



Public Hearing Item 13: Rezoning

Planning & Zoning Committee • August 5, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture and RR-1 Rural Residence
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence
<u>Property Owner(s):</u>	Kessenich, Brandon; Kessenich, Daniel; Kessenich, Pamela
<u>Petitioner(s):</u>	Kessenich, Brandon; Kessenich, Daniel; Kessenich, Pamela
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter of Section 22, Town 10 North, Range 10 East
<u>Town:</u>	Leeds
<u>Parcel(s) Affected:</u>	417.04; 417.05
<u>Site Address:</u>	W6012 County Highway K

Brandon Kessenich, Daniel and Pamela Kessenich, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture and RR-1 Rural Residence to RR-1 Rural Residence. Parcel 417.05 is listed as Lot 1 of Certified Survey Map 5561 and is 2.13 acres in size. It is zoned RR-1 Rural Residence and there is a single-family home on site. Parcel 417.04 is 36.41 acres in size and there is a single-family home and several agricultural structures on site. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on County Highway K. The 10,000 square foot lot addition is listed as prime farmland and soils are potentially highly erodible per NRCS. There are no steep slopes, wetlands, or floodplain 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 Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture with A-4 Agricultural Overlay

Analysis:

The property owners are proposing to add approximately 10,000 square feet, or 0.23-acre, from parcel 417.04 to 417.05 to allow for the construction of an agricultural building. The owners are proposing this specific building site to minimize impacts to the existing cropland on the parcels. The property went through a rezone in 2014 when parcel 417.05 was created and rezoned to the RR-1 Rural Residence district. A concurrent A-4 Agricultural Overlay restriction was applied to all 40 acres of parcel 415 to the north to ensure that the home meets the minimum required density of one home per 35 acres. This rezoning will not affect the minimum density requirement, as an additional 0.23-acre will be tied to the existing home at W6012 County Highway K. The home on parcel 417.04 (W6008 County Highway K) will remain on 36.18 acres and will not require any

additional rezoning or restriction. The new property line will maintain the minimum required setback of 10 feet from the nearest agricultural structure on parcel 417.04. This proposal will require a Certified Survey Map (CSM). Because the property is located on a county highway, a highway easement will be required with the CSM. The proposal will remain consistent with Section 12.125.05(1-4).

If approved, this rezoning will allow parcel 417.05 to be enlarged by approximately 10,000 square feet, or 0.23-acre. This proposal will continue to meet the minimum required density of one home per 35 acres with all 40 acres of parcel 415 remaining restricted with the A-4 Agricultural Overlay district. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Leeds Town Board met on June 16, 2025, and recommended approval of the rezoning.

Documents:

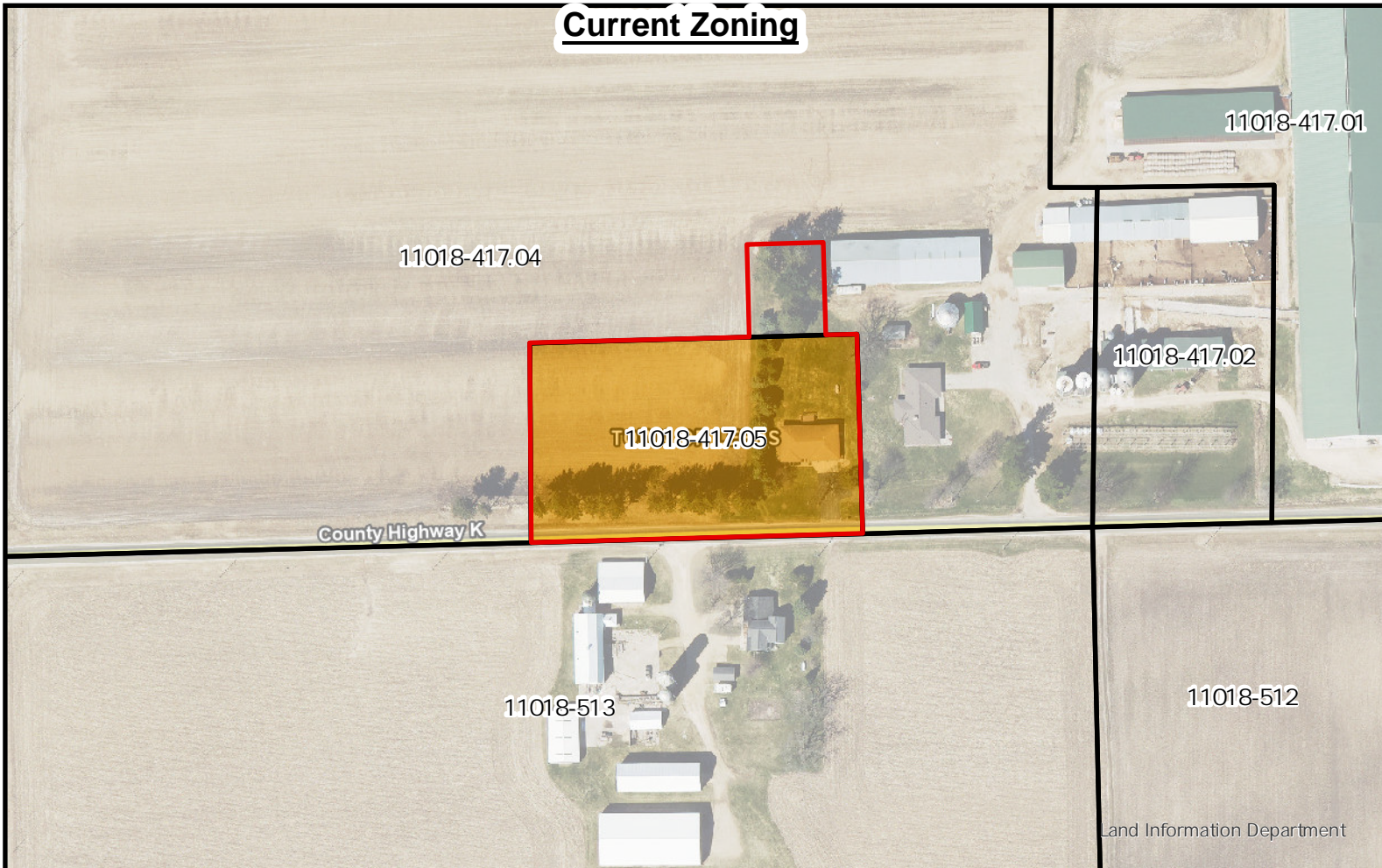
The following documents are on file with the Planning and Zoning Department:

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

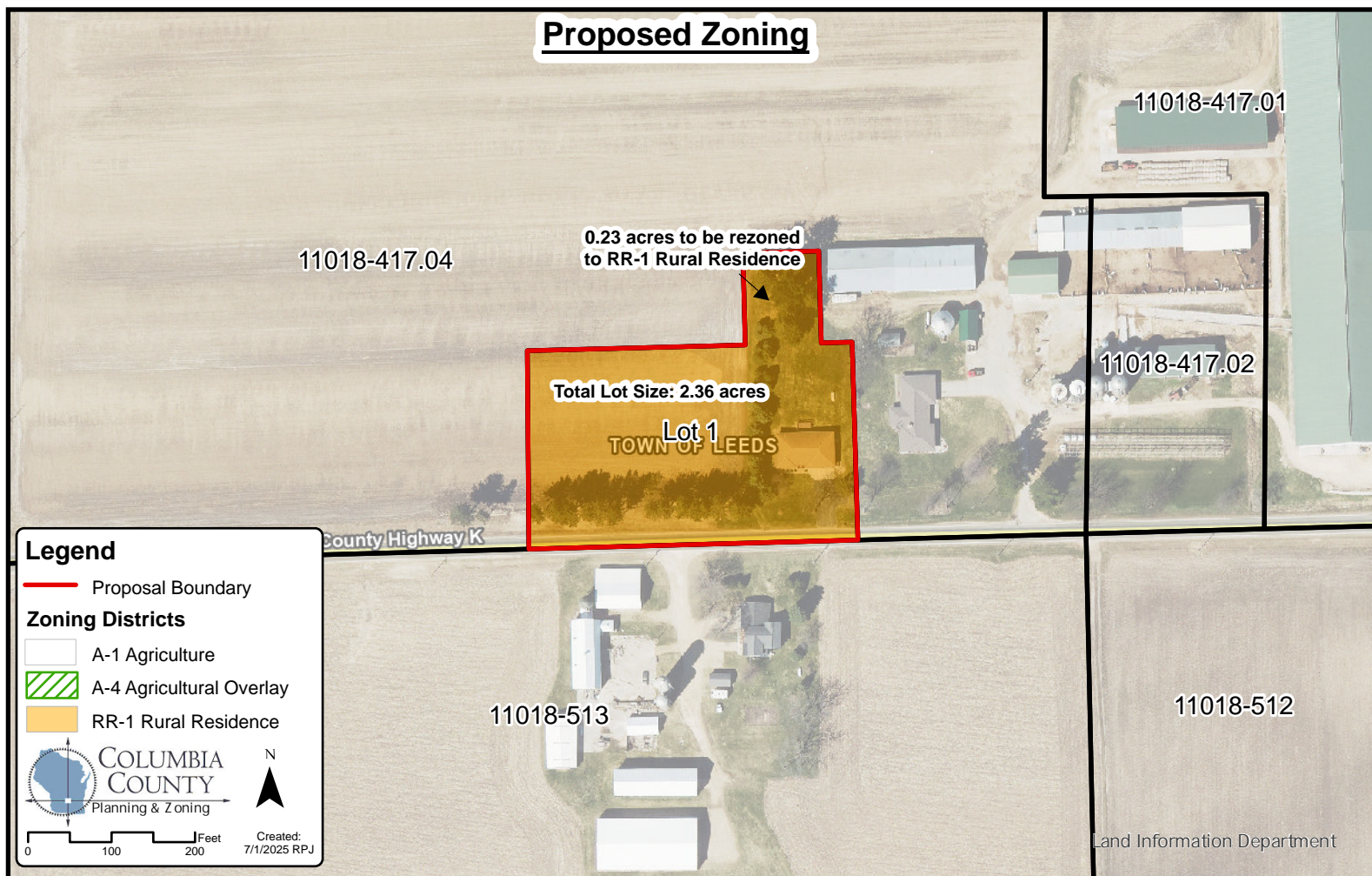
Recommendation:

Staff recommends approval of the rezoning of 0.23 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.