



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • January 7, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Atkinson, Karla S

Petitioner(s): Atkinson, Karla S

Property Location: Located in the Southwest Quarter of the Northeast Quarter of Section 10,
Town 11 North, Range 8 East

Town: Caledonia

Parcel(s) Affected: 180

Site Address: W10598 Krejchik Road

Background:

Karla S Atkinson, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 180 is listed as 40 acres; however, per the legal descriptions received from the surveyor, this parcel is not a true “40” and is actually 39.98 acres in size. There is an existing residence, and several agricultural structures present on the property. The septic system was installed in 1998 and is current on maintenance requirements. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on the property. There are approximately 5 acres of prime farmland on the property. All existing structures are located outside of said prime farmland. The property is not enrolled in the farmland preservation tax program. 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
East	Agriculture	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Woodland and Agriculture	A-1 Agriculture

Proposal:

The property owner is proposing to split off 1.65 acres around the existing residence at W10598 Krejchik Road. This lot will be rezoned to the RR-1 Rural Residence district. The lot is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance.

To maintain a density of one home per 35 acres for both the existing residence and the new residential site, the remaining 38.33 acres of parcel 180 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The separation of a pre-existing residence is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for an existing residence to be located on a smaller lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 38.33 acres. This request appears to follow both the Columbia County Zoning Code and the Comprehensive Plan.

Town Board Action:

The Caledonia Town Board met December 9, 2024 and recommended approval of the rezoning.

Documents:

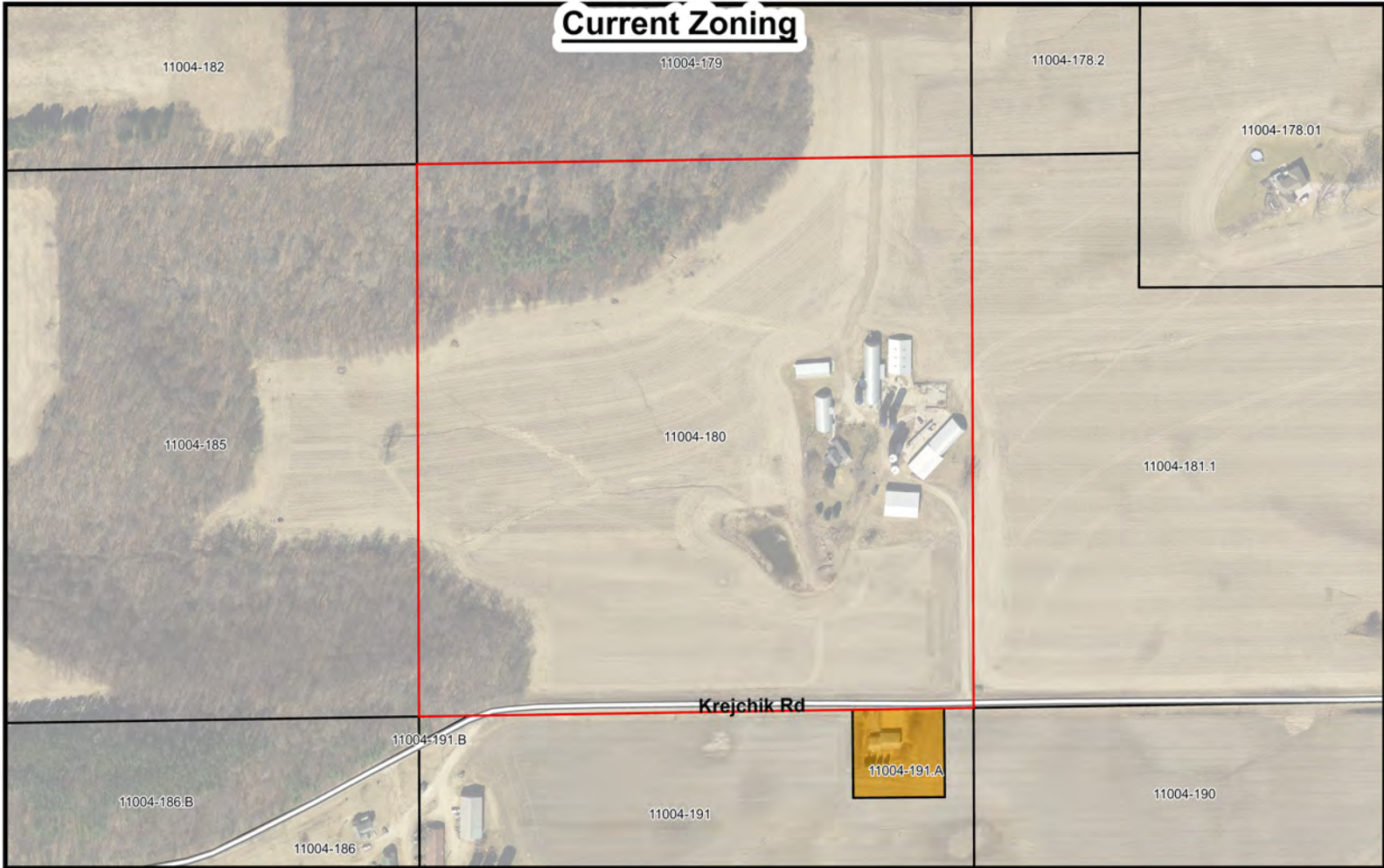
The following documents are on file with the Planning and Zoning Department:

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 1.65 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 38.33 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.

Current Zoning



Proposed Zoning

