



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • December 2, 2025

<u>Current Zoning District(s):</u>	RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Larson Holiday Farm LLC, c/o Paul Larson; Spink, Cheryl A; Spink, Darrell L; Spink, Gay L
<u>Petitioner(s):</u>	Larson Holiday Farm LLC, c/o Paul Larson; Spink, Cheryl A; Spink, Darrell L; Spink, Gay L
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 30, Town 11 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	417.A, 417.02, 417.03, 417.04, 425
<u>Site Address:</u>	N3551 County Highway U; N3517 County Highway U

Paul Larson of Larson Holiday Farm LLC, Cheryl Spink, Darrell Spink, and Gay Spink, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay. Parcel zoning and acreage are as follows:

Parcel	Zoning	Acreage
417.A	A-1 Agriculture	4.8
417.02	A-1 Agriculture with A-4 Agricultural Overlay	12.49
417.03	RR-1 Rural Residence	5
417.04	A-1 Agriculture with A-4 Agricultural Overlay	17.36
425	A-1 Agriculture	40

All parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. A Christmas tree farm operates on parcels 425, 417.02, and 417.04. There is a pre-existing residence and accessory structure on parcel 417.A. There is a single-family home and several accessory structures on parcel 417.03. The septic systems on the parcels were installed in 1980 and 2000, respectively. Both systems are current on maintenance requirements. The property fronts on County Highway U. Wetlands and floodplain are both present along Prentice Creek. 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, Woodland, and Wetland	A-1 Agriculture

East	Agriculture, Woodland, Wetland, and Single-Family Residence	A-1 Agriculture
South	Single-Family Residence, Wetland, and Woodland	A-1 Agriculture
West	Agriculture, Woodland, and Wetland	A-1 Agriculture

Analysis:

The property owner is proposing to revise the existing lot lines and revise the existing zoning in accordance with the lot line adjustments. There is an existing accessory structure on parcel 417.A that crosses over the lot line with parcel 417.04. The owners are proposing a land swap to resolve this setback issue. The owners of parcel 417.A will receive approximately 0.13 acres around the existing structures from parcel 417.04, and in return, 0.46 acres from northern end of parcel 417.A will go to parcel 417.04. This is not an equal area swap, therefore approximately 0.33 acre will be restricted to maintain the existing density on parcel 417.A of one home on 4.8 acres. Additionally, the property boundaries around the existing home on parcel 417.03 will be revised to reduce the lot area from 5 acres to 3.6 acres. 30 acres of land were already restricted with the A-4 Agricultural Overlay district, so an additional 1.4 acres will need to be restricted with the A-4 district. To maintain the minimum required density of one home per 35 acres for the residence at N3551 (parcel 417.03) and 4.8 acres for the existing home at N3517 (417.A), a total of 32 acres will be restricted on the remaining A-1 lands. The A-4 Agricultural Overlay is proposed to be revised to route around the existing Christmas tree farm on the property. The revised property lines will also allow for the existing structures on the current RR-1 lot (417.03) to be incorporated into the Christmas tree farm operations on the property. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM). Because the land fronts on a county highway, a highway easement will be completed with the CSM. The proposal is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of two single-family residences onto a 3.6-acre and 4.47-acre lot, while maintaining the required densities 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 Caledonia Town Board met on October 13, 2025, and recommended approval of the rezoning.

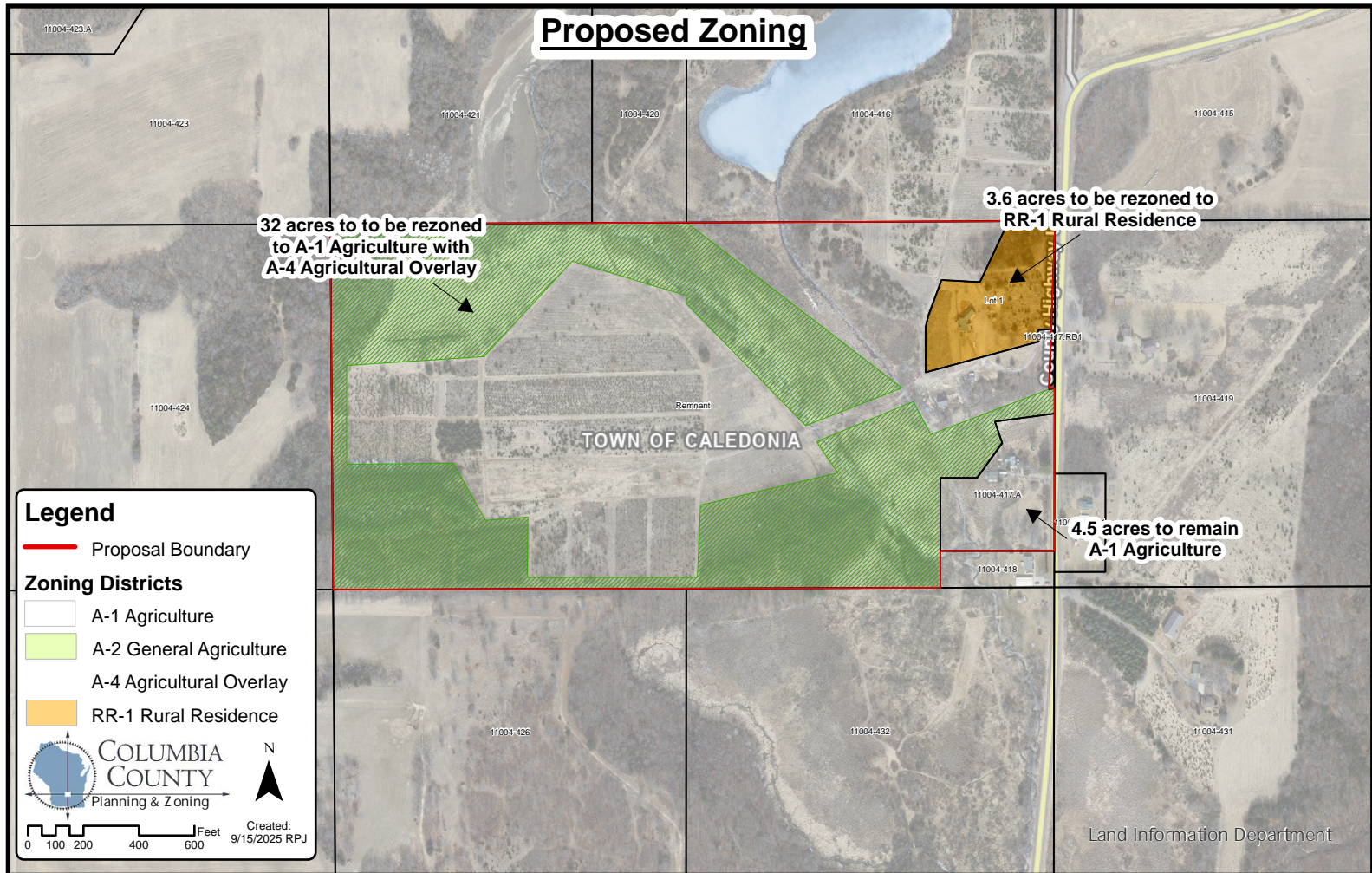
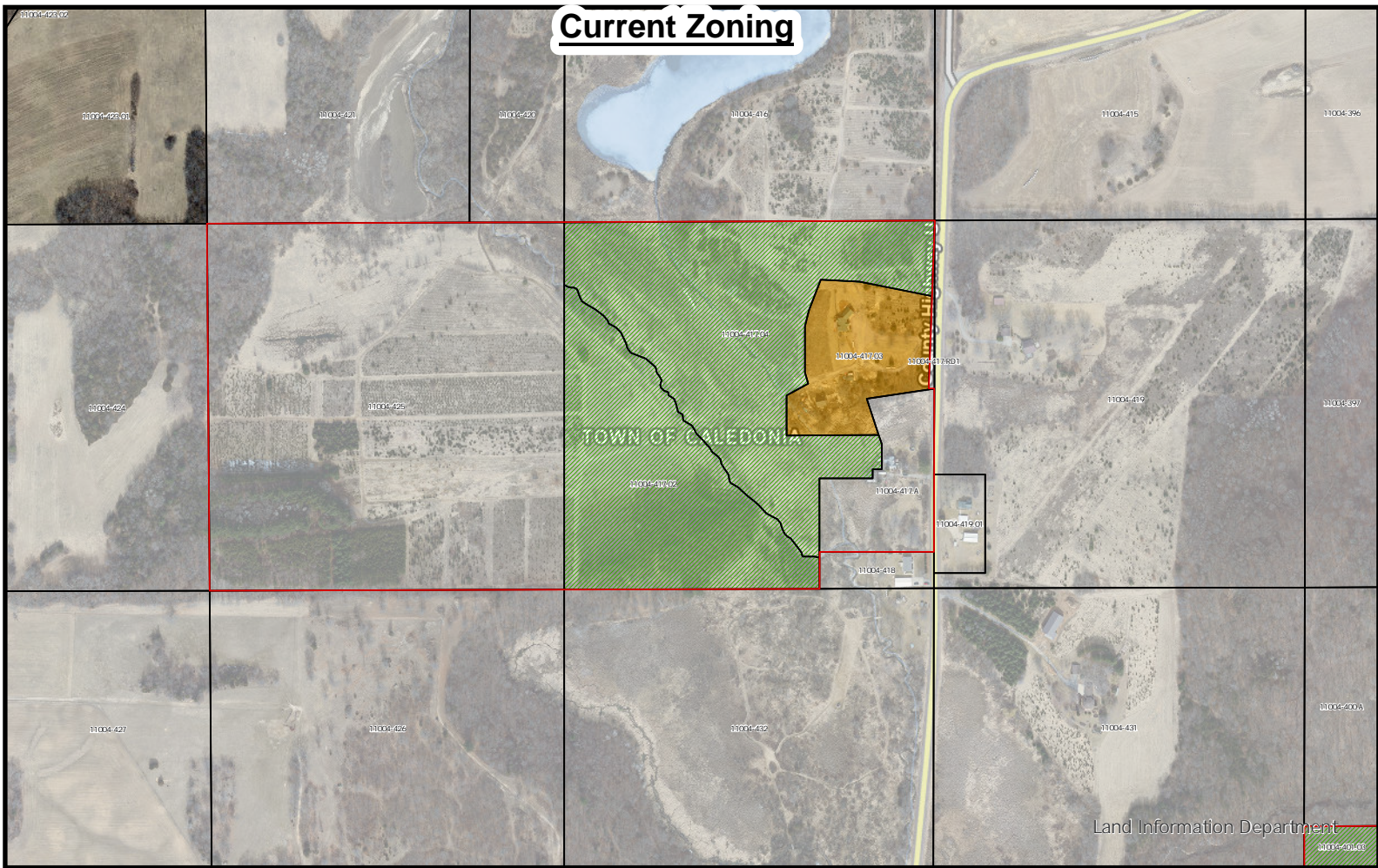
Documents:

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 1.25 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence, 0.13 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture, 0.71 acres, more or less, from RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay, 0.76 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, 1.86 acres, more or less, from RR-1 Rural Residence to A-1 Agriculture, and 32 acres, more or less, from A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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