



Public Hearing Item 4: Plan Amendment

Planning & Zoning Committee • June 2, 2026

<u>Existing Future Land Use Designation(s):</u>	Recreational
<u>Proposed Future Land Use Designation(s):</u>	Agricultural or Open Space
<u>Existing Farmland Preservation Designation(s):</u>	Developed/Infill
<u>Proposed Farmland Preservation Designation(s):</u>	Farmland Preservation
<u>Property Owner(s):</u>	Kudu Castle LP c/o Eric Kline; Henry, Michael R; Henry, Rebecca S
<u>Petitioner:</u>	Kudu Castle LP c/o Eric Kline; Henry, Michael R; Henry, Rebecca S
<u>Property Location:</u>	Located in the Southeast Quarter of the Northwest Quarter of Section 34 Town 12 North, Range 11 East
<u>Town:</u>	Springvale
<u>Parcel(s) Affected:</u>	772.01, 777.01
<u>Site Address:</u>	N5050 Ludwig Road

Background:

Eric Kline of Kudu Castle LP, and Michael R and Rebecca S Henry, owners, request the Planning and Zoning Committee review and approve a petition to amend the Future Land Use map of the Columbia County Comprehensive Plan 2046 from Recreational land use designation to Agricultural or Open Space and to amend the Farmland Preservation Plan from Developed/Infill Area to Farmland Preservation Area. Parcel 772.01 is 45 acres in size, zoned RC-1 Recreation, and there is an existing campground (Silver Springs) on the property. Parcel 777.01 fronts on Ludwig Road, is 15 acres in size, and is zoned A-1 Agriculture with 1 acre of A-4 Agricultural Overlay restriction in the southwestern corner. Parcel 777.01 is vacant woodland and wetland. Wetlands are also present in the southwestern and northwestern corners of parcel 772.01. Parcel 772.01 is planned for Recreational land use on the Columbia County Future Land Use map and parcel 777.01 is planned for Agricultural or Open Space land use. There is no floodplain present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Future Land Use	Farmland Preservation
North	Campground and Wetland	Recreational	Developed/Infill
East	Woodland, Wetland and Campground	Agricultural or Open Space	Farmland Preservation
South	Woodland, Agriculture and Single-Family Residence	Agricultural or Open Space	Farmland Preservation
West	Woodland and Single- Family Residence	Agricultural or Open Space	Farmland Preservation

Analysis:

The property owners are proposing to split off approximately 1.53 acres in the southwestern corner of parcel 772.01. This land will be combined with the parcel to the south, parcel 777.01. The 1.53 acres will be transferred to the owners of parcel 777.01, Michael and Rebecca Henry. In order to combine these lands into one new lot, the 1.53 acres will be rezoned to A-1 Agriculture. A Future Land Use map amendment is also required to revise the same lands from the Recreational future land use category to the Agricultural or Open Space, and to revise the Farmland Preservation Plan map from Developed/Infill Area to Farmland Preservation Area. Given the nature of the land as mapped wetland, this revision seems logical, as it cannot be developed for any alternate use. This proposal will require a Certified Survey Map (CSM).

Additional details on the request will follow in the upcoming rezoning report associated with this proposal. Development constraints, plan standards, and objectives in relation to the proposed amendment follows. Staff comments are italicized.

Development Constraints:

- Public Road Access *Ludwig Road*
- Site Access Meets Spacing Recommendations *Land is proposed for open space use, any future access will require permitting and compliance with applicable ordinances.*
- Site Access has Adequate Vision Clearance *See above*
- Site Access is Adequate for Fire and Rescue Vehicles *See above*
- Near an Airport Facility
- Public Sewer or Water Available
- Prime Agricultural Soils
- Enrolled in Farmland Preservation Program
- Soil Conservation Plan for Site
- Enrolled in Conservation Program(s)
- Environmental Corridor:
 - Wetlands *Approximately 1.53 acre*
 - Floodplains
 - Woodlands
 - Shoreland (35' buffer)
 - Steep Slopes (> 12%)
 - Shallow Soils (< 60" to bedrock)
- Archeological Site
- Historic Structure/Place

Plan Standards and Objectives:

8.6.1 Agricultural or Open Space

DESCRIPTION: Asserting the right of Columbia County landowners to continue farming with minimal disturbance and conflict from current and future land uses is critical to the future survival of farms. The purpose of the Agricultural and Other Open Space Area is to:

- Preserve productive agricultural lands in the long-term.
- Preserve the rural character and aesthetic quality of Columbia County.
- Provide equity and fairness to owners of land with comparable resource and location characteristics.
- Minimize non-agricultural development on prime farmland.
- Maintain the integrity of agricultural zoning districts allowing for accepted agricultural practices.

- Protect existing farm operations from encroachment by incompatible uses.
- Allow a maximum residential development density of one residence per 35 acres of land, as described in greater detail in the policies that follow.
- Maintain farmer eligibility for farmland preservation incentive programs, such as tax credits.

The Agricultural and Other Open Space Area is mapped primarily to accommodate agricultural uses or agricultural-related uses (e.g., implement dealerships), and to focus on areas actively used for farming, with productive agricultural soils, with topographic conditions suitable for farming, and with long-term (15+ year) suitability for farming. This category also includes and is intended to accommodate forest management, farmsteads, limited non-farm housing in accordance with the policies described below, associated home occupations and family businesses, and other uses identified as permitted and conditional uses in implementing zoning districts. In order to guide the development of low-density residential development within the Agricultural and Other Open Space designated areas, the “Residential Development within the Agricultural and Other Open Space Designated Areas” requirements listed below were created within this Comprehensive Plan and modified as part of the 2013 Farmland Preservation Plan. It is the intent of this Comprehensive Plan that the development requirements described below be followed when reviewing and approving single-family residential development within the Agricultural and Other Open Space designated areas. The rezoning to a residential district of either existing or new development to accommodate the “Residential Development within the Agricultural and Other Open Space Designated Areas” requirements will not require amendments to the future land use map.

Element # 5 – Agricultural, Natural, and Cultural Resources

Agricultural, Natural, and Cultural Resources Vision

- Columbia County’s agricultural, natural, and cultural resources are regarded as irreplaceable resources to be protected for future generations.

Goal 2: Maintain, preserve, and enhance Columbia County’s natural resources, scenic views, and unique natural features.

Objective 5: Protect the integrity of the environmental corridors from the negative impacts of development. *The proposed amendment consists of converting a wetland area, which is undevelopable, into a compatible land use category of agricultural or open space.*

Objective 14: Control development in areas that possess valuable wildlife habitat. *The land use category of Agricultural or Open Space greatly reduces potential filling or use of the wetlands for any kind of development.*

Element # 7 – Intergovernmental Cooperation

Intergovernmental Cooperation Vision

- Intergovernmental cooperation opportunities between Columbia County, local municipalities, the region, the state, tribal governments, and other adjacent governmental units utilized to the fullest extent possible.

Goal 2: Seek coordination and communication on planning activities between Columbia County, local municipalities, regional, state, and federal agencies.

Objective 1: Foster cooperation by providing opportunities for cities, villages, and towns to comment on specific development proposals, land use plans, and zoning changes.

Element # 8 - Land Use

Land Use Vision

- Well-balanced and orderly development in both urban and rural areas of the County that minimizes potential conflicts between residential, commercial, industrial, and agricultural land uses and finds balance among economic development, the preservation of agriculture, the protection of natural and cultural resources, and the recognition of private property rights.

Goal 1: New development occurring in a well-planned, sustainable, aesthetically and architecturally pleasing manner compatible with the local character.

Objective 1: Designate large areas in the rural portion of Columbia County for continued agricultural use, allowing limited and controlled residential development according to a density policy to minimize adverse impacts on agriculture and maintain rural character.

Goal 2: Provide tools for managing and coordinating development consistent with the goals and objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

Objective 7: New development should be consistent with town, village, and city plans, where applicable. *The Town of Springvale has received notice of the Plan Amendment and Rezoning and has acted in favor of the rezone.*

Town Board Action:

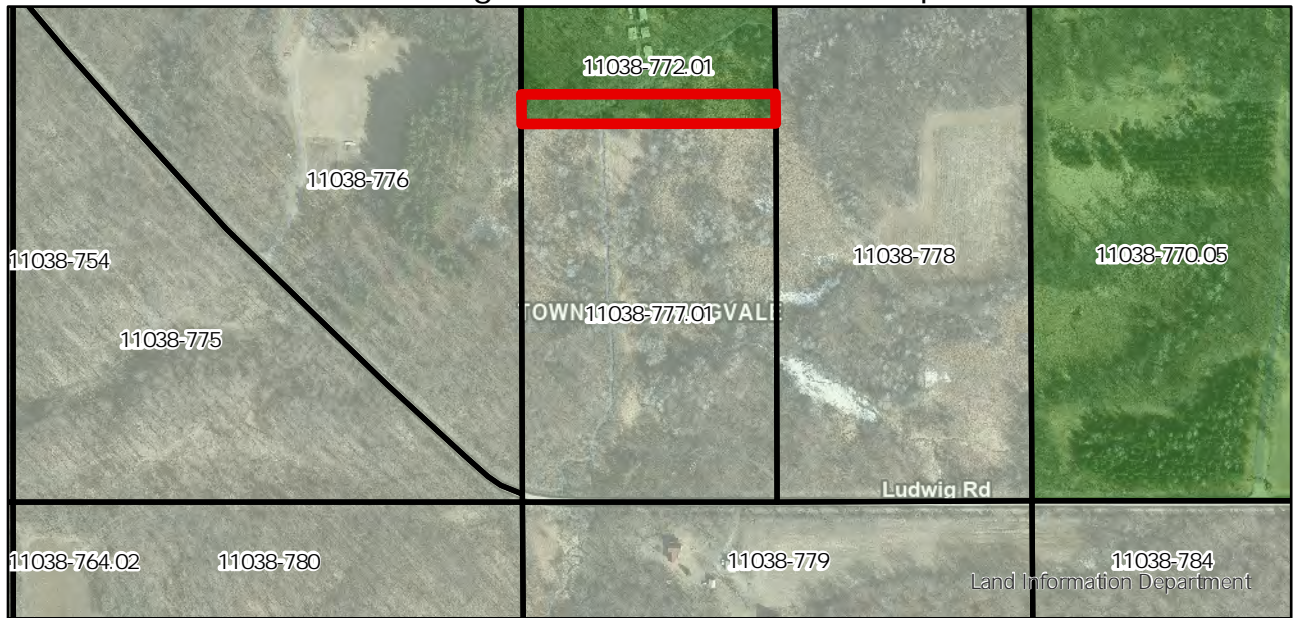
The Town of Springvale has received notice of the amendment. The Town Board met on April 16, 2026 and approved the rezoning associated with this request.

Recommendation:

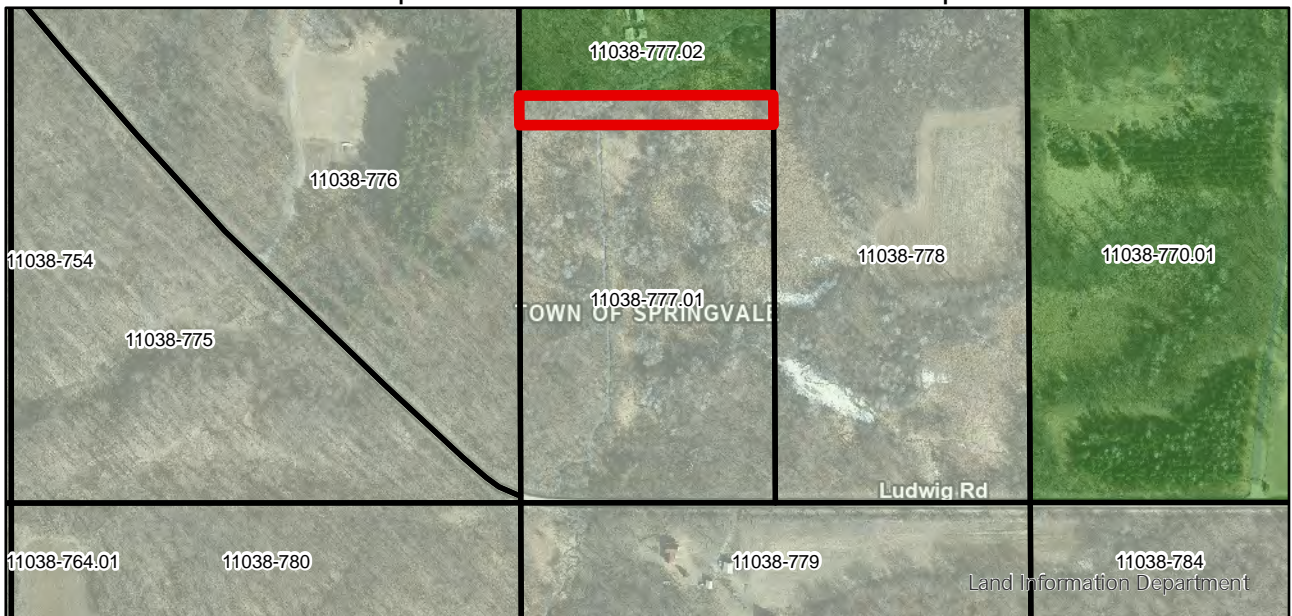
Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2046 as follows: to amend 1.53 acres, more or less, of the Future Land Use map from Recreational to Agricultural or Open Space, and to amend the Columbia County Farmland Preservation Plan from Developed/Infill Area to Farmland Preservation Area, all effective upon recording of the Certified Survey Map.

Plan Amendment: Henry Kudu Castle

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Kudu Castle LP; Henry, Michael; Henry Rebecca

Description of Property: SE-NW, Section 34, T12N, R11E
Town of Springvale; Parcel: 777.01, 772.01

Site Addresses: Ludwig Road

Hearing Date: June 2, 2026

Reason for Proposed Amendment:

The property owners are proposing to remove approximately 1.53 acres of woodland and wetland from the existing campground and combine it with the wet and wooded areas to the south.

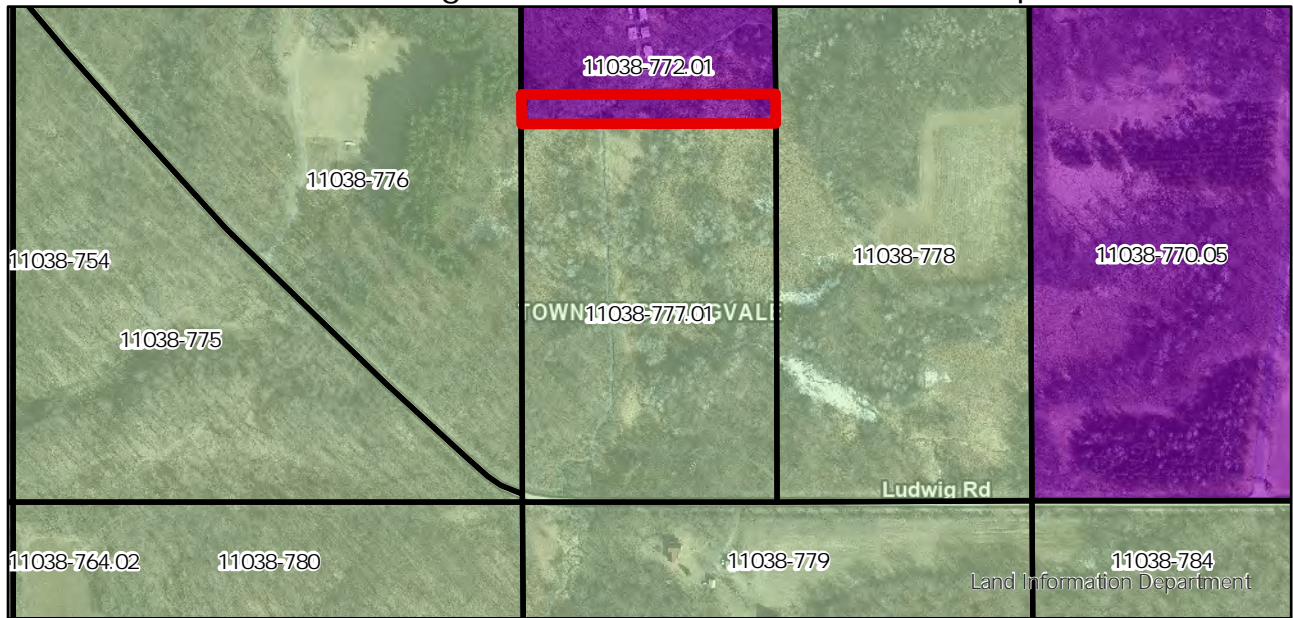
Future Land Use

- Agricultural or Open Space
- City/Village
- Commercial
- Industrial
- Institutional/Public
- Multiple-Family Residential
- Recreational
- Single-Family Residential
- Transportation
- Proposed Plan Amendment Area

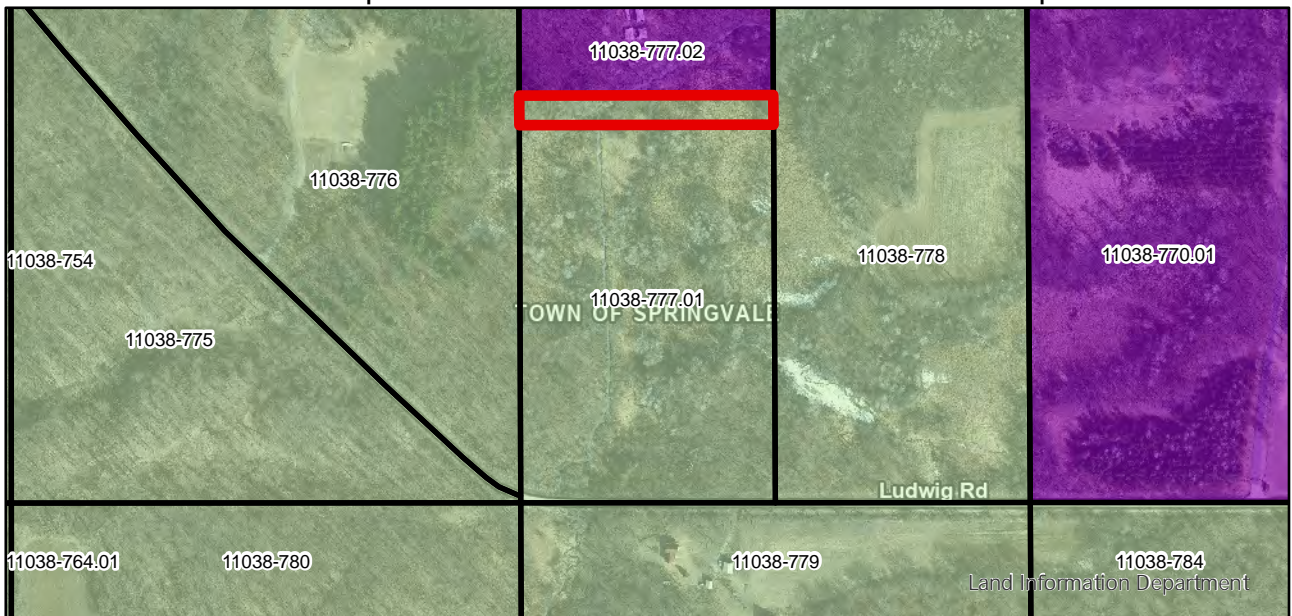


Plan Amendment: Henry/Kudu Castle

Existing Farmland Preservation Map:



Proposed Farmland Preservation Map:



Petitioners/Owners: Kudu Castle LP; Henry, Michael; Henry Rebecca

Description of Property: SE-NW, Section 34, T12N, R11E
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Farmland Preservation

- FP Farmland Preservation
- DI Developed/Infill
- UT Urban Transition
- MUNI City or Village
- Proposed Plan Amendment Area

