



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • October 7, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Bussian, Douglas F; Bussian, Erin E
<u>Petitioner(s):</u>	Bussian, Douglas F; Bussian, Erin E
<u>Property Location:</u>	Located in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 33 and the Southwest Quarter of the Southwest Quarter of Section 28, all in Town 10 North, Range 12 East
<u>Town:</u>	Columbus
<u>Parcel(s) Affected:</u>	476, 477, 558
<u>Site Address:</u>	Deansville Road

Douglas and Erin Bussian, 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. Parcels 476 and 477 are each 40 acres in size. Parcel 558 is 23.72 acres. All are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Parcels 476 and 477 are vacant and under cultivation. Parcel 558 is wooded, and wetlands are present in the northern half of the property. No floodplain is present. The southern 4.5 acres are under cultivation. Most of the property is considered to be prime farmland, or prime farmland where drained. Potentially highly erodible lands per NRCS are located throughout the property, including a small portion of the building sites. 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, Wetland, and Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture and R-1 Single-Family Residence
West	Agriculture, Wetland, and Single-Family Residence	A-1 Agriculture

Analysis:

The property owners and applicants are proposing to create two new lots that will be rezoned to the RR-1 Rural Residence district to allow for the construction of two new homes. Both lots will front on Deansville Road and will be 1.76 and 1.44 acres in size. To maintain a density of one home per 35 acres, 66.8 acres of parcels 477 and 476 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4

Agricultural Overlay. 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 the construction of two single-family residences onto respective 1.76-acre and 1.44-acre lots, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 66.8 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Columbus Town Board met on June 9, 2025, and recommended approval of the rezoning.

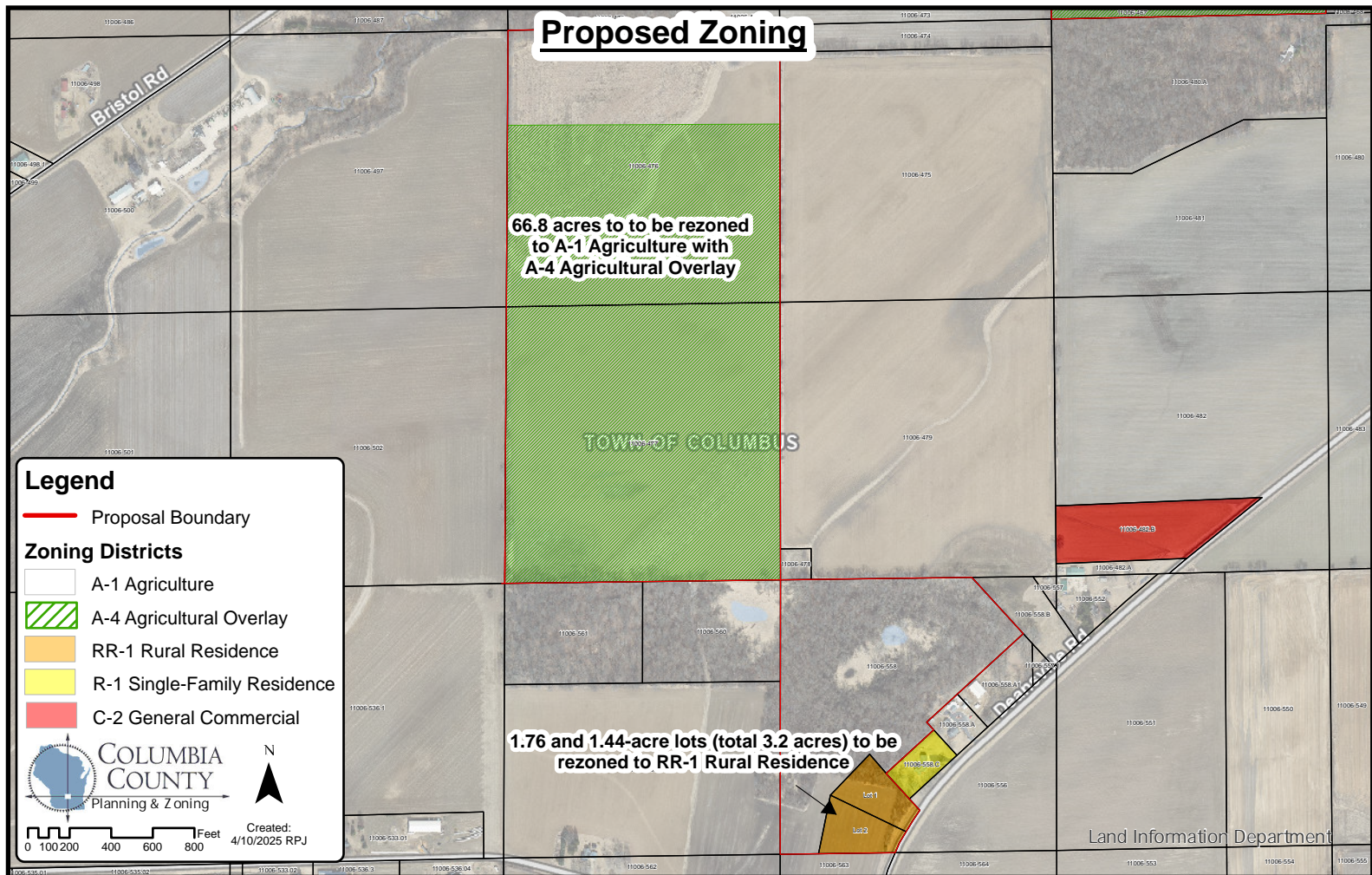
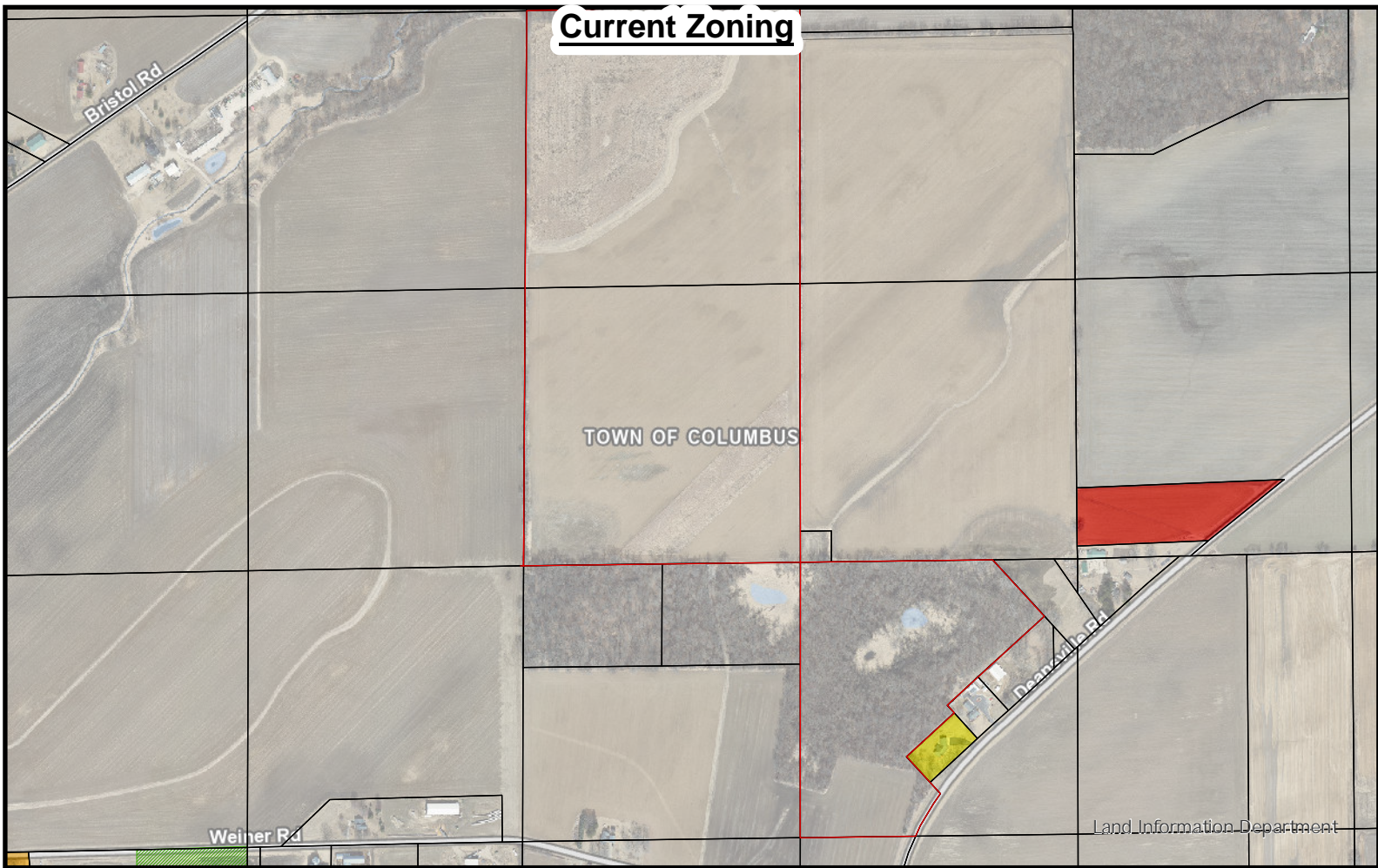
Documents:

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

1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Minutes
4. Preliminary Certified Survey Map
5. Rezoning Legal Description

Recommendation:

Staff recommends approval of the rezoning of 3.2 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 66.8 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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