



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • June 2, 2026

Current Zoning District(s): RC-1 Recreation

Proposed Zoning District(s): A-1 Agriculture

Property Owner(s): Kudu Castle LP c/o Eric Kline; Henry, Michael R; Henry, Rebecca S

Petitioner(s): Kudu Castle LP c/o Eric Kline; Henry, Michael R; Henry, Rebecca S

Property Location: Located in the Southeast Quarter of the Northwest Quarter of Section 34
Town 12 North, Range 11 East

Town: Springvale

Parcel(s) Affected: 772.01, 777.01

Site Address: N5050 Ludwig Road

Background

Eric Kline of Kudu Castle LP, Michael R and Rebecca S Henry, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from RC-1 Recreation to A-1 Agriculture. 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	Zoning
North	Campground	RC-1 Recreation
East	Woodland, Wetland and Campground	A-1 Agriculture and RC-1 Recreation
South	Woodland, Agriculture and Single-Family Residence	A-1 Agriculture
West	Woodland and Single-Family Residence	A-1 Agriculture

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. Future Land Use and Farmland Preservation map amendments are also proposed. 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).

If approved, this rezoning will allow for the creation of a larger 16.53 acre agricultural/open space lot. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The Springvale Town Board met on April 16, 2026, and recommended approval of the rezoning.

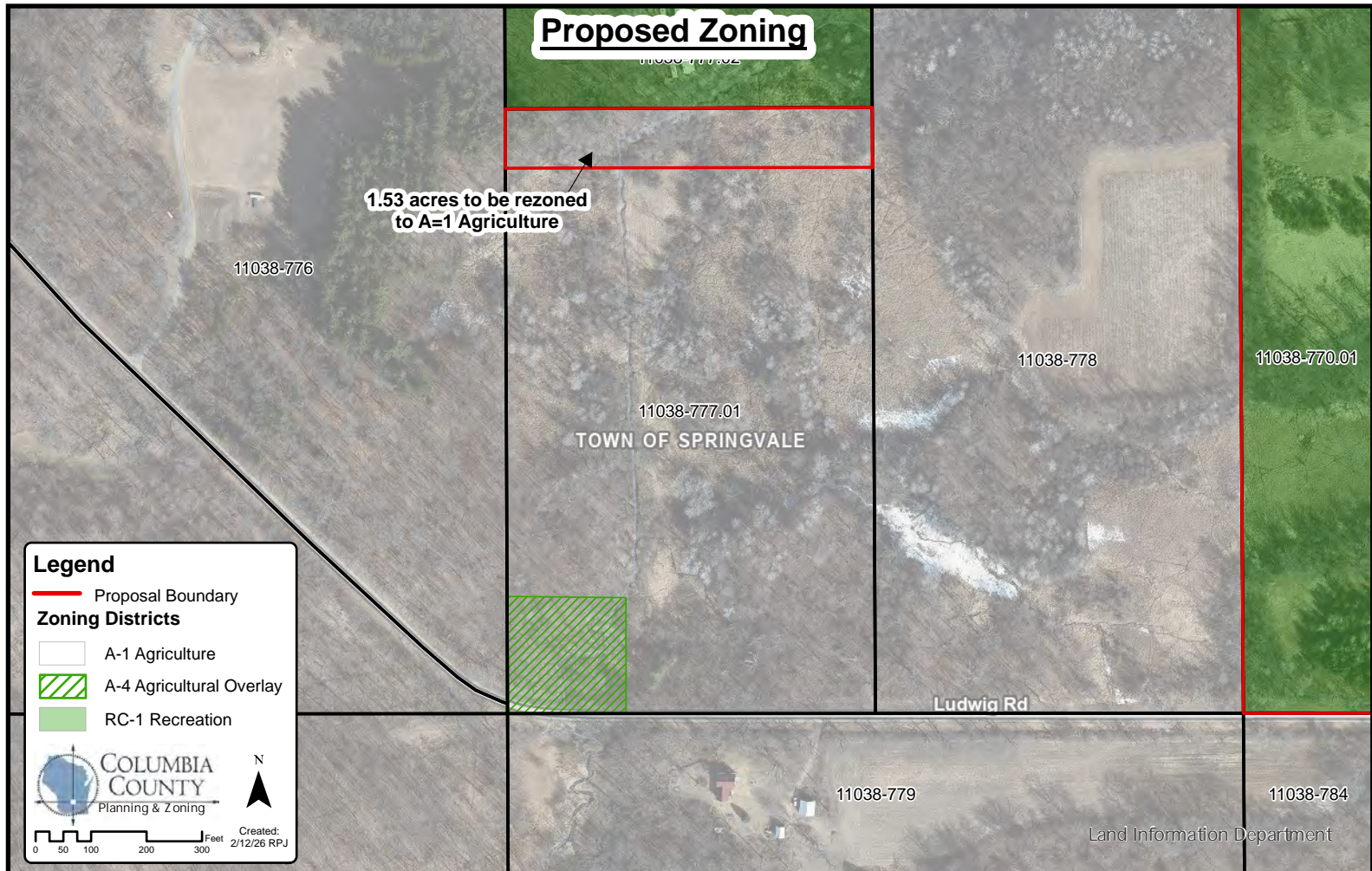
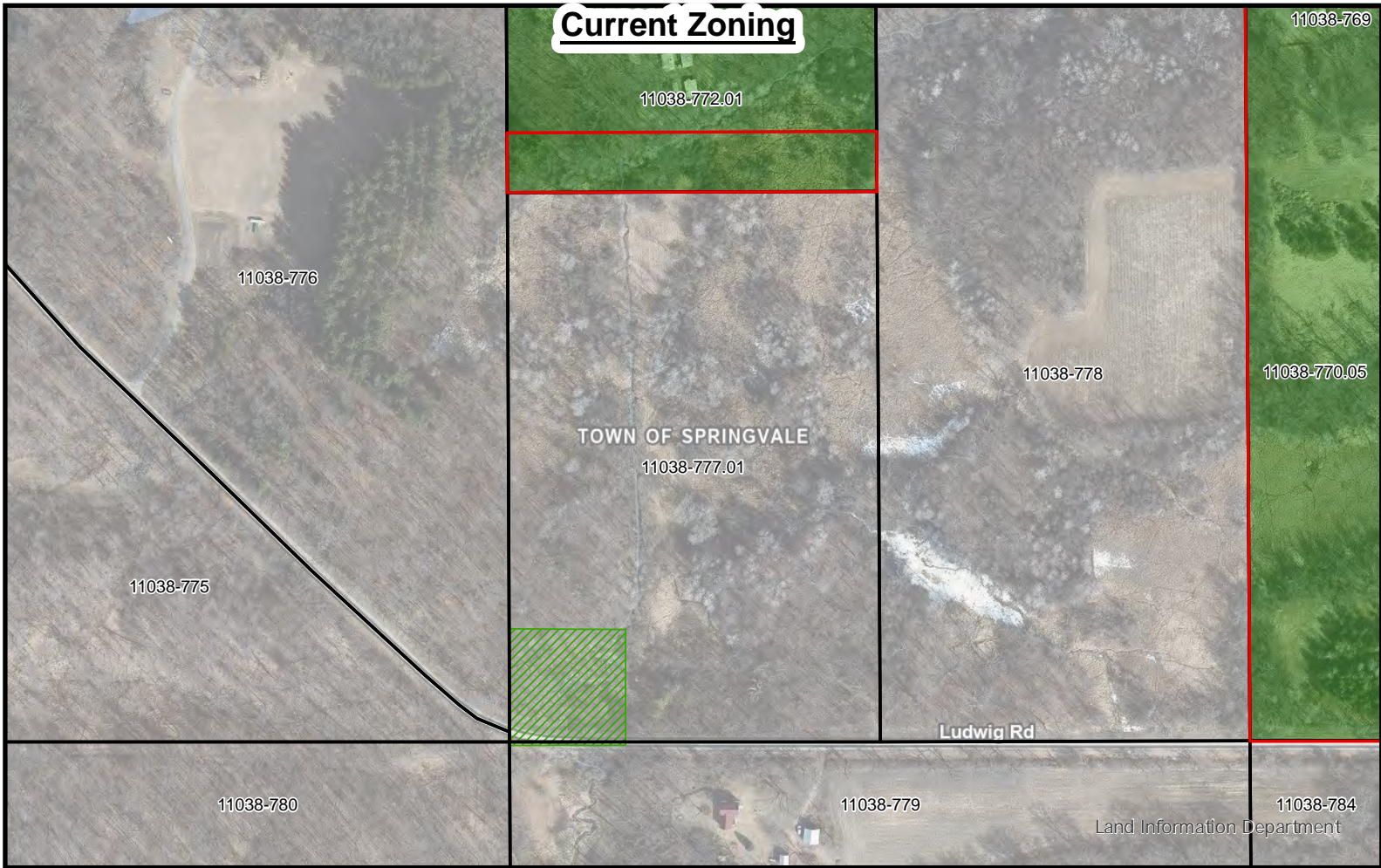
Documents:

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 1.53 acres, more or less, from RC-1 Recreation to A-1 Agriculture, effective upon recording of the Certified Survey Map.



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay
- RC-1 Recreation

COLUMBIA COUNTY
Planning & Zoning

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Created: 2/12/26 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.