



Public Hearing Item 9: Rezoning

Planning & Zoning Committee • October 6, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Schoenherr, Robert; Reifsnider, Barbara
<u>Petitioner(s):</u>	Schoenherr, Robert; Reifsnider, Barbara
<u>Property Location:</u>	Located in the Northeast Quarter of the Southwest Quarter of Section 29, Town 10 North, Range 12 East
<u>Town:</u>	Columbus
<u>Parcel(s) Affected:</u>	493
<u>Site Address:</u>	W2020 Bristol Road

Robert Schoenherr and Barbara Reifsnider, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 493 is 40 acres in size. The land is primarily under cultivation. The property fronts on Bristol Road and Weiner Road. There is an existing driveway that serves the residence on the north side of Bristol Road and a second driveway serving the agricultural buildings on the south side of the road. The parcel is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are approximately 2.7 acres of wetland in the northwest corner of the property and a narrow band of floodplain in the southwest corner that runs along Robbins Creek. The septic system serving the residence was installed in 2001 and is current on maintenance requirements. The land is enrolled in the Farmland Preservation Program and is listed as prime farmland or prime farmland, where drained. 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 and Agriculture	A-1 Agriculture
East	Single-Family Residence and Agriculture	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

In order to settle the estate, the applicant is proposing to split off approximately 10 acres on the southern end of the property. This will also create a 31.03-acre lot around the existing home and agricultural structures. The proposed 31.03-acre lot will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres for the existing home, 3.97 acres of the proposed ten-acre lot will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay.

This proposal will require a Certified Survey Map (CSM). The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. If approved, this rezoning will allow for an existing home to be split off onto a 31.03-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 3.97 acres. This

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

Town Board Action:

The Columbus Town Board met on July 13, 2026 and recommended approval of the rezoning.

Documents:

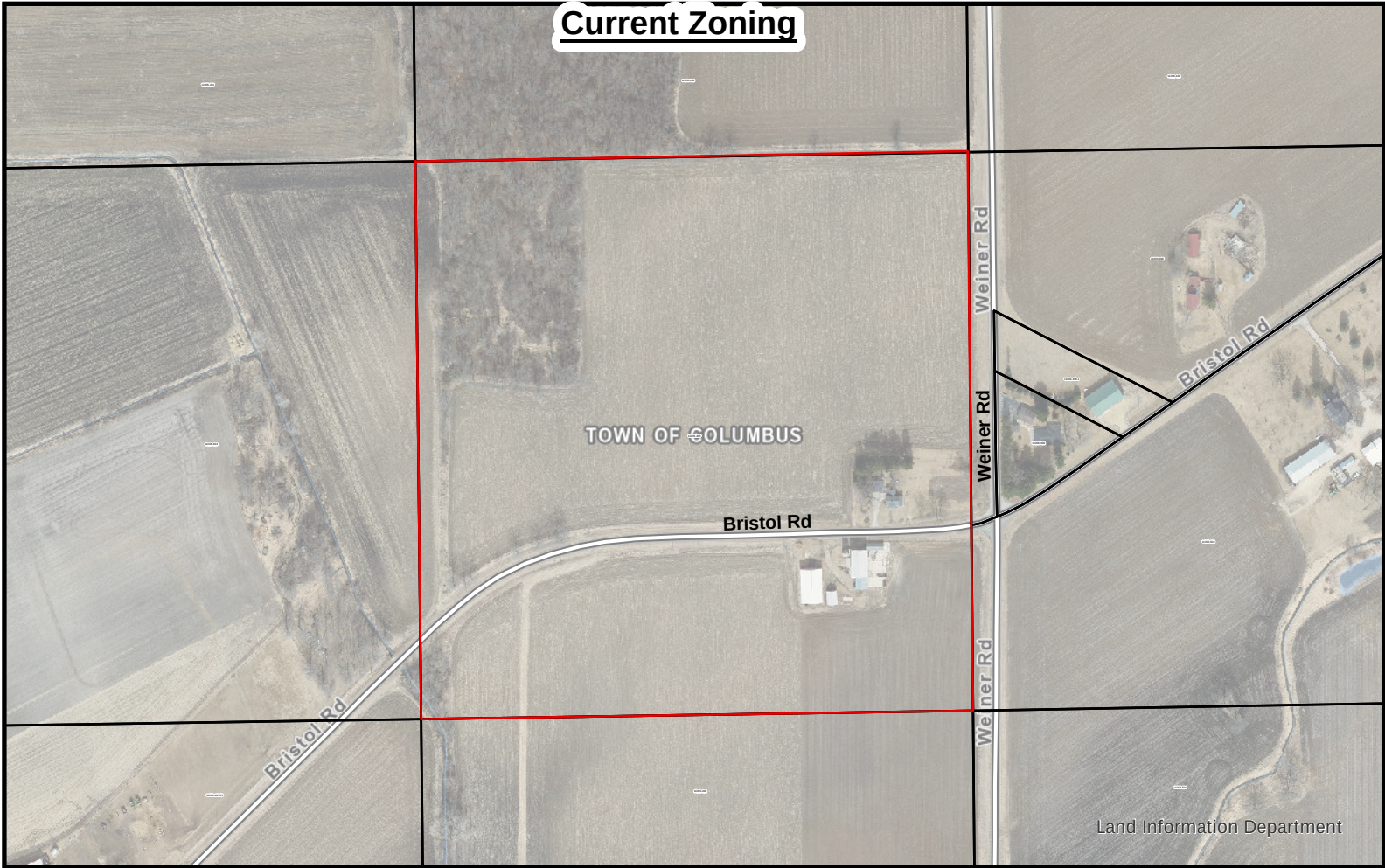
The following documents are on file with the Planning and Zoning Department:

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

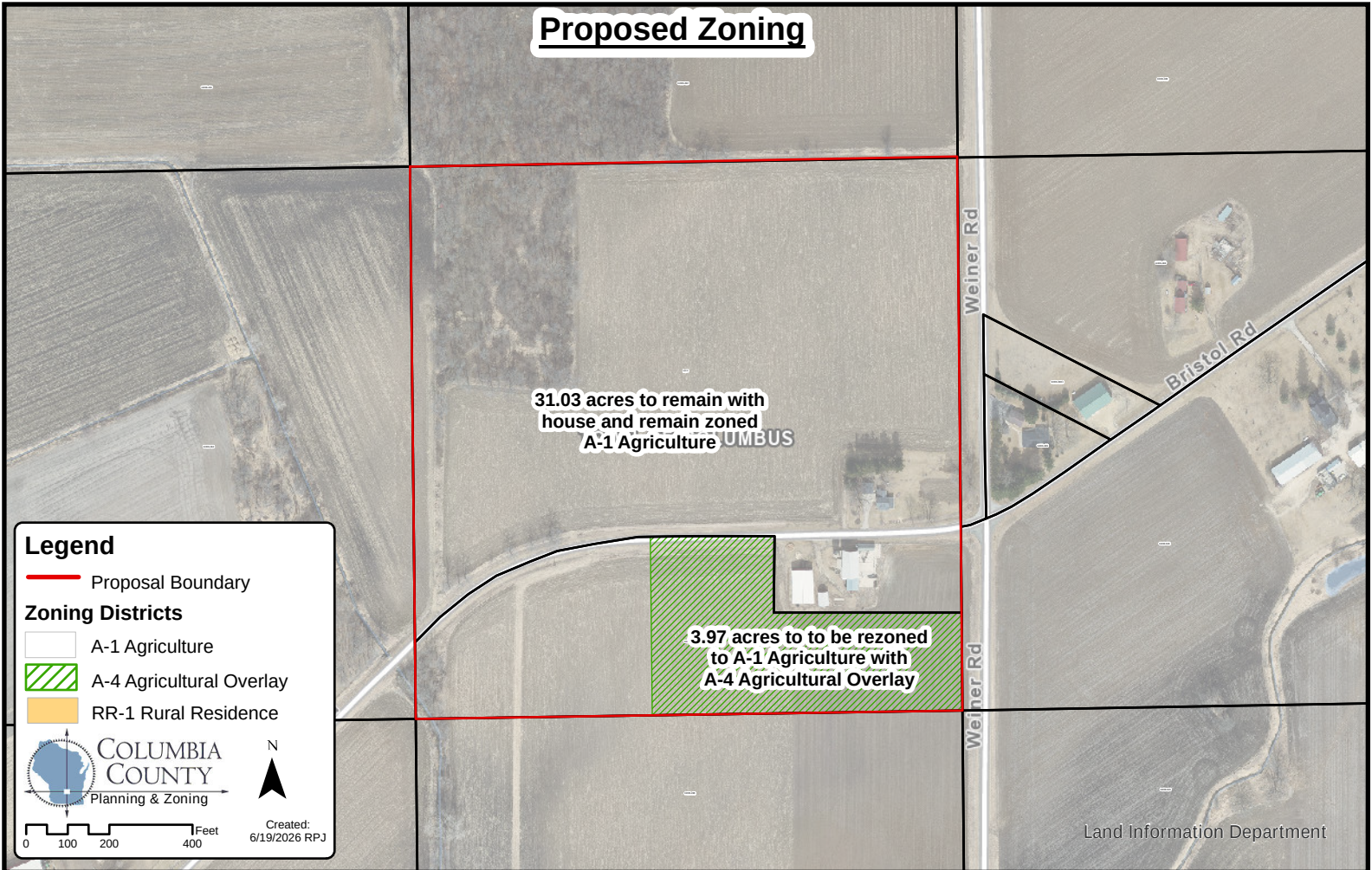
Recommendation:

Staff recommends approval of the rezoning of 3.97 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



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