



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • December 2, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	C-2 General Commercial
<u>Property Owner(s):</u>	Highland Farms, LLC c/o Peter Wallace
<u>Petitioner(s):</u>	Highland Farms, LLC c/o Peter Wallace; Jim Lundberg of Point of Beginning Inc
<u>Property Location:</u>	Located in the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 33, Town 11 North, Range 12 East
<u>Town:</u>	Fountain Prairie
<u>Parcel(s) Affected:</u>	659
<u>Site Address:</u>	State Highway 16/Savanna Road

Peter Wallace of Highland Farms LLC, owner, and Jim Lundberg of Point of Beginning Inc, applicant, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to C-2 General Commercial. Parcel 659 is 35.31 acres in size, is zoned A-1 Agriculture and planned for Industrial land use on the Future Land Use map. The property is under cultivation and has frontage on both State Highway 16 and Savanna Road. Soils within the building area are considered to be potentially highly erodible per NRCS. The western 31.30 acres of the property are designated as prime farmland. Wetlands are present on the eastern side of the property. No floodplain is present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence and Industrial	AO-1 Agriculture and Open Space and <i>I-1 Industrial (Village of Fall River)</i>
East	Community Center	<i>B-1 Business/Commercial (Village of Fall River)</i>
South	Agriculture and Single-Family Residence	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture	A-1 Agriculture

Analysis:

The property owner and applicant are proposing to create a 2.46-acre lot that will be rezoned to the C-2 General Commercial district to allow for the construction of a new Dollar General. The proposed business will be located close to the Highway 16/Savanna Road intersection, with driveway access on Savanna Road. Indoor retail sales is permitted within the C-2 General Commercial district. This use requires 1 parking space per 300 square feet of gross floor area. The proposed store will be 10,640 square feet in size, which will require a

minimum of 36 parking spaces. Dumpsters will be located within an enclosure to the east of the building. Although the proposed use is permitted-by-right and is not a Conditional Use, the proposed development will still need to meet all applicable aspects of the zoning code, including stormwater management, erosion control, signage, and lighting requirements. Because the property is planned for Industrial land use on the future land use map, the owner and applicant are also seeking an amendment to the Future Land Use map to provide for future Commercial land use. While lands to the south and west, located within the Town of Fountain Prairie, are zoned A-1 Agriculture, lands to the east and north, located within the Village of Fall River, are developed and zoned accordingly for commercial and industrial land uses. The Plan Amendment request will be heard separately. A Certified Survey Map (CSM) will be required with this request.

If approved, this rezoning will allow for the construction of a new commercial business on a newly created 2.462-acre lot. This proposal will follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if both are amended.

Town Board Action:

The Fountain Prairie Town Board met on March 26, 2025, and recommended approval of the rezoning.

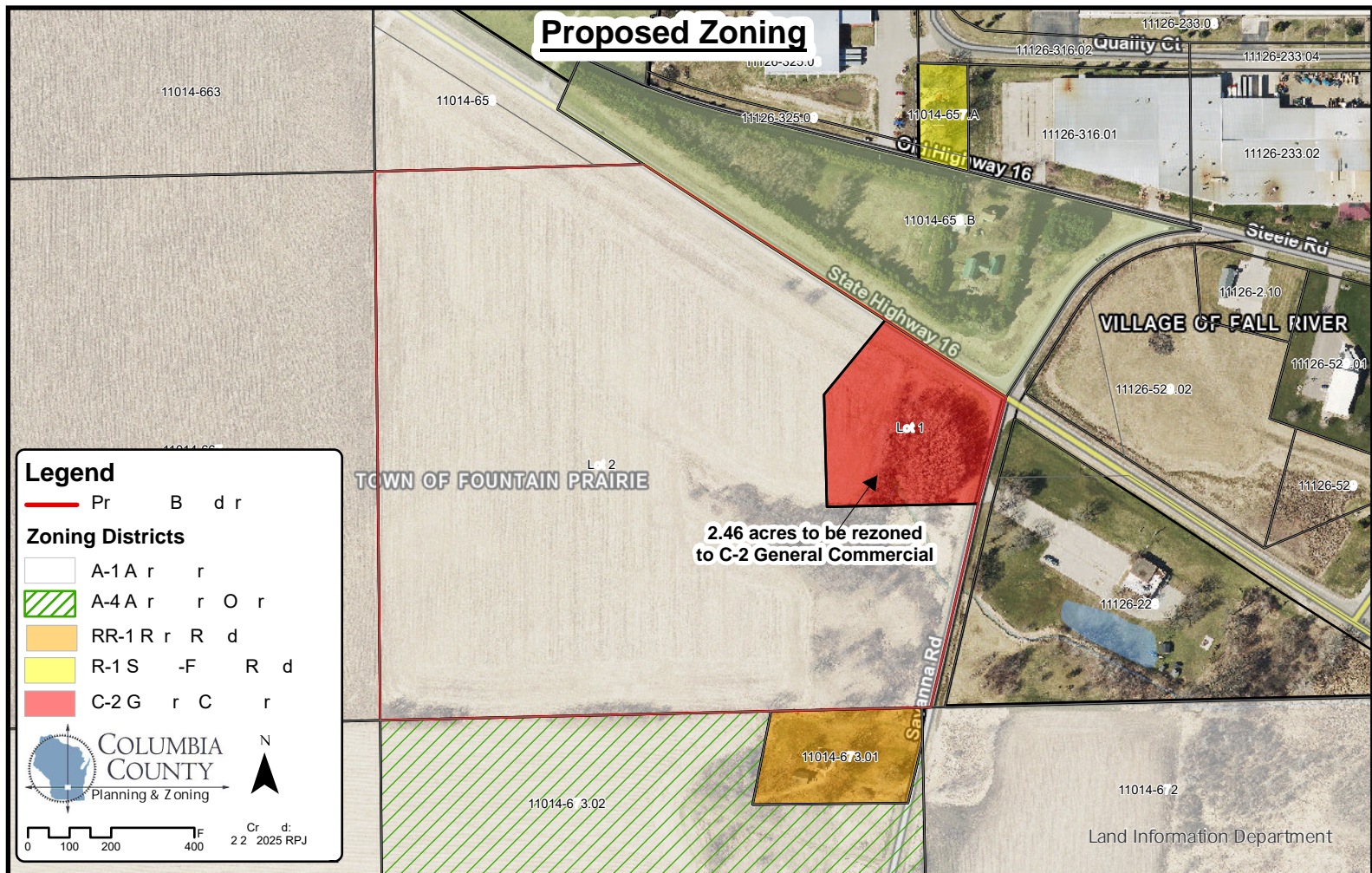
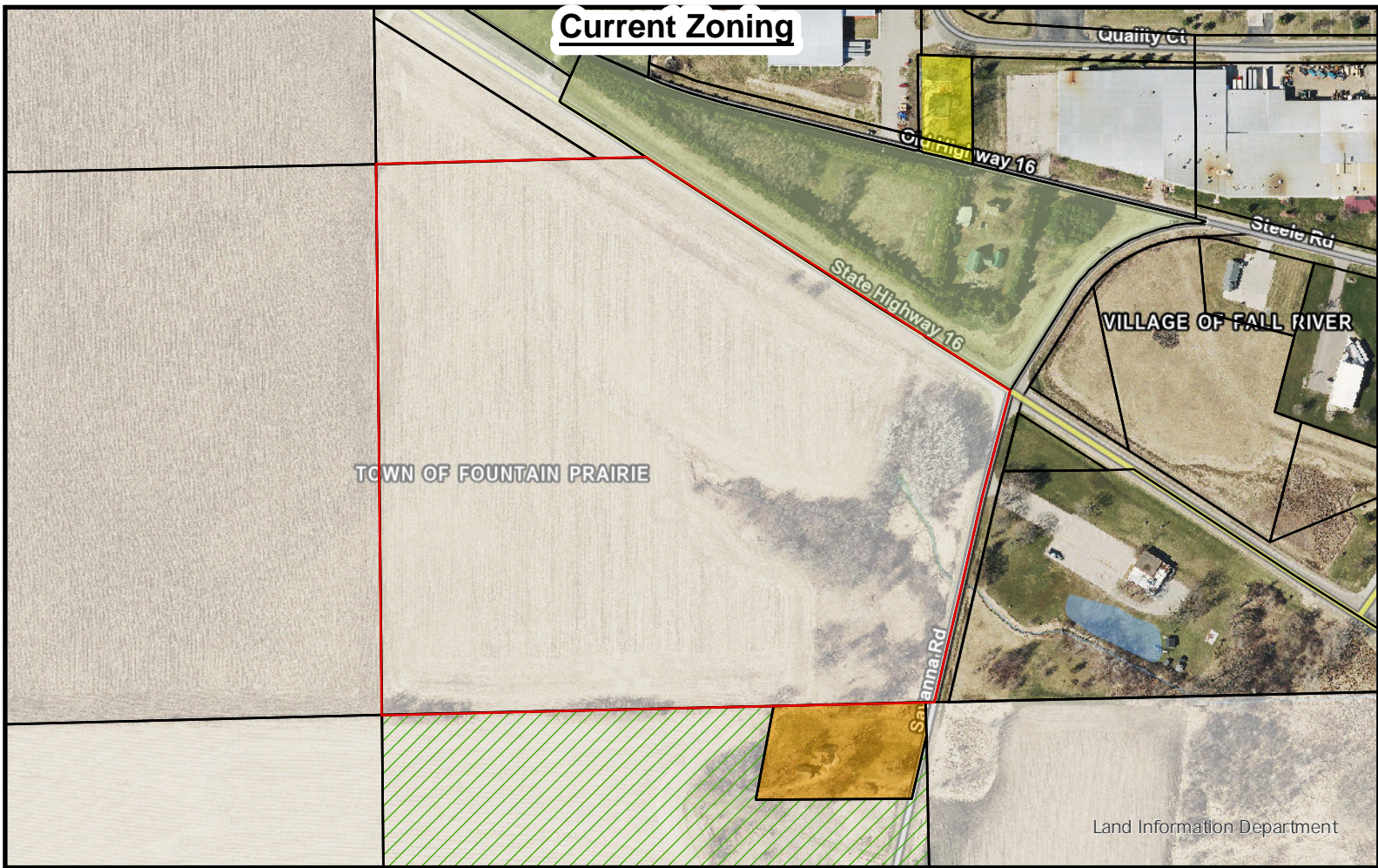
Documents:

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

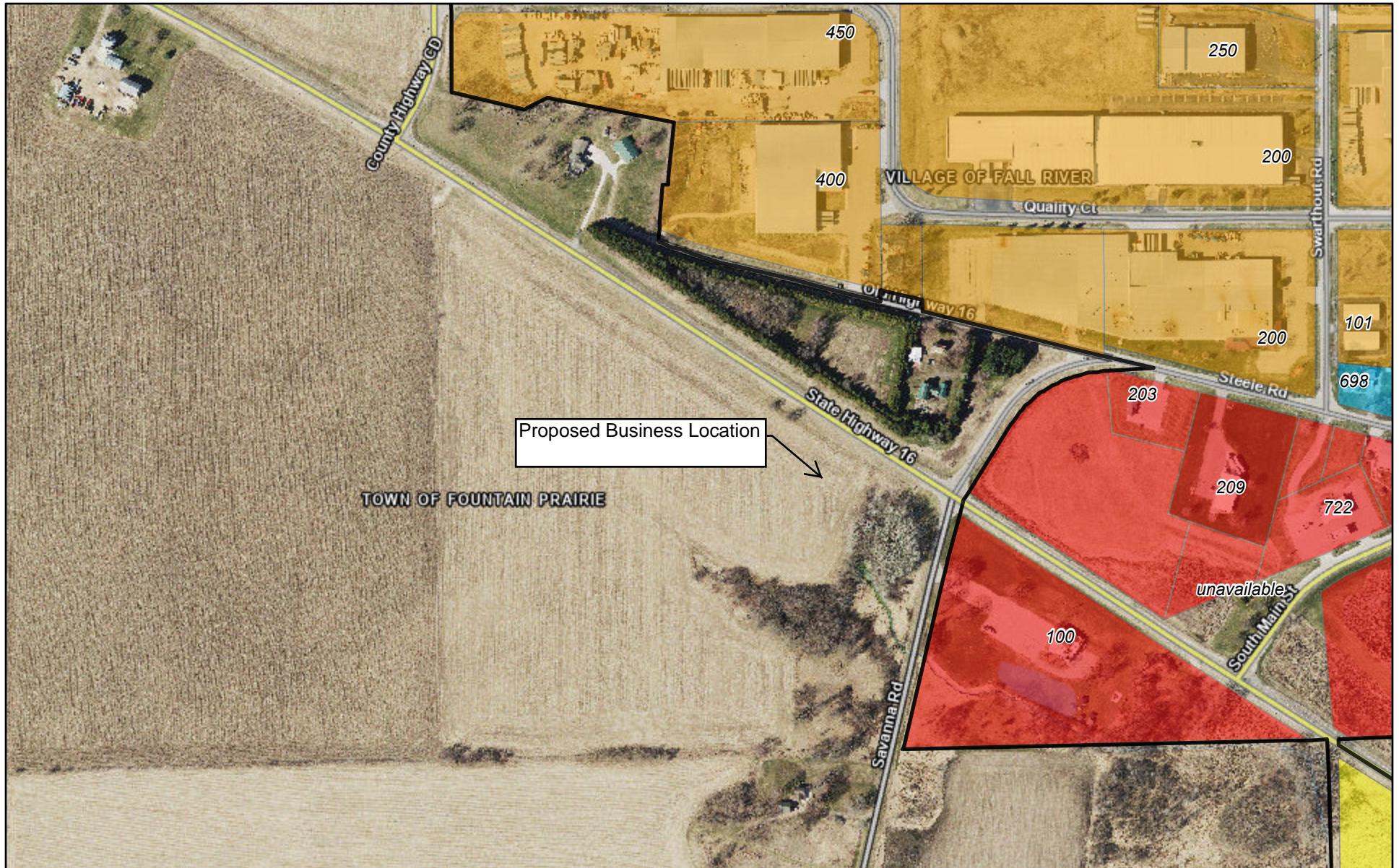
Recommendation:

Staff recommends approval of the rezoning of 2.462 acres, more or less, from A-1 Agriculture to C-2 General Commercial, effective upon recording of the Certified Survey Map.



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.

Village of Fall River Zoning Map



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