner is proposing to create a 4-acre lot in the northeast corner of the property. This 4-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on County Highway Z. To maintain a density of one home per 40 acres in the Town of Fountain Prairie, the remaining 36.13 acres of parcels 272.01 and 272.02 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM). Because the lot fronts on a county highway, a highway easement or dedication is required with the CSM. The parcels were recently created via CSM 6140 in 2019, and a highway easement has already been completed; therefore, the CSM will only need to note the presence of the existing easement. This proposal is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Code.

If approved, this rezoning will allow for the construction of a new single-family residence on a 4-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 36.13 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

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

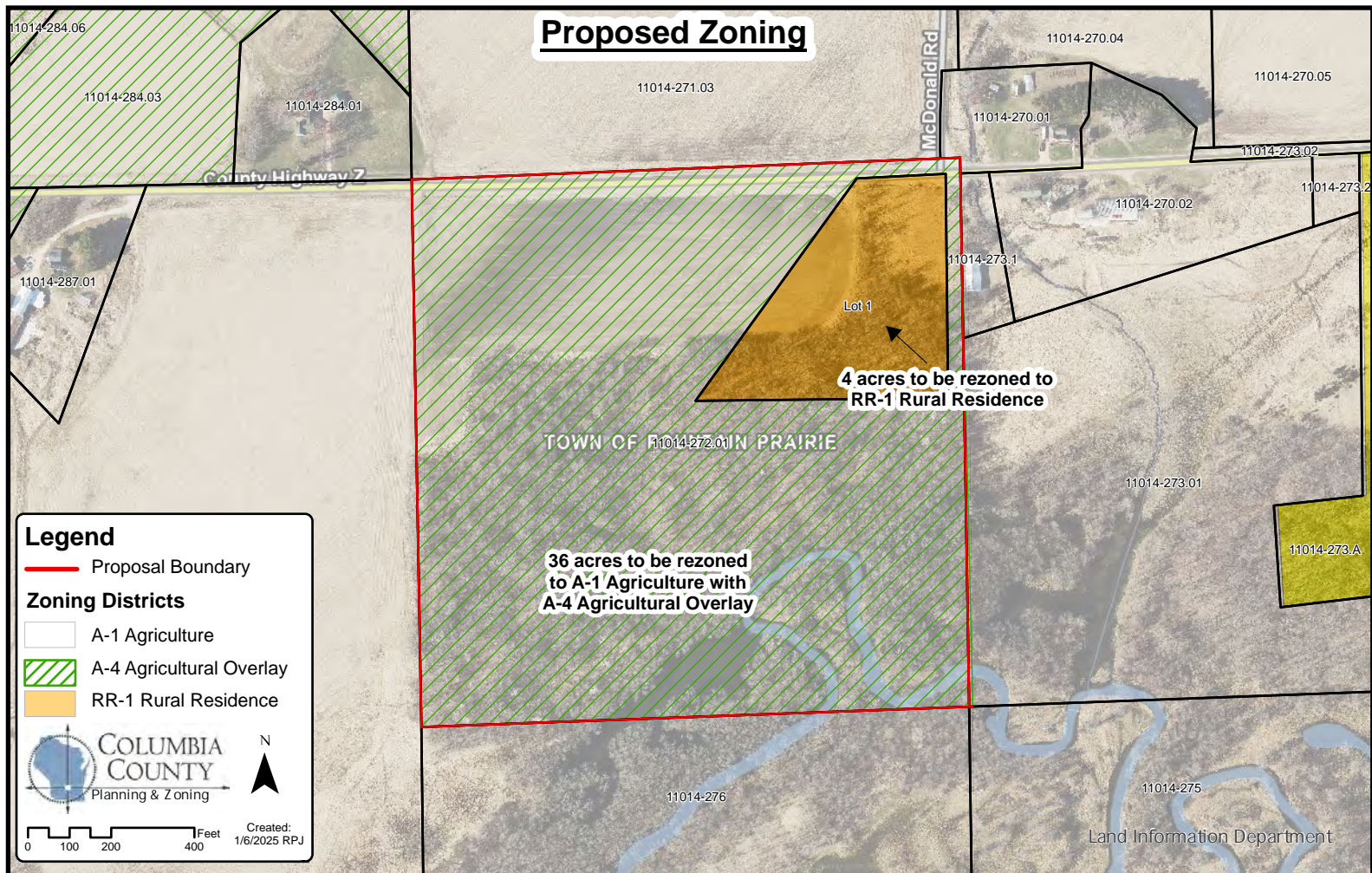
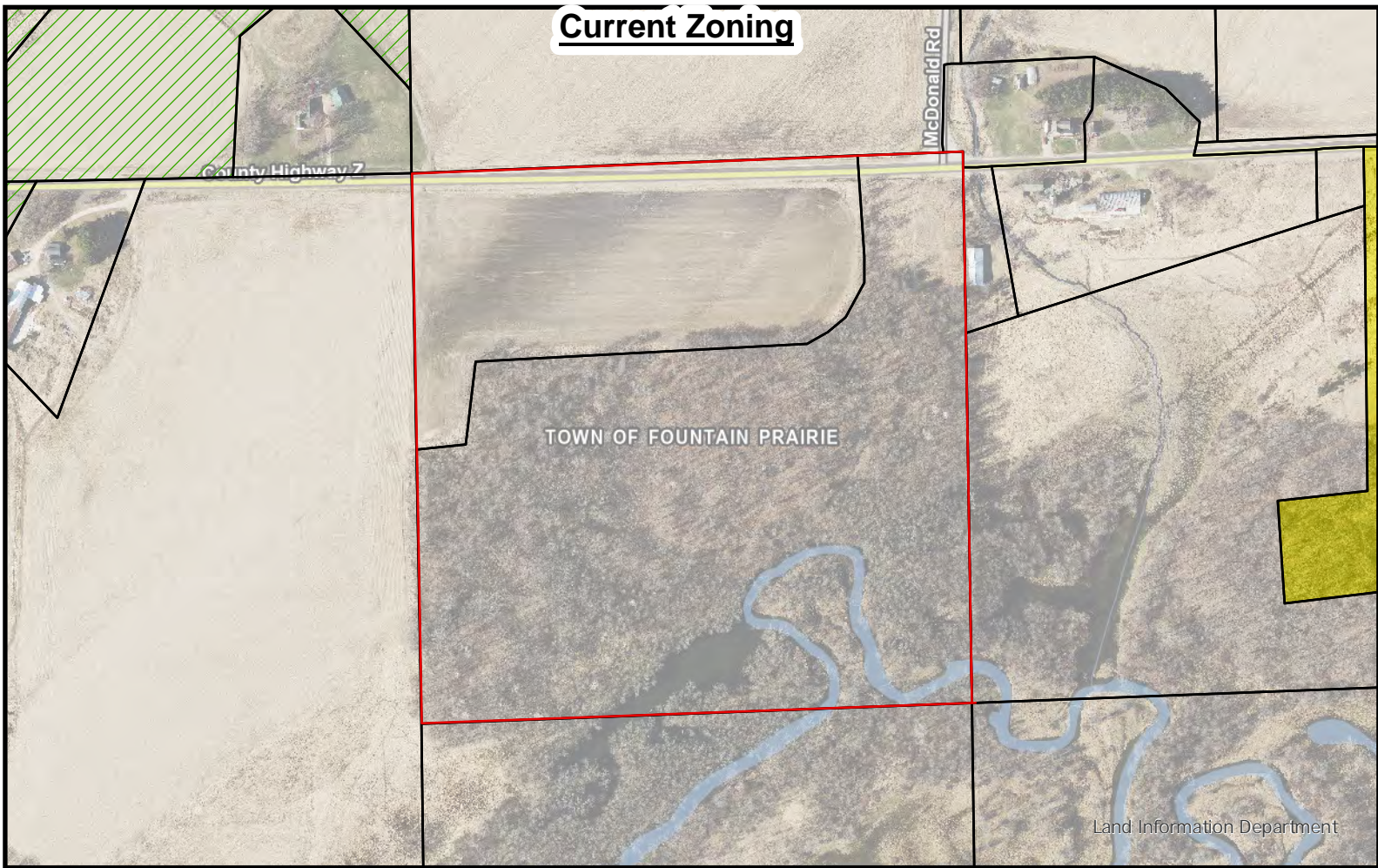
Documents:

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 4.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 36.13 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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