



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • May 7, 2024

<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>	Robert and Viveca Walz Revocable Trust; c/o Robert Walz
<u>Petitioner(s):</u>	Robert and Viveca Walz Revocable Trust; c/o Robert Walz
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter of Section 26, Town 12 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	807
<u>Site Address:</u>	W10230 Rowley Road

Background:

Robert Walz of the Robert and Viveca Walz Revocable Trust, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 807 is listed as being 40 acres in size and there is an existing driveway, well, and agricultural storage building on site. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetlands are present in the southwestern corner of the property. 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	Woodland	RC-1 Recreation
East	Woodland	A-1 Agriculture
South	Single-Family Residence & Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to split off 5 acres in the northeastern corner of the property. This land will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 35 acres, 30 acres of parcel 807 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. Approximately 4.32 acres in the northwestern corner will remain zoned A-1 Agriculture without restriction. This is not a full 5 acres because after the preliminary survey was complete, it was determined that the parcel is 39.32 acres in size, and not a true "40". A Certified Survey Map (CSM) will be completed as part of this request.

Rowley Road runs along the southern boundary of the property. The driveway is proposed to be approximately 1,100' in length; therefore, the owner is also requesting a driveway exception per Section 12.140.05(1)(d). Additionally, the proposed lot does not front on a public road, as required by Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, so the owner is further requesting an access variance to this requirement. Both of these requests are reviewed in more detail in their respective reports.

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 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan if the access variance and driveway exception requests are granted.

Town Board Action:

The Caledonia Town Board met April 10, 2024 and recommended approval of the rezoning. This review also included the driveway exception and access variance requests.

Documents:

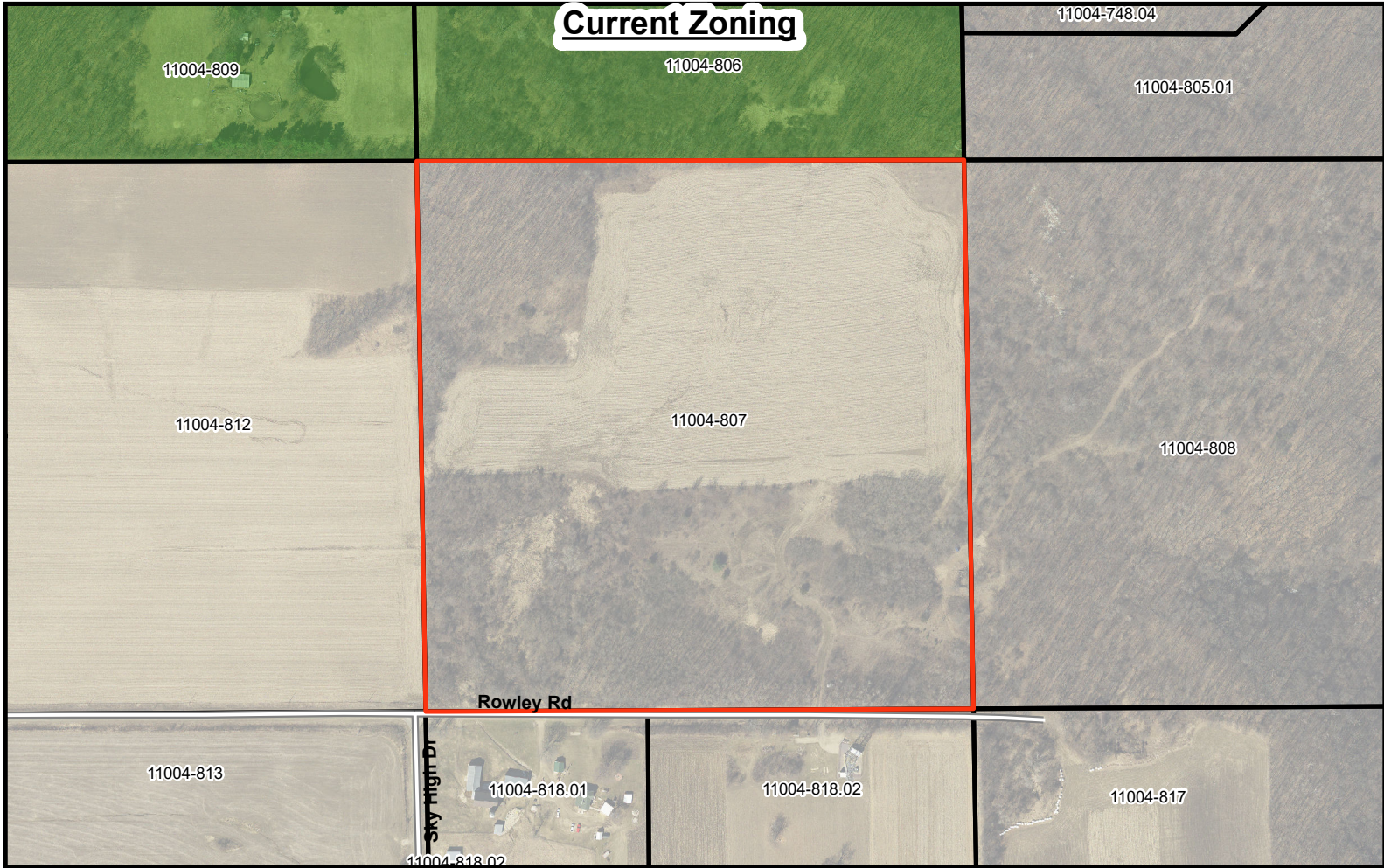
The following documents are on file with the Planning and Zoning Department:

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

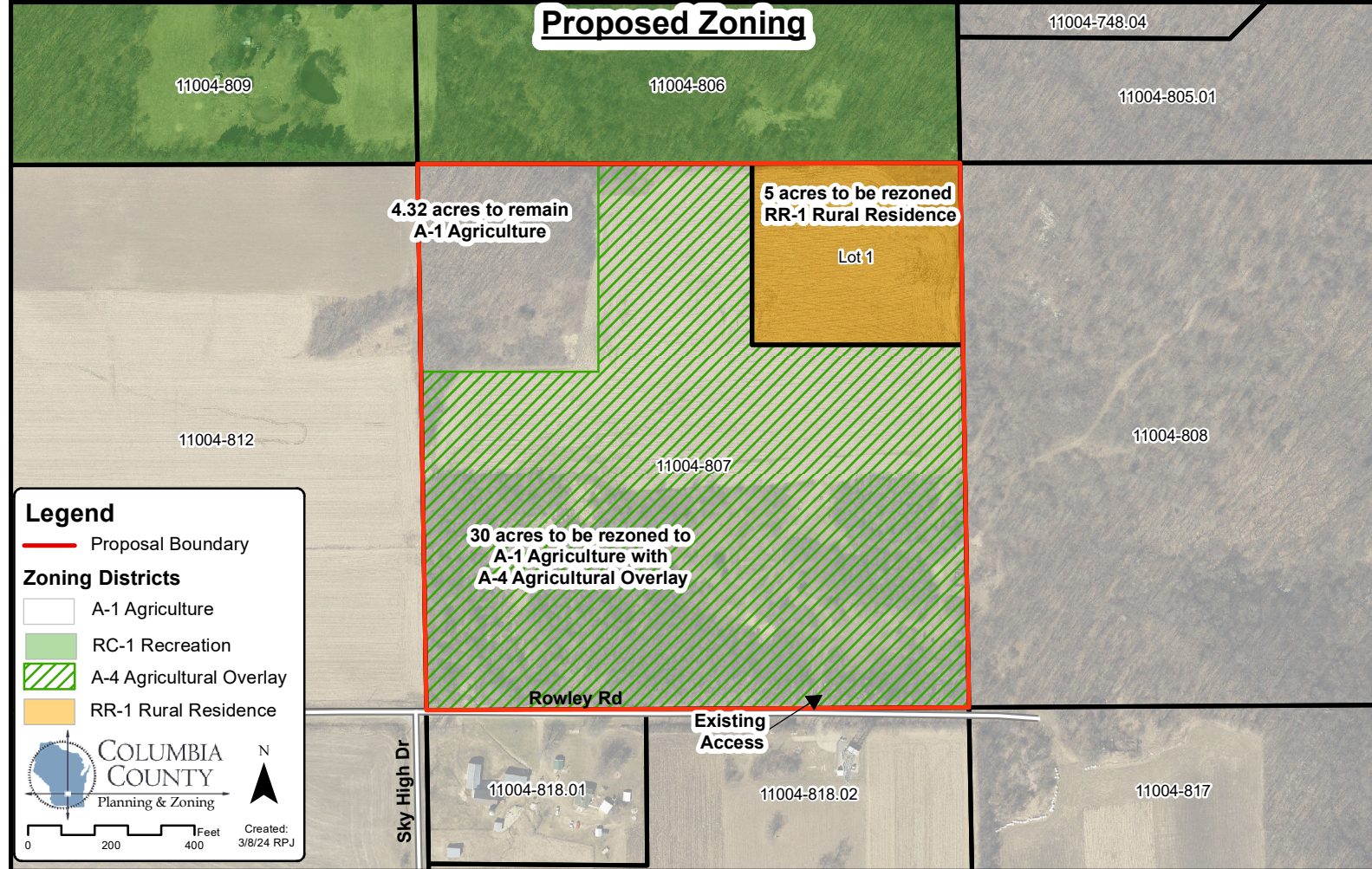
Recommendation:

Staff recommends approval of the rezoning of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30 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.

Current Zoning



Proposed Zoning



Legend

Proposal Boundary

Zoning Districts

- A-1 Agriculture
- RC-1 Recreation
- A-4 Agricultural Overlay
- RR-1 Rural Residence

COLUMBIA COUNTY
Planning & Zoning

Created: 3/8/24 RPJ

0 200 400 Feet

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Sky High Dr

Existing Access