



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • April 7, 2026

Current Zoning District(s): A-1 Agriculture

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

Property Owner(s): Berg, Susan

Petitioner(s): Berg, Susan; Northeast Asphalt Inc.

Property Location: Located in the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter of Section 34, Town 13 North, Range 10 East

Town: Marcellon

Parcel(s) Affected: 508.03, 632.01

Site Address: W5919 State Road 33

Background

Susan Berg, owner, and Northeast Asphalt Inc, applicant, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 508.03 is 17.39 acres in size and parcel 632.01 is 65.65 acres. Both parcels are planned for Agricultural or Open Space land use. Parcel 508.03 is zoned A-1 Agriculture and parcel 632.01 is zoned A-1 Agriculture, with 40 acres in the Southeast Quarter of the Northwest Quarter also restricted with the A-4 Agricultural Overlay district. The property is mostly cropland, and fronts on State Highway 33. The septic system on the property was installed prior to 1972 and is current on maintenance requirements. There are no wetlands or floodplain present. Approximately 13 acres in the southwestern and western areas of parcel 632.01 are listed as prime farmland. Lands in this general area are listed as highly erodible or potentially highly erodible. 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 Single-Family Residence	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Woodland and Agriculture	A-1 Agriculture
West	Agriculture and Woodland	A-1 Agriculture and C-1 Light Commercial

Analysis:

The property owner and applicant are proposing to split off lands around the existing home. 4.39 acres will remain with the existing home and accessory structures. This lot will remain zoned A-1 Agriculture. The remaining land will be split into two additional lots. The first lot will be 41.08 acres in size and will be sold to the applicant, Northeast Asphalt, for expansion of the existing nonmetallic mine on parcel 634. The second lot (Lot 3 of the proposed CSM) will remain under current ownership and will be 38.57 acres. To maintain a density of one home per 35 acres for the existing home, 39.33 acres of parcels 508.03 and 632.01 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 4.39-acre lot, while maintaining the existing density of one home per 35 acres through the application of the A-4 district to 39.33 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met on March 9, 2026, and recommended approval of the rezoning.

Documents:

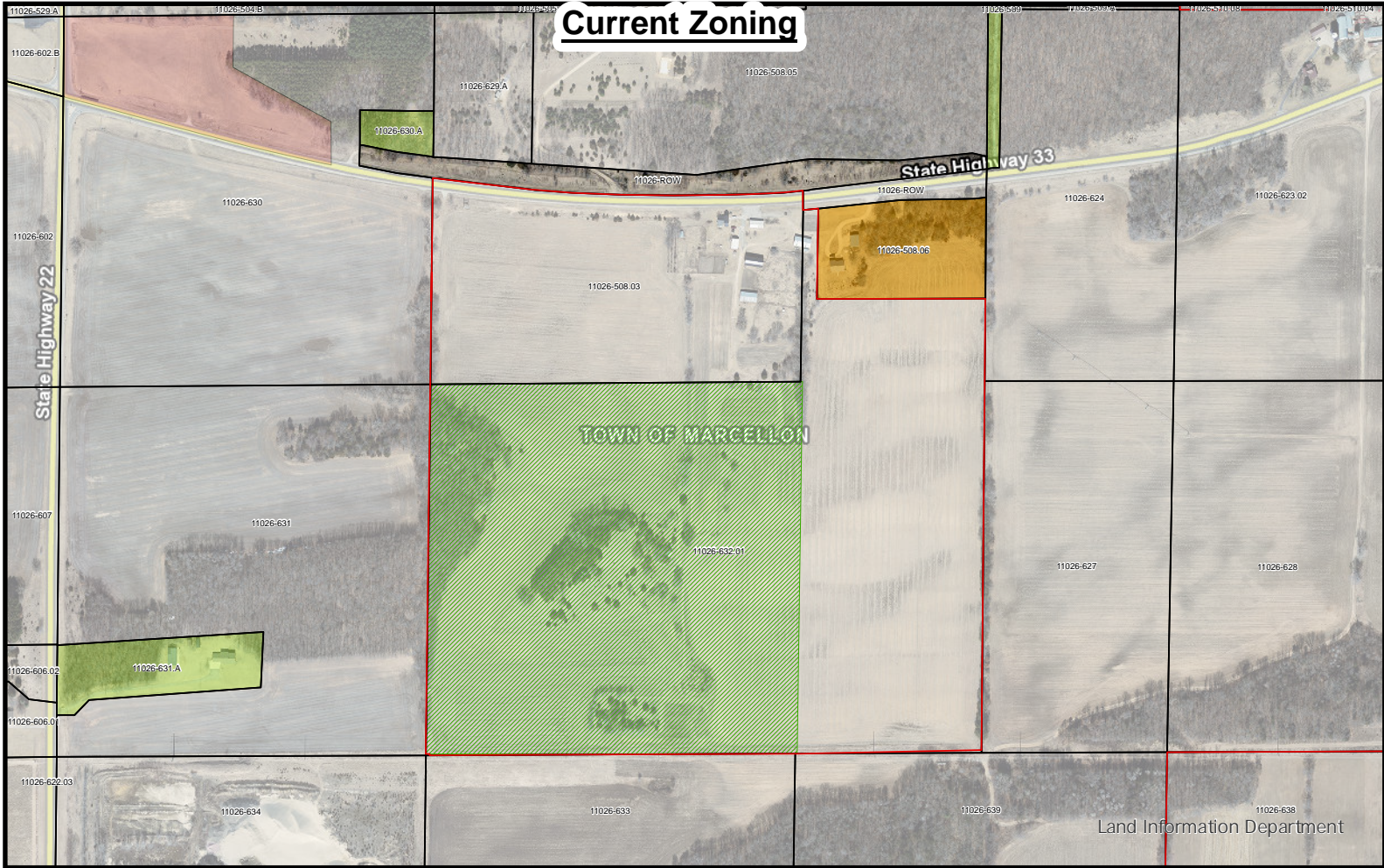
The following documents are on file with the Planning and Zoning Department:

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

Recommendation:

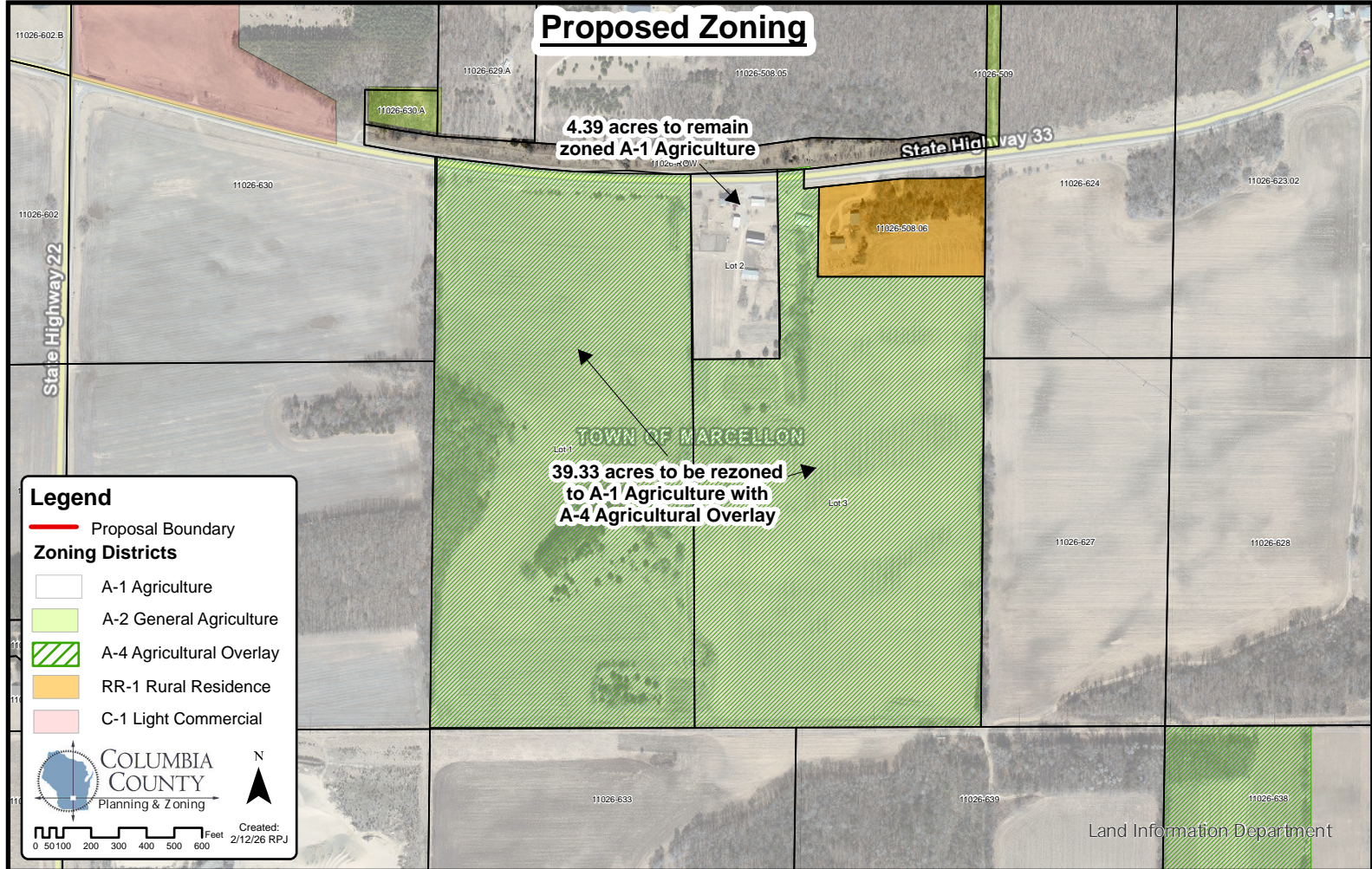
Staff recommends approval of rezoning 39.33 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Current Zoning



Land Information Department

Proposed Zoning



4.39 acres to remain zoned A-1 Agriculture

39.33 acres to be rezoned to A-1 Agriculture with A-4 Agricultural Overlay

Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-2 General Agriculture
- ▨ A-4 Agricultural Overlay
- RR-1 Rural Residence
- C-1 Light Commercial

COLUMBIA COUNTY
Planning & Zoning

Created: 2/12/26 RPJ

0 50 100 200 300 400 500 600 Feet

Land Information Department

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.