



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • August 5, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-2 General Agriculture
<u>Property Owner(s):</u>	Budiac, James; Budiac, Kim M
<u>Petitioner(s):</u>	Budiac, James; Budiac, Kim M
<u>Property Location:</u>	Located in the Southeast Quarter of the Southwest Quarter of Section 15 Town 11 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	249
<u>Site Address:</u>	County Highway U

James and Kim Budiac, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-2 General Agriculture. Parcel 249 is 16 acres in size, is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. There are no wetlands or floodplain present on the property. There are approximately 1.5 acres of prime farmland on the eastern side of the property along County Highway U. This same 1.5 acres is considered to be potentially highly erodible, while the remainder of the property is listed as highly erodible per NRCS. 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 Agriculture	A-1 Agriculture with A-4 Agricultural Overlay
East	Woodland, Agriculture and Single-Family Residence	A-1 Agriculture
South	Woodland and Single-Family Residence	R-1 Single-Family Residence
West	Woodland, Agriculture and Single-Family Residence	A-1 Agriculture

Analysis:

The property owners are proposing to rezone parcel 249 to the A-2 General Agriculture zoning district to allow for the construction of a single-family home. In order to qualify for a rezoning to the A-2 General Agriculture district, the land must be a parcel of record as of November 1, 1984. The parcel cannot be under common ownership with any other vacant contiguous A-1 or AO-1 lands that bring the total acreage to 35 or greater. Adjacent lands are not under common ownership. A deed is on file as Document No. 295244, dated May 21, 1959, describing this parcel as the west half of the Southeast Quarter of the Southwest Quarter, along with an exception for those lands east of the highway in Document No. 152552, dated January 27, 1913. These documents ensure that this property has been a parcel of record prior to November 1, 1984, thus making it

eligible for rezoning to the A-2 General Agriculture district. This proposal is in accordance with Section 12.125.03.

If approved, this rezoning will allow for the construction of a single-family residence on an existing 16-acre lot, subject to adherence and approval of all other applicable ordinances and permits. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Caledonia Town Board met on June 9, 2025, and recommended approval of the rezoning.

Documents:

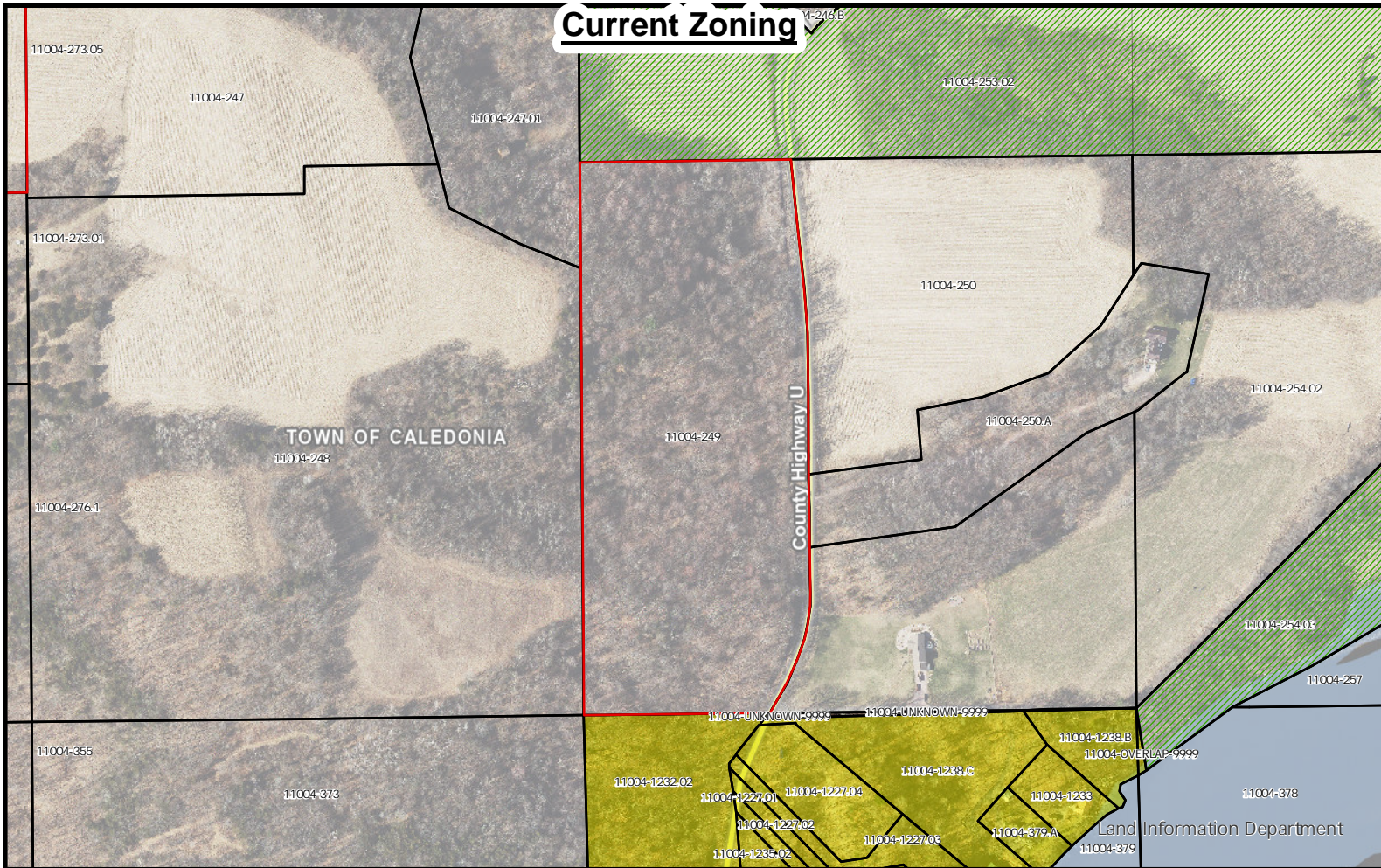
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Action Report

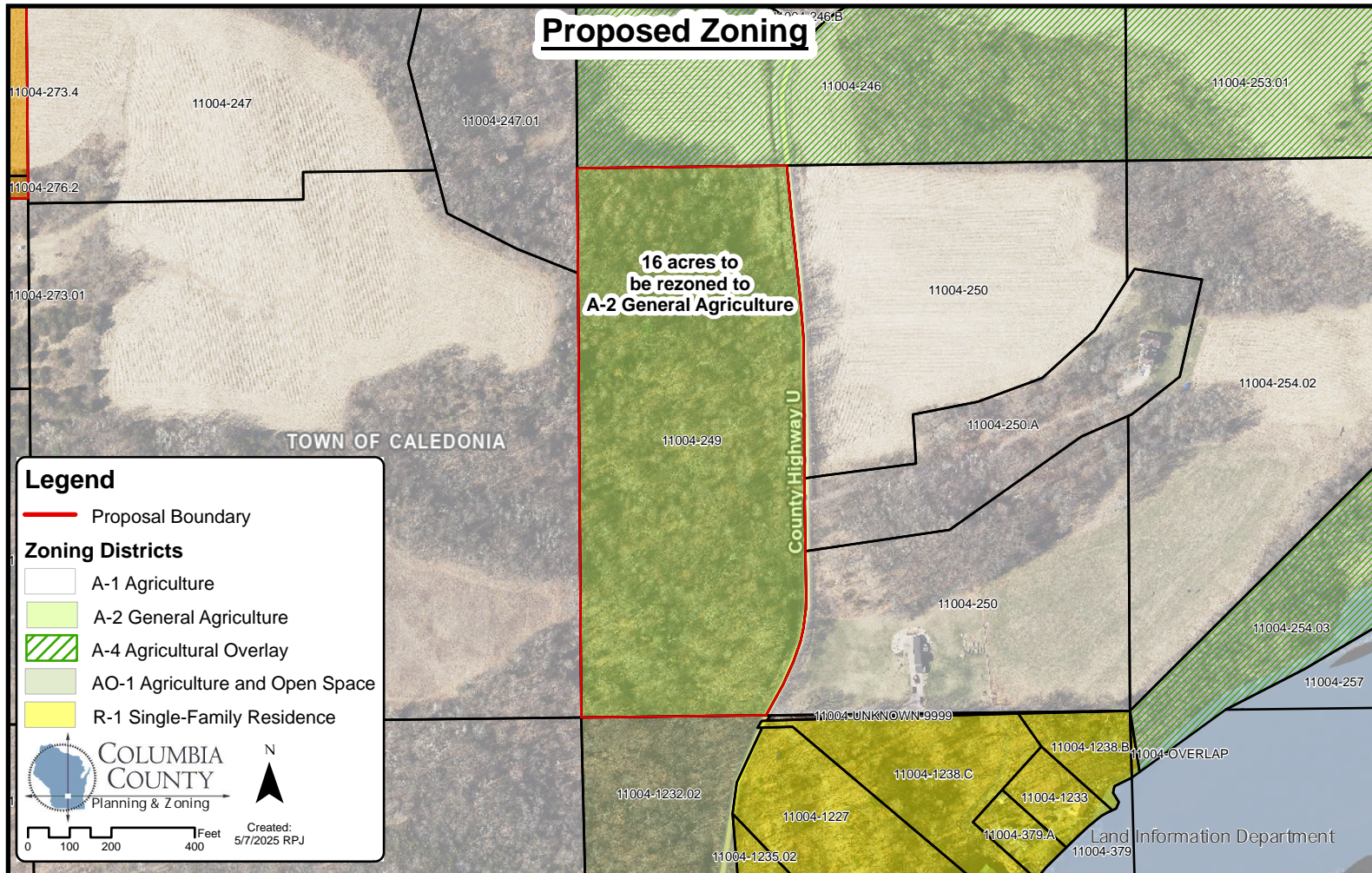
Recommendation:

Staff recommends approval of the rezoning of 16.0 acres, more or less, from A-1 Agriculture to A-2 General Agriculture.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- AO-1 Agriculture and Open Space
- R-1 Single-Family Residence



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.