



## **Access Variance: Paulson Investments**

Planning & Zoning Committee • March 3, 2026

<b><u>Property Owner(s):</u></b>	Paulson Investments LLC c/o William Paulson
<b><u>Property Location:</u></b>	Located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 10, Town 10 North, Range 12 East
<b><u>Town:</u></b>	Columbus
<b><u>Parcel(s) Affected:</u></b>	182.09, 182.10
<b><u>Site Address:</u></b>	State Highway 60

### **Background:**

William Paulson, registered agent of Paulson Investments LLC, owner, requests the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 182.09 is 6.7 acres and parcel 182.10 is 4.96 acres in size. Both parcels are zoned RR-1 Rural Residence and received rezoning and access variance approval in 2023 for the creation of these lots. The newly proposed Certified Survey Map adjusts lot lines between the two lots while maintaining the existing area of both lots. Proposed Lot 1 will remain a flag lot and will meet the required minimum standard of 33' road frontage. Lot 2 will not meet road frontage requirements, similar to the previous CSM approval. Lot 2 will require an access variance per Section 12.210.04(5). This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, "when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land." Because the existing lot does not front on a public road, the proposed RR-1 lot cannot meet road frontage requirements. The owner believes that the layout of the existing lots, along with the existing limited frontage meets the unique property limitation requirement. If this request is approved, this Certified Survey Map will allow for a lot line adjustment between two existing lots.

### **Town Board Action:**

The Columbus Town Board met on January 12, 2026, and recommended approval of the request.

### **Recommendation:**

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 2 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, "A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on March 3, 2026, to waive road frontage requirements for Lot 2 with access being provided via other instrument." The access variance shall become effective upon recording of the Certified Survey Map.