



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • February 3, 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): Breunig, Kathleen L; Bush, Victoria M

Petitioner(s): Breunig, Kathleen L; Bush, Victoria M

Property Location: Located in the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter of Section 34, and the Southwest Quarter of the Southwest Quarter of Section 35, all in Town 10 North, Range 7 East

Town: West Point

Parcel(s) Affected: 484.02, 502

Site Address: Schoepp Road

Background

Kathleen Breunig and Victoria Bush, 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 484.02 is 27.37 acres in size and is a mixture of cropland and woodland. Parcel 502 is 12.22 acres, with existing agricultural structures present. Most of the parcel is considered to be part of Crystal Lake and wetland. Both parcels are zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetlands are present on parcel 502 along the ordinary high-water mark of Crystal Lake, and floodplain is present throughout parcel 502 and the eastern portion of 484.02, near Schoepp Road. Prime farmland, where drained, is located on both parcels: in the eastern half of parcel 484.02 and the western half of parcel 502. The western half of parcel 484.02 is listed as 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

Direction	General Land Use	Zoning
North	Agriculture and Woodland	A-1 Agriculture
East	Open Water and Wetland	A-1 Agriculture
South	Single-Family Residence, Wetland, Agriculture, and Campground	A-1 Agriculture and RC-1 Recreation
West	Woodland	A-1 Agriculture

Analysis:

The property owners are proposing to create a 3-acre lot on parcel 484.02 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 Schoepp Road. The remaining 24.37 acres of parcel 484.02 along with all 12.22 acres of parcel 502 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 39.59 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 3-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 36.59 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 January 8, 2026, and recommended approval of the rezoning.

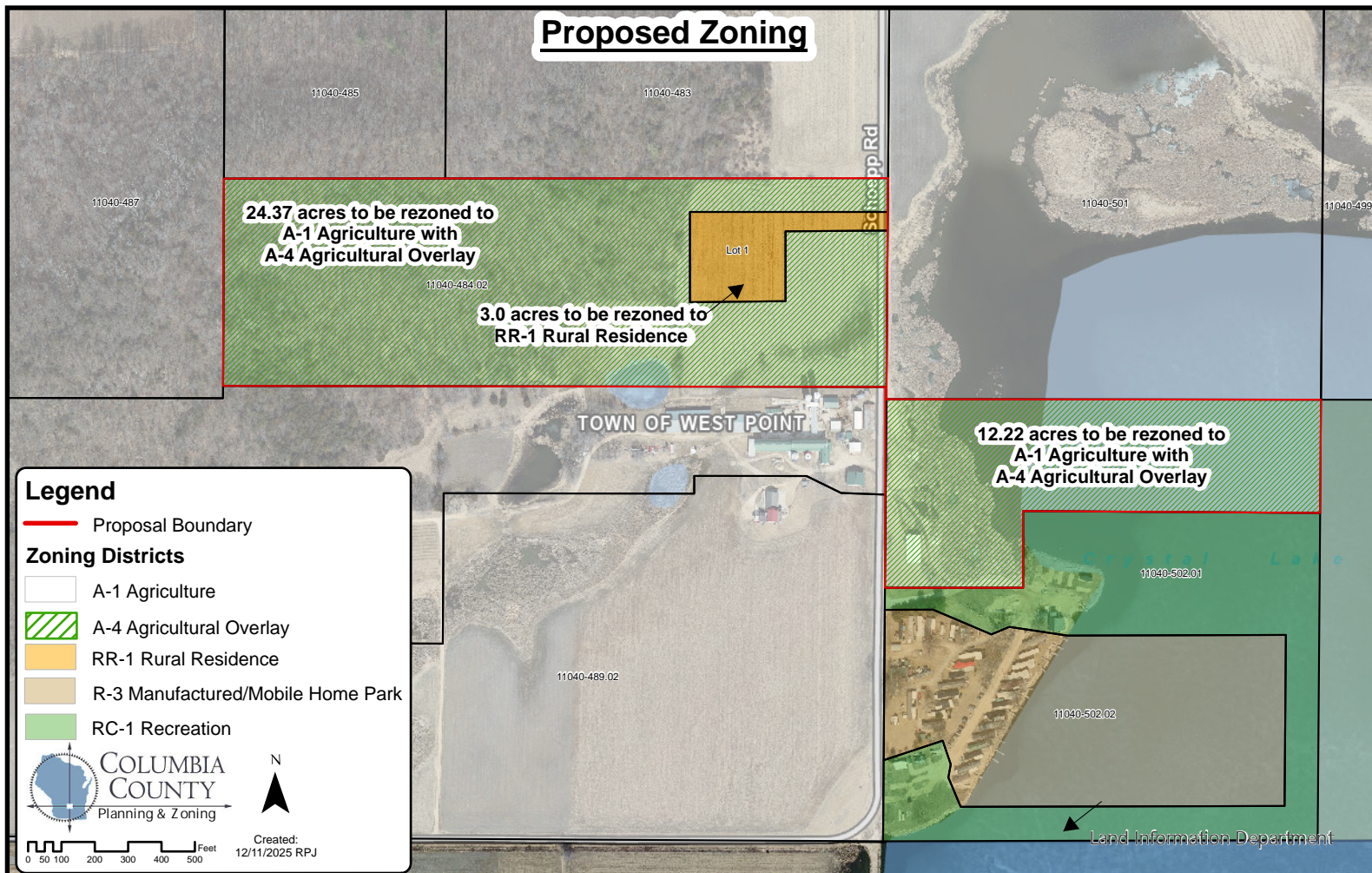
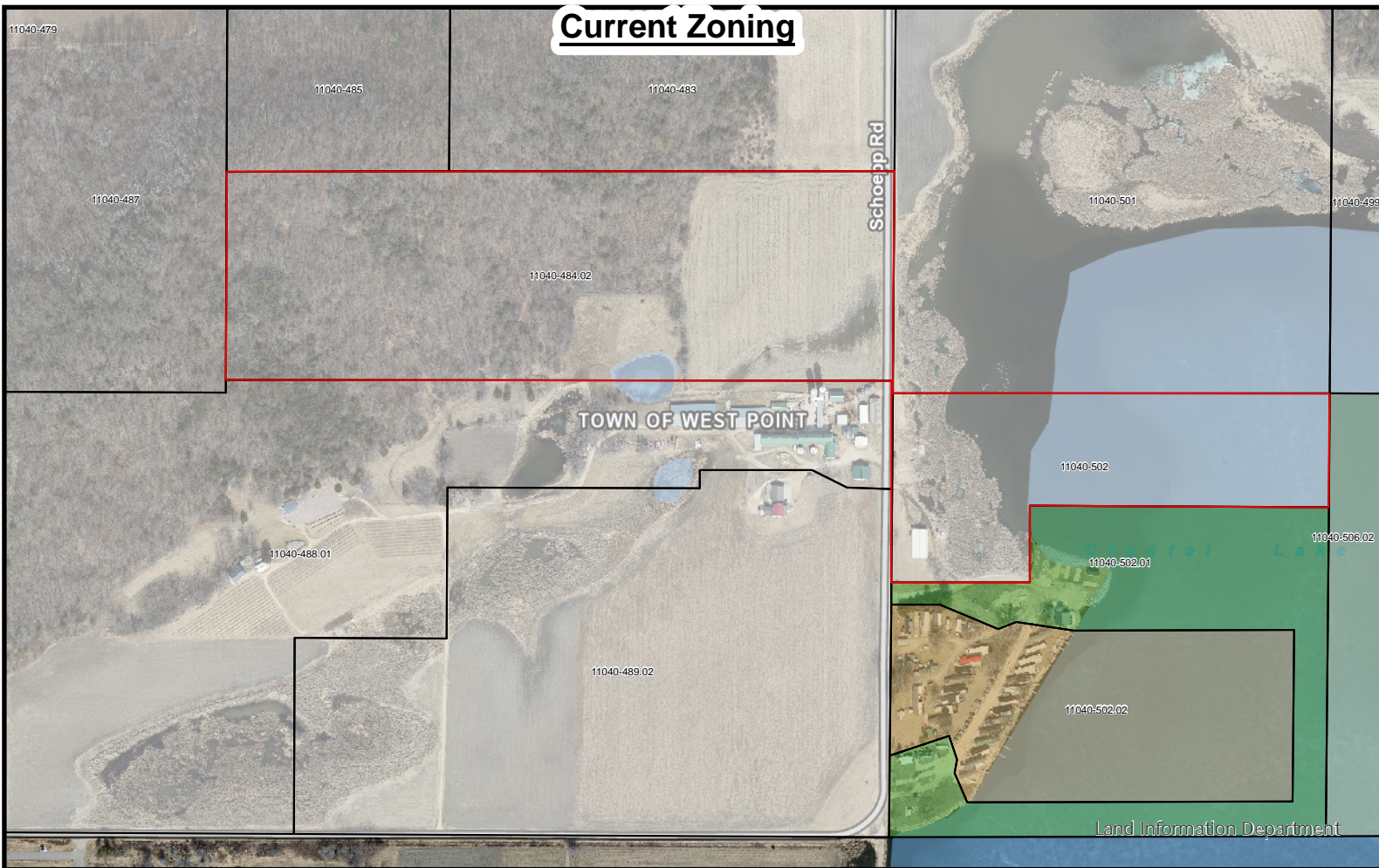
Documents:

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 3 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 36.59 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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