



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • May 6, 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>	Walmer, Theodore L; Walmer, Claire A
<u>Petitioner(s):</u>	Walmer, Theodore L; Walmer, Claire A
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 4, Town 11 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	63
<u>Site Address:</u>	Walker Road

Background:

Theodore L and Claire A Walmer, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 63 is 36.08 acres in size, is planned for Agricultural or Open Space land use on the Future Land Use map. The land is wooded and fronts on Walker Road. There is an existing agricultural structure in the northwestern corner of the property. Prime farmland runs through the center of the property and soils are considered to be highly erodible on the southern end and potentially highly erodible on the remaining portion per NRCS. There are no wetlands or floodplain present on the property. 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, Agriculture, and Single-Family Residence	A-1 Agriculture
East	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
South	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
West	Agriculture and Woodland	A-1 Agriculture

Proposal:

The property owners are proposing to create a 5-acre flag lot in the southeast corner of parcel 63. This 5-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on Walker Road.

To maintain a density of one home per 35 acres for the new residential site, the remaining 30.79 acres of parcel 63 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The existing agricultural structure will remain on the land proposed for restriction. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Code.

If approved, this rezoning will allow for the construction of a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30.79

acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Caledonia Town Board met February 10, 2025 and recommended approval of the rezoning.

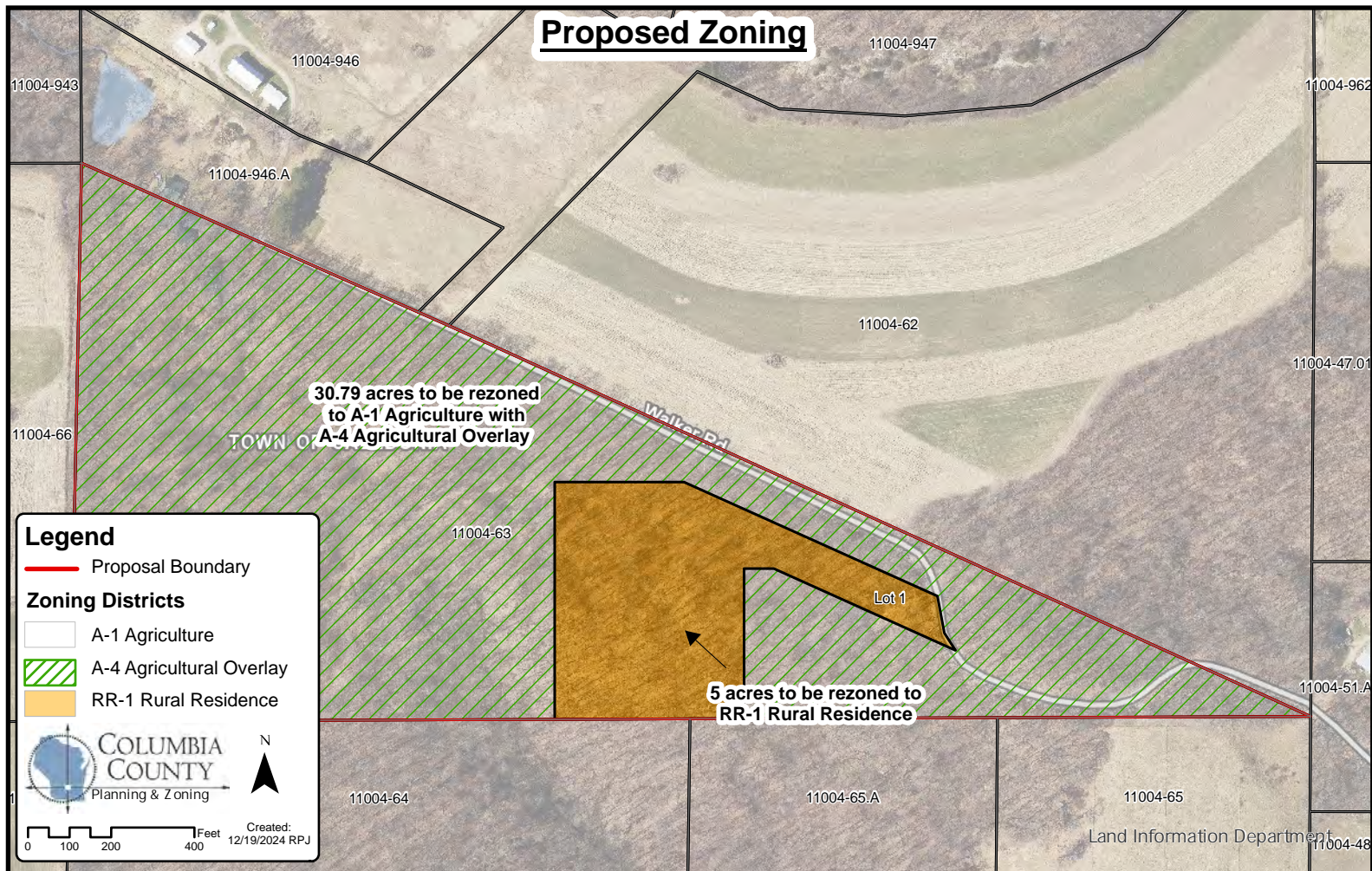
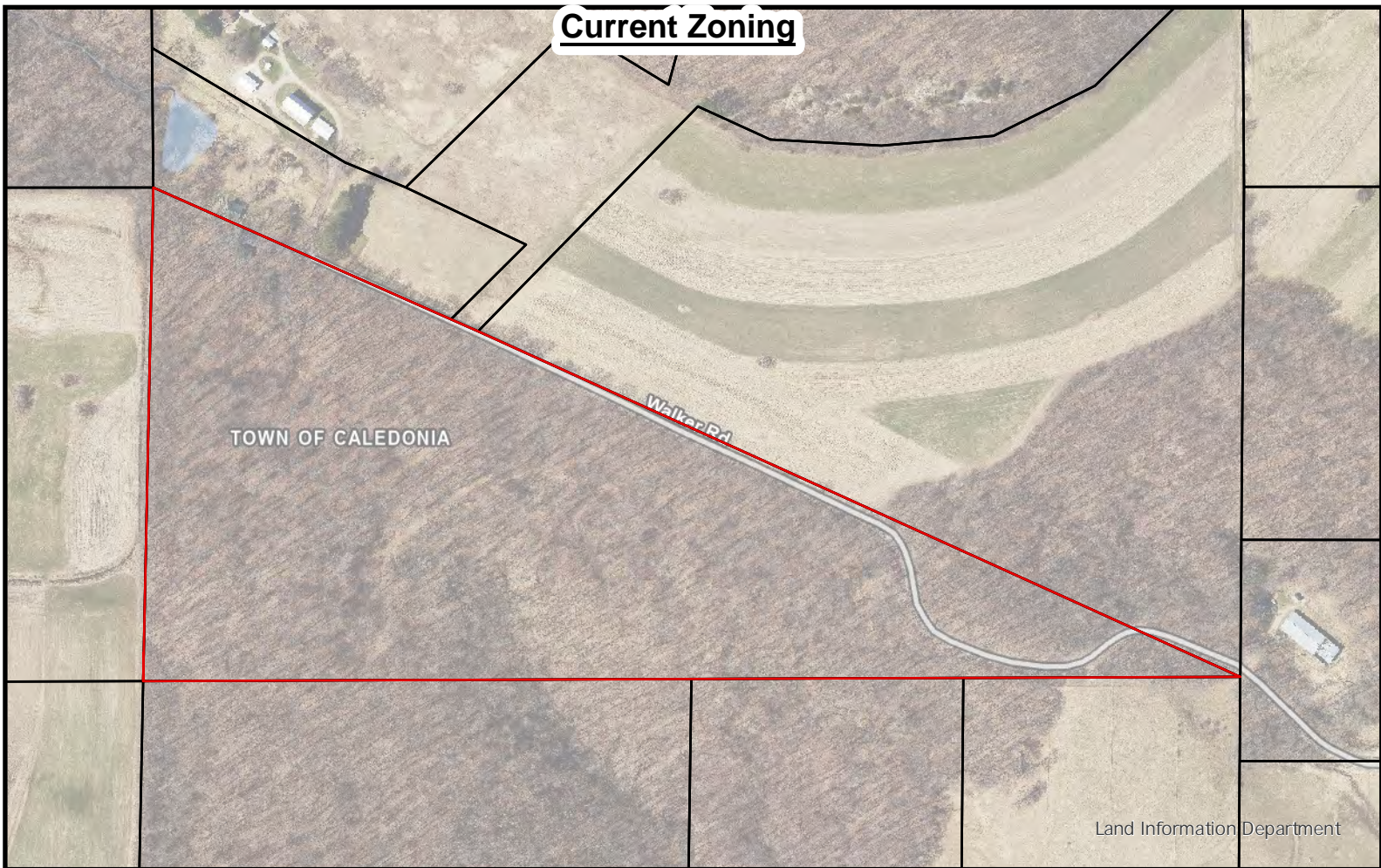
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 5.00 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30.79 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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