



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • March 4, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Beattie Eighty LLC, c/o Kyle L Robbins

Petitioner(s): Beattie Eighty LLC, c/o Kyle L Robbins

Property Location: Located in the Northeast Quarter of the Southeast Quarter of Section 19,
Town 11 North, Range 12 East

Town: Fountain Prairie

Parcel(s) Affected: 376

Site Address: N3449 Seier Road

Background:

Kyle L Robbins of Beattie Eighty LLC, owner, requests 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 376 is 40 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 accessory structure on the western side of the property, near Seier Road. The remainder of the property is a mixture of prime farmland and woodland. There are no wetlands or floodplain present on the property. The septic system was installed in 1981 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	A-1 Agriculture
South	Agriculture and Single-Family Residence	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 structure onto a smaller 8.3-acre parcel. This parcel will remain zoned A-1 Agriculture and will front on Seier Road. To maintain a density of one home per 40 acres in the Town of Fountain Prairie, the remaining 31.96 acres of parcel 376 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 an 8.3-acre lot, while maintaining the required density of one home per 40 acres in the Town of Fountain Prairie through the application of the A-4 district to 31.96 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Fountain Prairie Town Board met November 20, 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 31.96 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

