



## **Public Hearing Item 1: Rezoning** Planning & Zoning Committee • April 7, 2026

**Current Zoning District(s):** A-1 Agriculture

**Proposed Zoning District(s):** RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

**Property Owner(s):** Schreiber, Garrett; Schreiber, Abigail

**Petitioner(s):** Schreiber, Garrett; Schreiber, Abigail

**Property Location:** Located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 24, Town 10 North, Range 7 East

**Town:** West Point

**Parcel(s) Affected:** 281.02

**Site Address:** Chrisler Road

### **Background**

Garrett and Abigail Schreiber, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of 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 281.02 is 46.93 acres in size and is a mixture of cropland and woodland and there are existing agricultural structures present. The parcel is zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on the property. The property is enrolled in the Farmland Preservation Program, and there are approximately 24 acres of prime farmland running through the property. All 46.93 acres are considered to be highly erodible or potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

### **Adjacent Land Uses and Zoning**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Agriculture	A-1 Agriculture with A-4 Agricultural Overlay
<b>East</b>	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
<b>South</b>	Agriculture and Single-Family Residence	A-1 Agriculture
<b>West</b>	Woodland, Agriculture and Single-Family Residence	A-1 Agriculture and R-1 Single-Family Residence

### **Analysis:**

The property owners are proposing to create a 2-acre lot on parcel 281.02 that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family home. The proposed lot will front on Chrisler Road. The southernmost 33 acres of parcel 281.02 will be restricted with the A-4 Agricultural Overlay district to maintain the minimum required density of one home per 35 acres. The aggregate area of both RR-1 and A-4 lands is 35 acres. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 2-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The West Point Town Board met on February 12, 2026, and recommended approval of the rezoning.

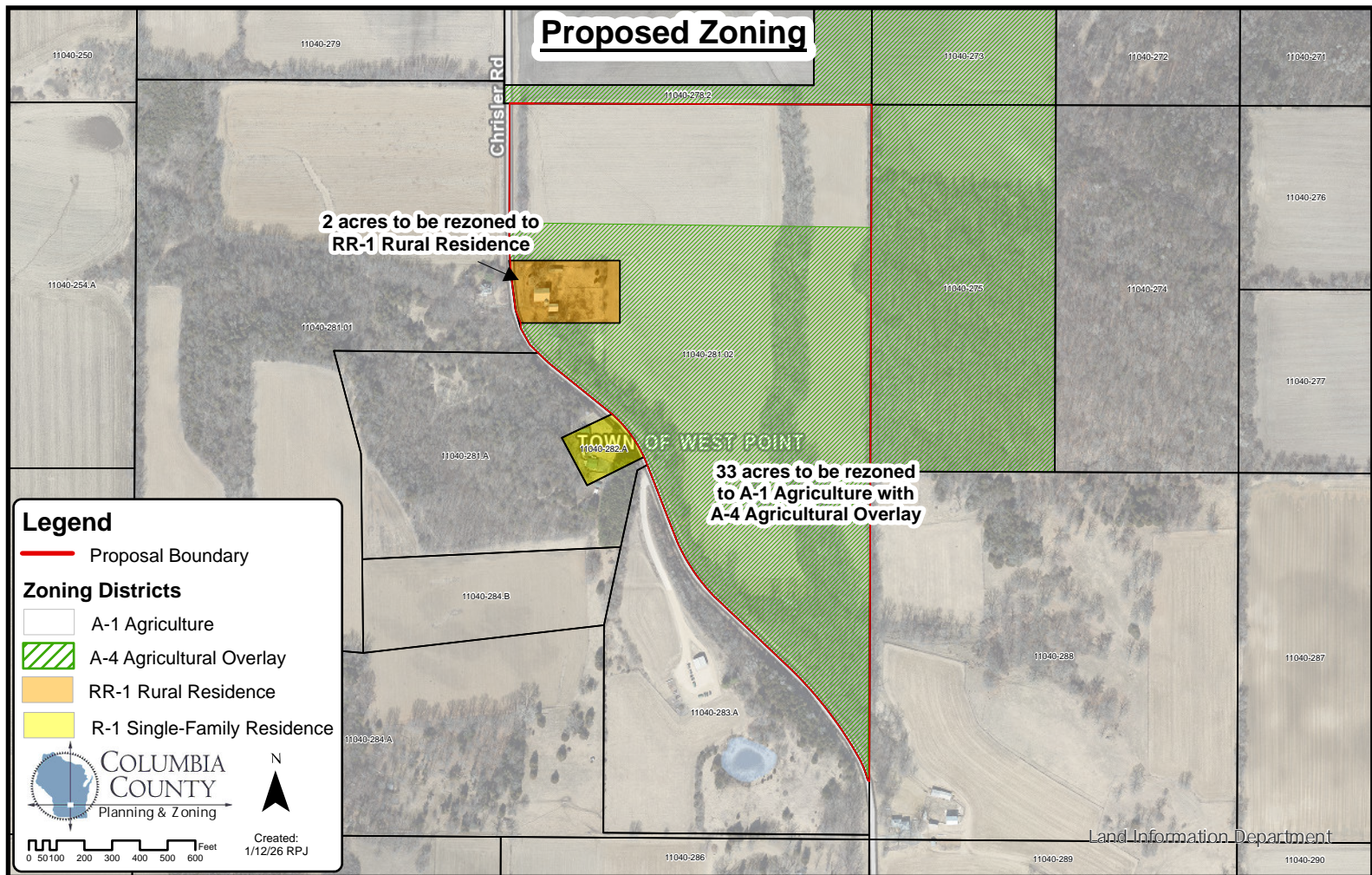
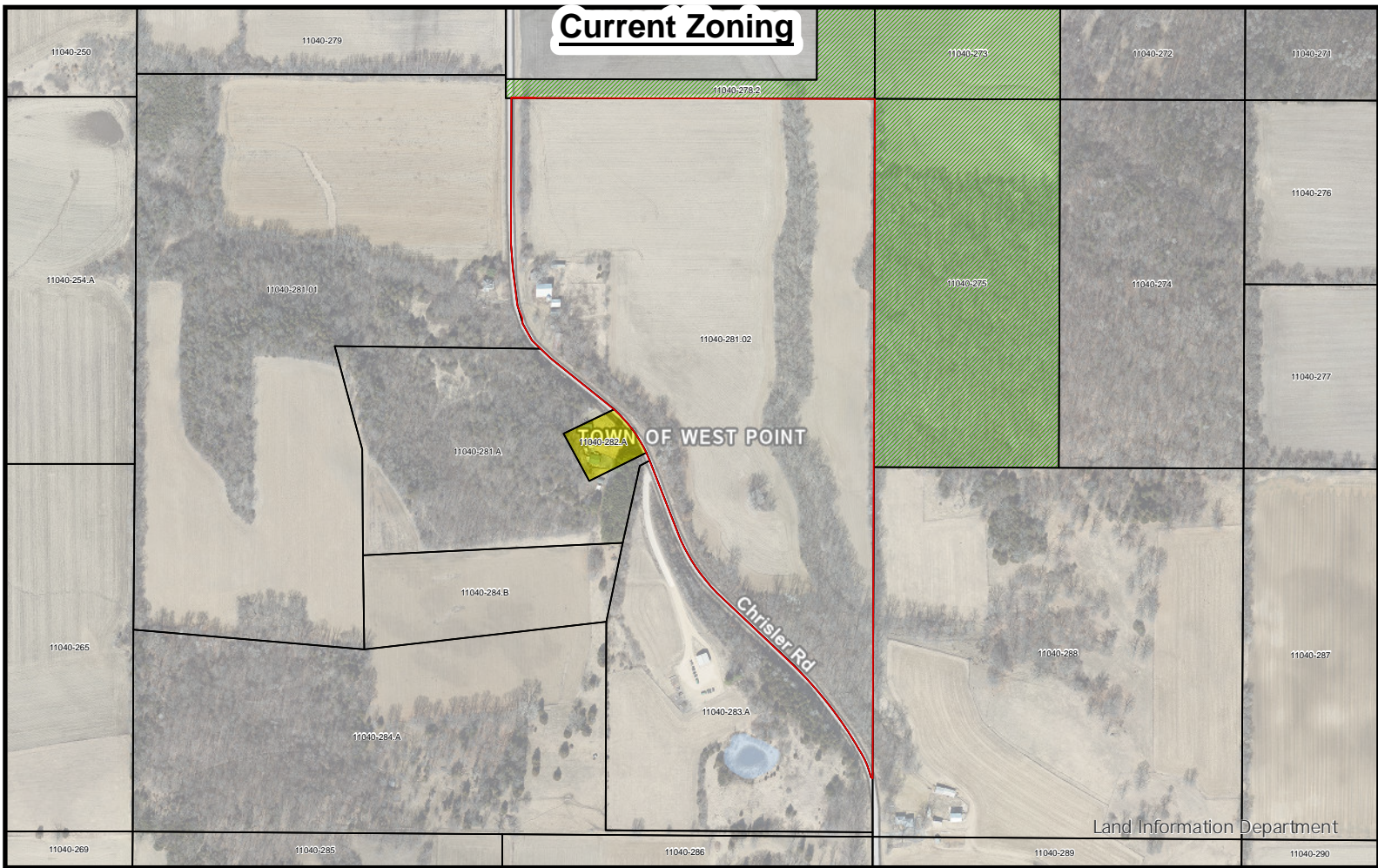
**Documents:**

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 2 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 33 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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