



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • April 1, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence & A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Kirk, Mahlon; Kirk, Melissa
<u>Petitioner(s):</u>	Kirk, Mahlon; Kirk, Melissa
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter of Section 17 Town 13 North, Range 10 East
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	295
<u>Site Address:</u>	Staufenbeil Road

Background:

Mahlon and Melissa Kirk, owners, request 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 295 is 40 acres in size and is described as the Northeast Quarter of the Northeast Quarter of Section 17. The land is entirely wooded. The land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on Staufenbeil Road. There are no wetlands or floodplain on the property. There are approximately 16 acres of prime farmland 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	Woodland and Single-Family Residence	A-1 Agriculture
East	Woodland	A-1 Agriculture
South	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
West	Woodland	A-1 Agriculture

Proposal:

The property owners are proposing to split off 3 acres in the southeast corner of parcel 295. This 3-acre lot will be rezoned to RR-1 Rural Residence for the construction of a new home and will front on Staufenbeil Road.

To maintain a density of one home per 35 acres for the new residential site, 32 acres of parcel 295 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 5 acres will remain unrestricted and zoned A-1 Agriculture in the northeastern corner of the property. This proposal will require a Certified Survey Map (CSM) and is in accordance with the Columbia County Zoning Code.

If approved, this rezoning will allow for the construction of a new single-family residence on a 3-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32 acres.

This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met February 10, 2025 and recommended approval of the rezoning.

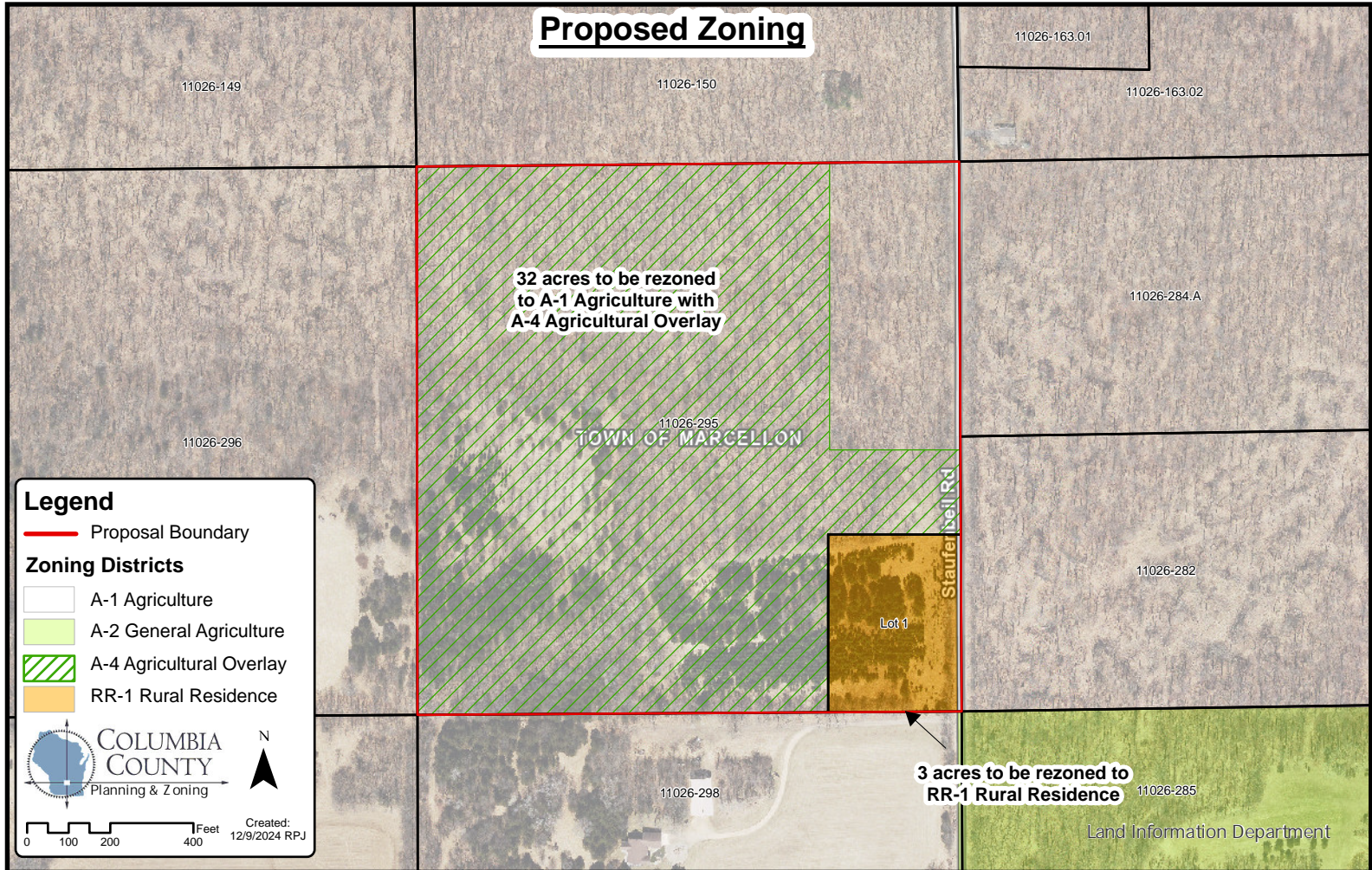
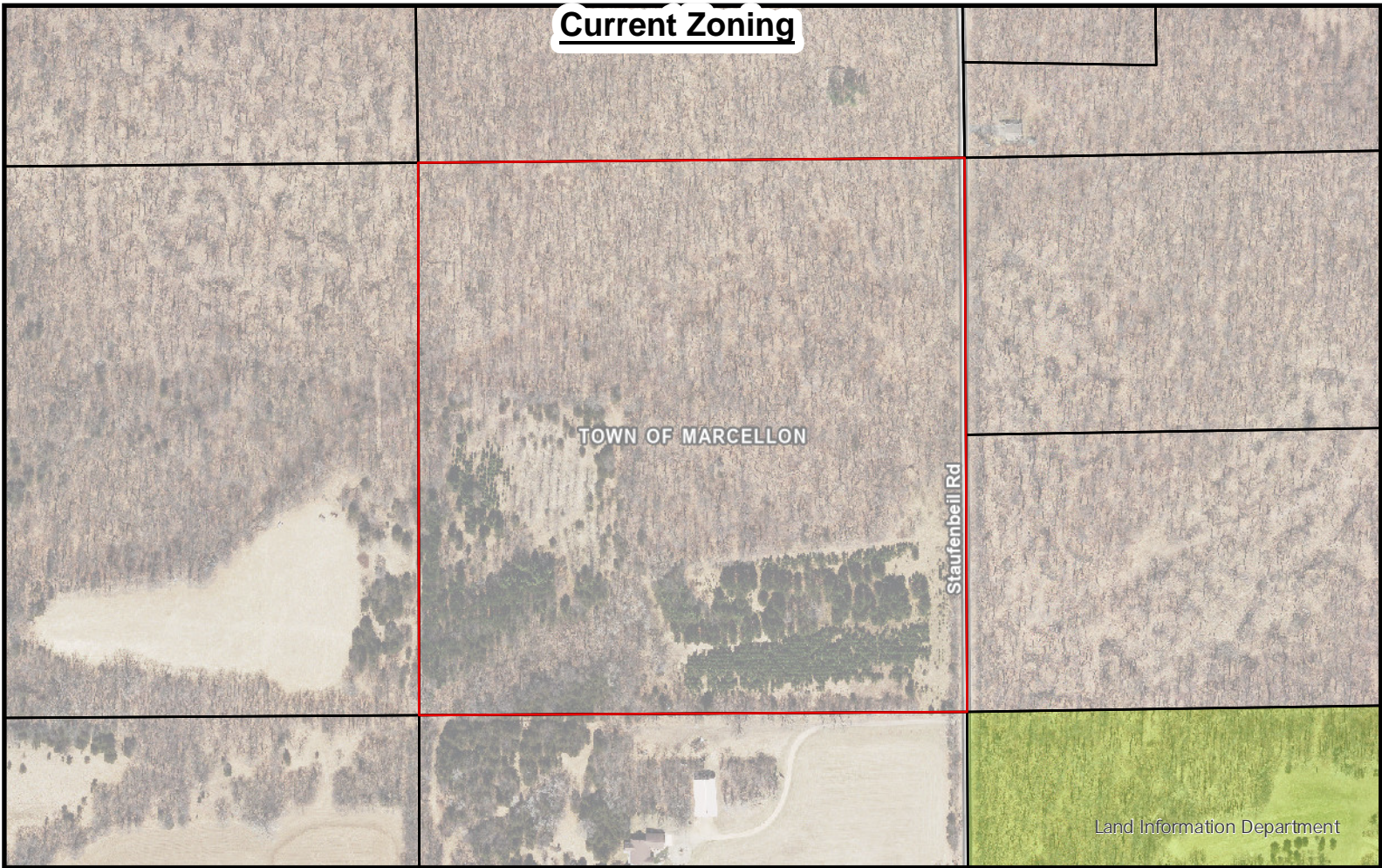
Documents:

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 Action Report

Recommendation:

Staff recommends approval of the rezoning of 3.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.0 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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