



## **Public Hearing Item 4: Rezoning**

Planning & Zoning Committee • December 2, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	Bachmann, Frederick N; Bachmann, Kiya J
<b><u>Petitioner(s):</u></b>	Bachmann, Frederick N; Bachmann, Kiya J
<b><u>Property Location:</u></b>	Located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 12, Town 10 North, Range 8 East
<b><u>Town:</u></b>	Lodi
<b><u>Parcel(s) Affected:</u></b>	364.02
<b><u>Site Address:</u></b>	Thunder Hills Road

Frederick N and Kiya J Bachmann, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 364.02 is 35.04 acres in size and is primarily wooded. The land is zoned A-1 Agriculture and is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. The property does not front on a public road but is accessed via easement from Thunder Hills Road. There are no wetlands or floodplain on the property. There are approximately 6.8 acres of prime farmland in the southwestern corner of the property, and the majority of the property is considered to be highly erodible or potentially highly erodible per NRCS. The proposed home is located outside of this area. 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 and Single-Family Residence	A-1 Agriculture
South	Woodland and Single-Family Residence	A-1 Agriculture
West	Woodland	A-1 Agriculture

### **Analysis:**

The property owner is proposing to create a 5-acre lot that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family residence and accessory structure. Because the existing lot does not front on a public road, the proposed RR-1 lot cannot meet road frontage requirements of the Columbia County Land Division and Subdivision Ordinance. Furthermore, the proposed residential driveway cannot meet the maximum driveway length requirement of Section 12.140.05(1)d. of the Columbia County Zoning Ordinance. The property owner is seeking both a waiver of access and a driveway length exception. These requests will be reviewed separately.

To maintain the minimum required density of one home per 35 acres, the owner will restrict the remaining 30.04 acres of parcel 364.02. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 35-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30.04 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if the access variance and driveway exception requests are also granted.

**Town Board Action:**

The Lodi Town Board met on October 14, 2025, and recommended approval of the rezoning.

**Documents:**

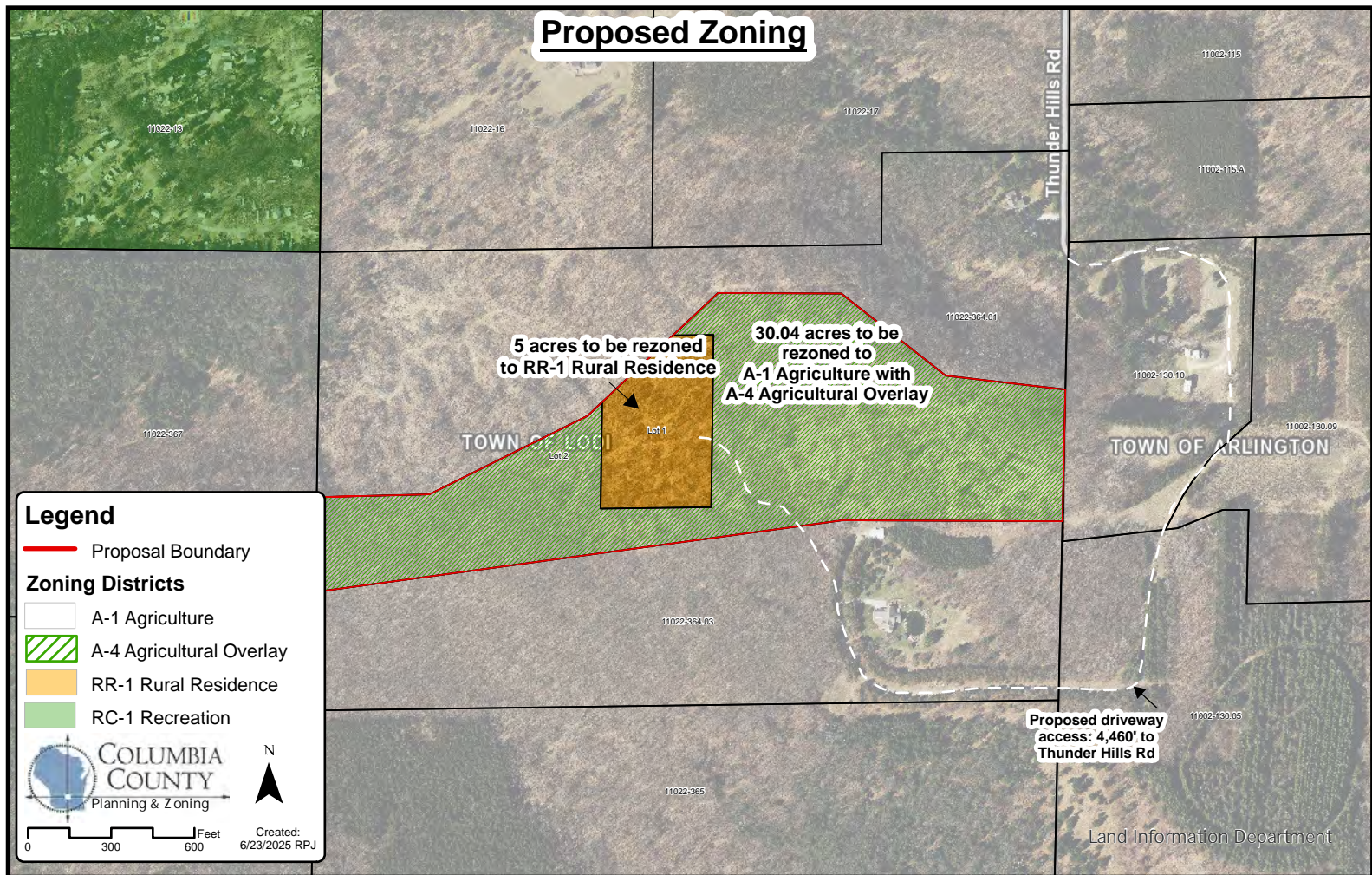
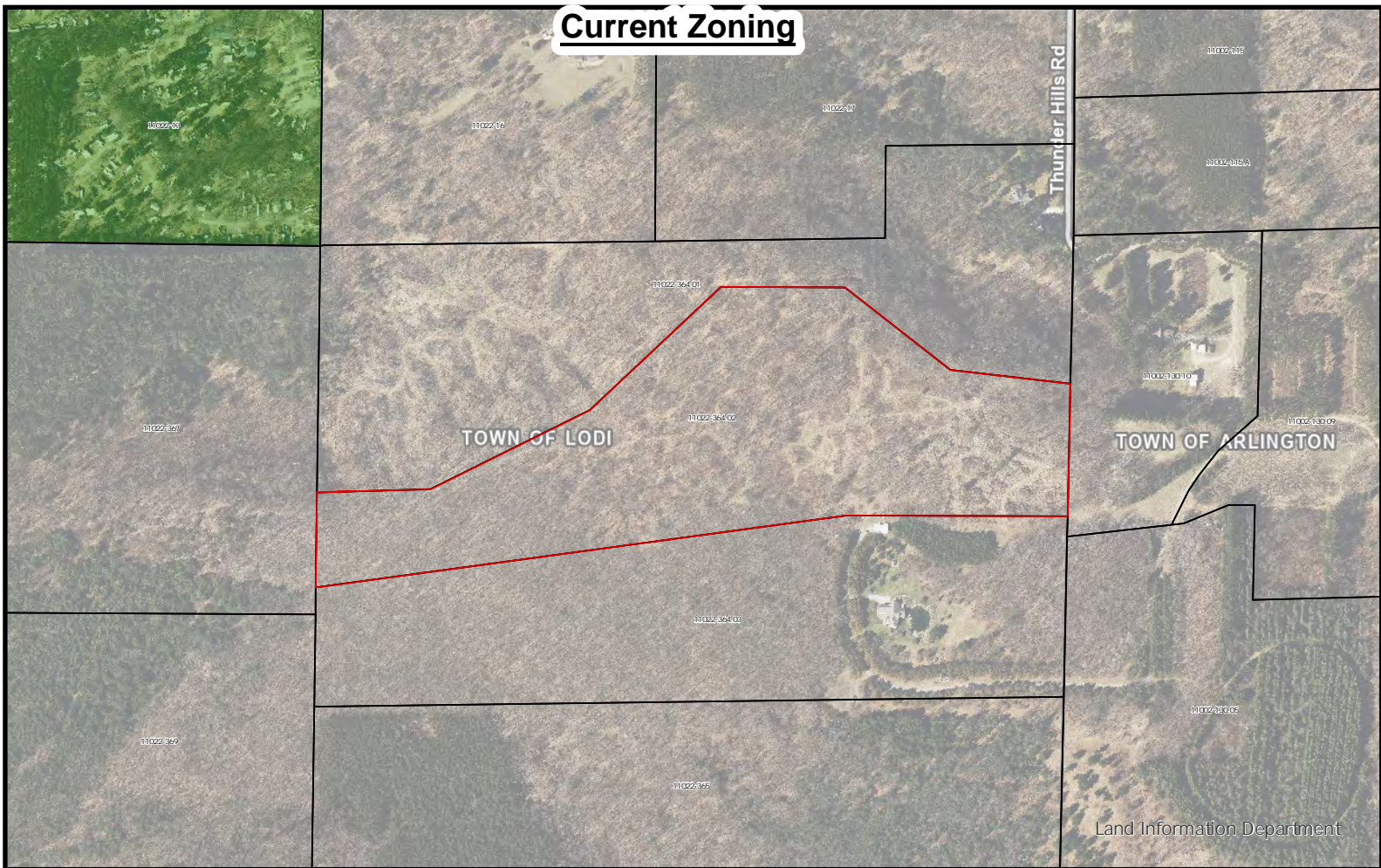
The following documents are on file with the Planning and Zoning Department:

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 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30.04 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.





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