



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • March 4, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Krey, Kenneth G; Krey, Lori A
<u>Petitioner(s):</u>	Krey, Kenneth G; Krey, Lori A
<u>Property Location:</u>	Located in the Southwest Quarter of the Northwest Quarter of Section 3, Town 10 North, Range 10 East
<u>Town:</u>	Leeds
<u>Parcel(s) Affected:</u>	47
<u>Site Address:</u>	W6026 Hall Road

Background:

Kenneth G and Lori A Krey, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 47 is 17.48 acres in size and planned for Agricultural or Open Space land use on the Future Land Use map. The land is already developed with a residence and several agricultural accessory structures in the southeastern corner of the property, along Hall Road. The majority of the property is primarily considered to be prime farmland. There are no wetlands or floodplain present on the property. The septic system was installed in 1984 and is current on maintenance requirements. 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	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture and Single-Family Residence	A-1 Agriculture

Proposal:

The property owner is proposing to split off the existing home and accessory structures onto a smaller 7.48-acre lot. This lot will remain zoned A-1 Agriculture and will front on both Mountford and Hall Roads. To maintain the existing density of one home per 17.48 acres in the Town of Leeds, the remaining 10 acres of parcel 47 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for separation of an existing single-family residence onto a 7.48-acre lot, while maintaining the existing density of one home per 17.48 acres through the application of the A-4 district to 10 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Leeds Town Board met January 20, 2025 and recommended approval of the rezoning.

Documents:

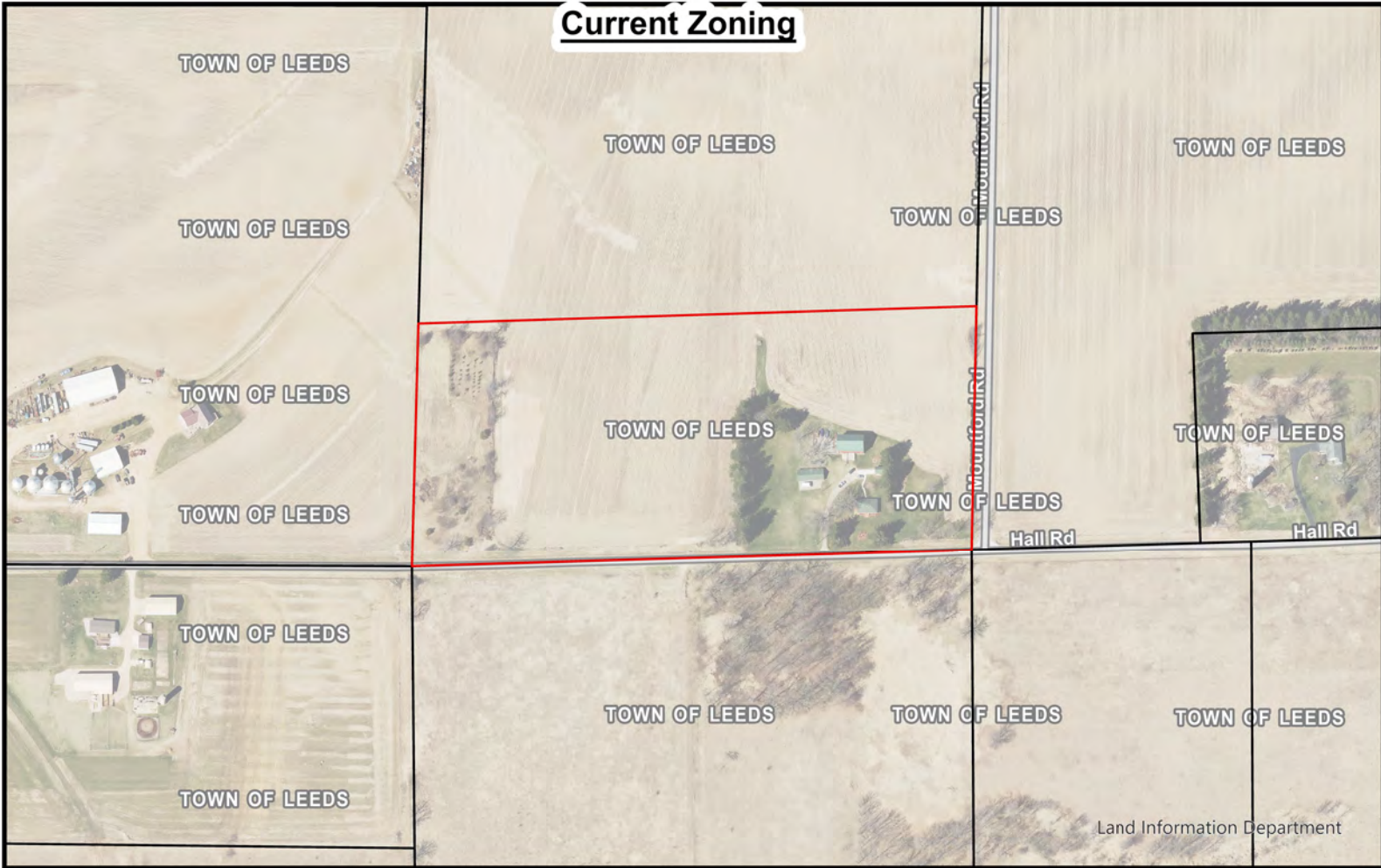
The following documents are on file with the Planning and Zoning Department:

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 10 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning

