



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • September 2, 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>	Prideview Acres, LLC c/o Donovan Huebner
<u>Petitioner(s):</u>	Prideview Acres, LLC c/o Donovan Huebner
<u>Property Location:</u>	Located in the Northeast Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 6, Town 11 North, Range 12 East
<u>Town:</u>	Fountain Prairie
<u>Parcel(s) Affected:</u>	100.02
<u>Site Address:</u>	N4789 County Highway A

Donovan Huebner of Prideview Acres LLC, owner, requests 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 100.02 is 79.25 acres in size, is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is under cultivation and has frontage on County Highway A. There is an existing single-family home and several accessory structures in the northeastern corner of the property, along County Highway A. Most of the property is designated as prime farmland, or prime farmland where drained, and considered to be potentially highly erodible per NRCS. There is a small, 0.7-acre wetland area near County Highway A along the unnamed intermittent stream to the south of the existing buildings. No floodplain is present. 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 Wetland	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Woodland, Wetland and Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to create a 1.6-acre lot around the existing structures that will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 40 acres in the Town of Fountain Prairie, the owner will restrict the northwesternmost 38.4 acres of parcel 100.02. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM). Because the

property fronts on a County Highway, a highway easement will be completed with the CSM. This proposal is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 1.6-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 38.4 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fountain Prairie Town Board met on July 16, 2025, and recommended approval of the rezoning.

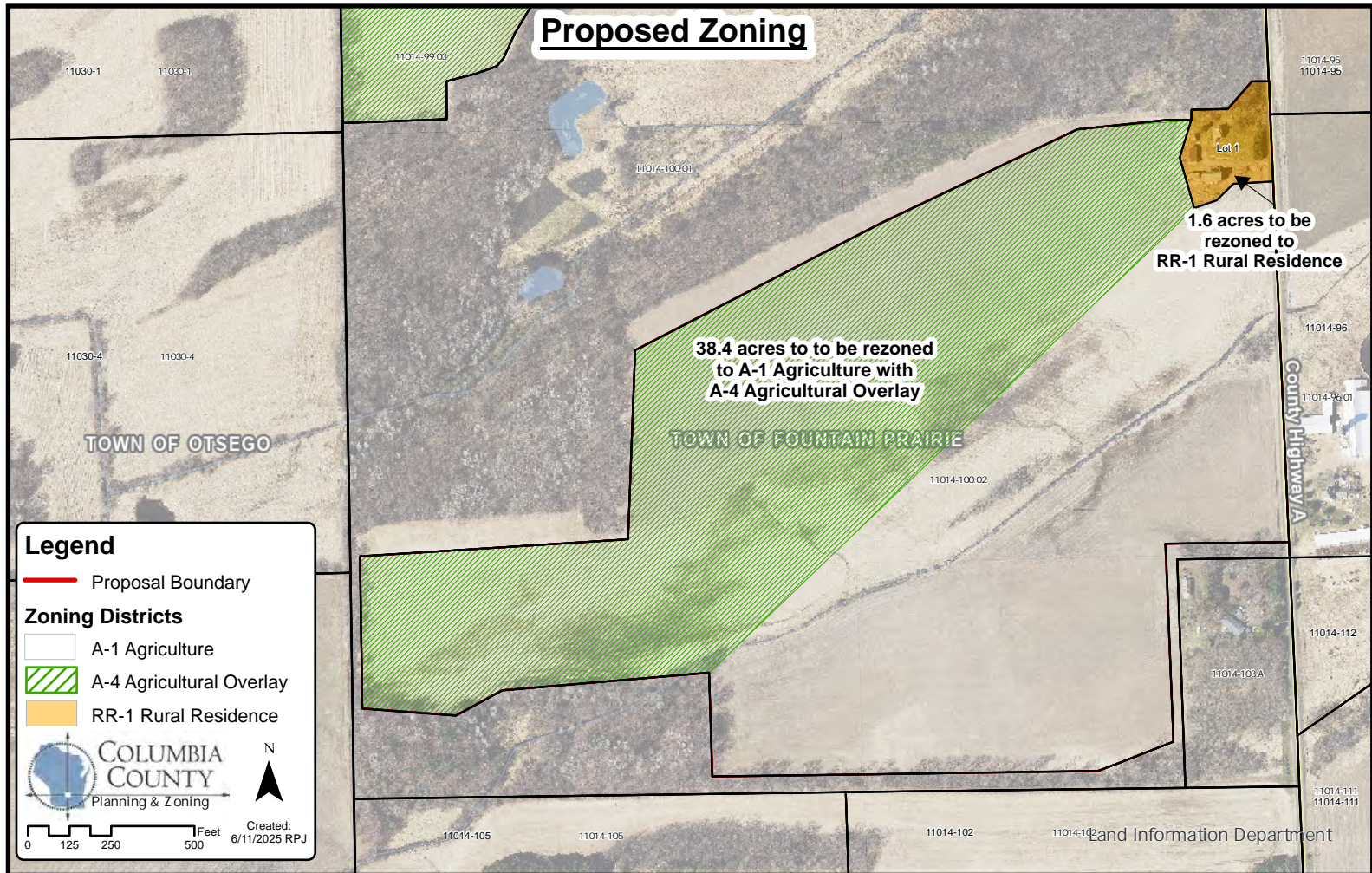
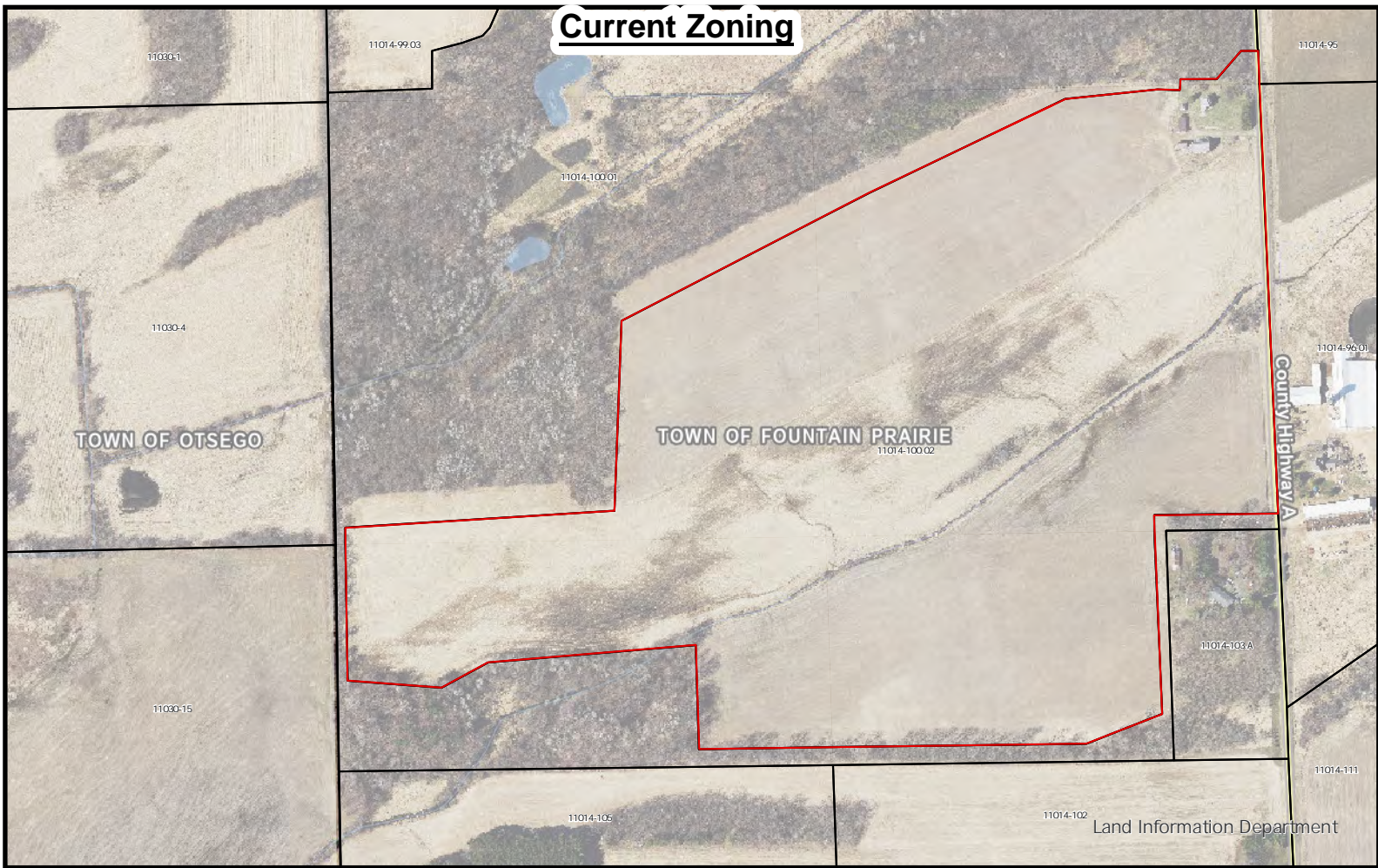
Documents:

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. Legal Description

Recommendation:

Staff recommends approval of the rezoning of 1.6 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 38.4 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.



Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



0 125 250 500 Feet

Created: 6/11/2025 RPJ

DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.