



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • August 6, 2024

- Current Zoning District(s):** A-1 Agriculture
- Proposed Zoning District(s):** A-1 Agriculture with A-4 Agricultural Overlay
- Property Owner(s):** Larry Starker Family Trust U/a Dated 5/3/2019; Terry & Shannon Starker Family Trust U/a Dated 10/9/2017
- Petitioner(s):** Larry Starker Family Trust U/a Dated 5/3/2019; Terry & Shannon Starker Family Trust U/a Dated 10/9/2017
- Property Location:** Located in the Southwest Quarter of the Northeast Quarter of Section 28, Town 10 North, Range 12 East
- Town:** Columbus
- Parcel(s) Affected:** 463, 467
- Site Address:** N853 Schaefer Road

Background:

Larry Starker Family Trust and Terry & Shannon Starker Family Trust, owners, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Both parcels are zoned A-1 Agriculture and are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is an existing home and several accessory structures on parcel 463. Parcel 467 is vacant. The land fronts on both Bristol Road and Schaefer Road. There are no wetlands or floodplain on the property. The septic systems associated with the residence was installed prior to 1973 and is current on maintenance requirements. 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, Wetland, and Single-Family Residence	A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and RR-1 Rural Residence
East	Agriculture	A-1 Agriculture
South	Woodland, Single-Family Residence, and Agriculture	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture and Single-Family Residence	A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and RR-1 Rural Residence

Analysis:

The property owners are proposing to split of 5 acres from parcel 463. The new 5-acre lot will be located in the northeastern corner of the lot, along Bristol and Schaefer Roads, and will contain the existing home and all accessory structures. No new development is proposed at this time.

To maintain a density of one home per 35 acres, the southernmost 30 acres of parcel 467 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 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 separation of an existing single-family residence onto a smaller 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 be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Columbus Town Board met June 10, 2024 and recommended approval of the rezoning.

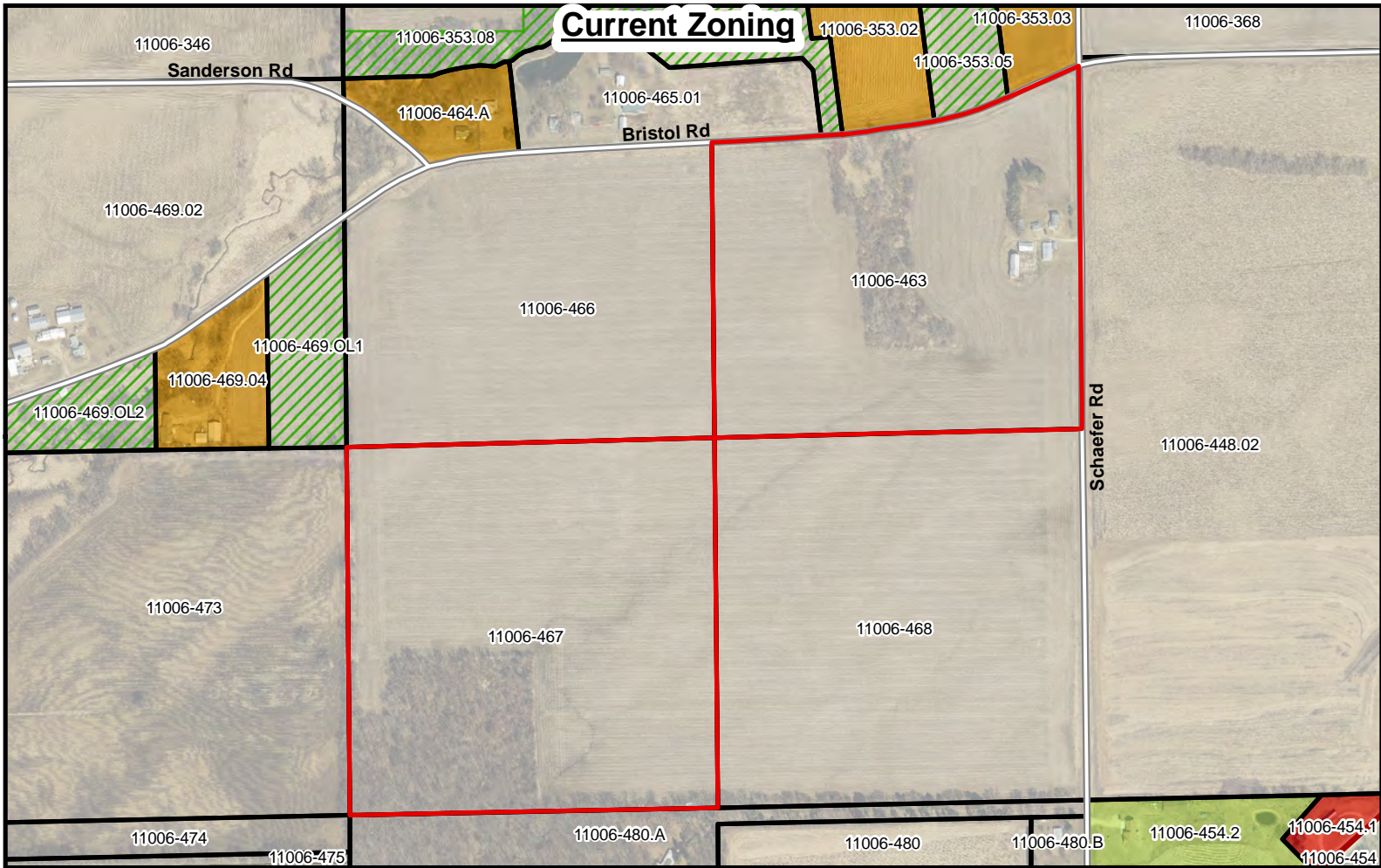
Documents:

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

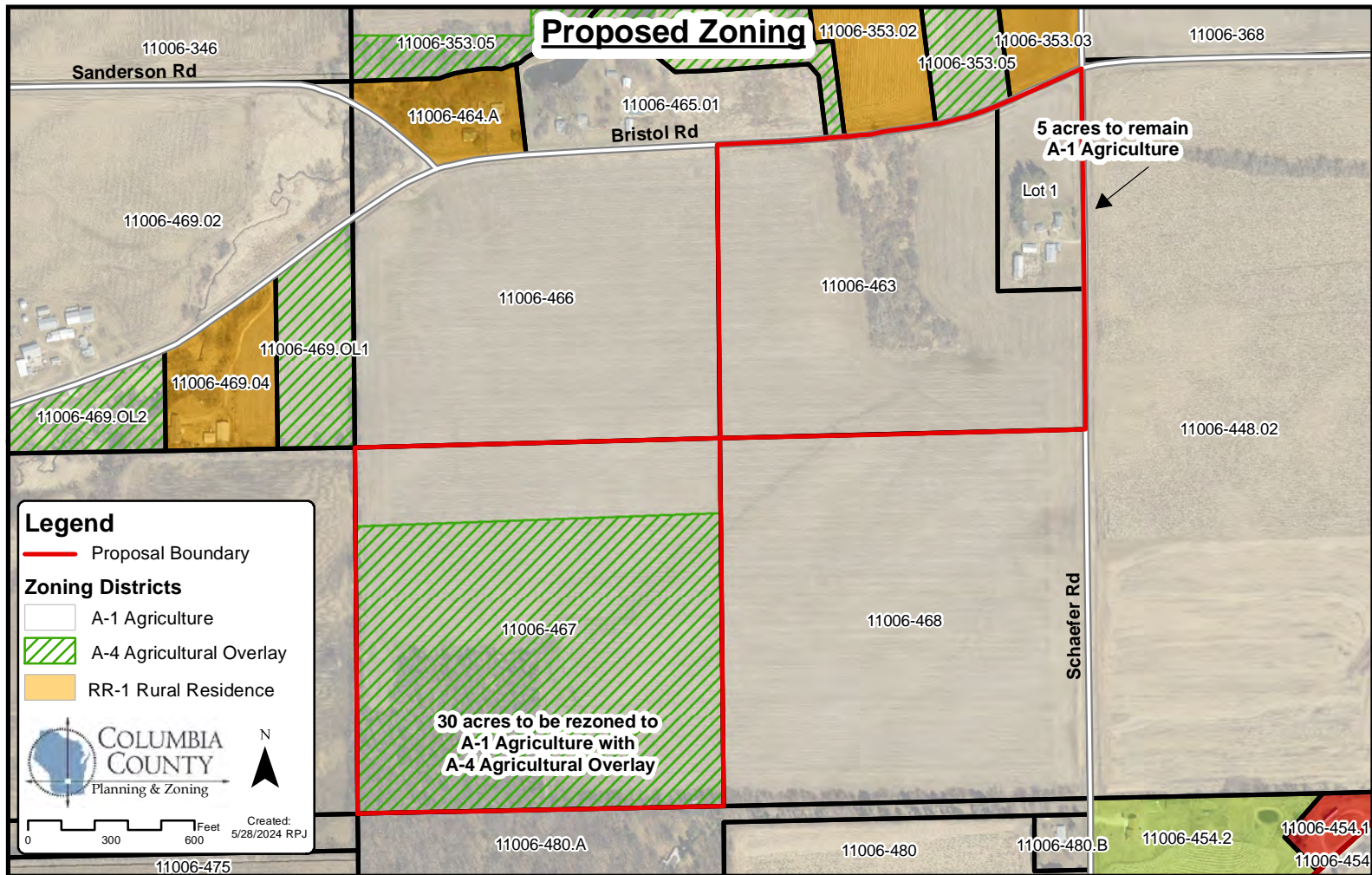
1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary CSM
5. Town Board Action Report

Recommendation:

Staff recommends approval of the rezoning of 30 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.



Current Zoning



Proposed Zoning

5 acres to remain
A-1 Agriculture

30 acres to be rezoned to
A-1 Agriculture with
A-4 Agricultural Overlay

Legend

- Proposal Boundary

Zoning Districts

- A-1 Agriculture
- ▨ A-4 Agricultural Overlay
- RR-1 Rural Residence

COLUMBIA COUNTY
Planning & Zoning

Created: 5/28/2024 RPJ

0 300 600 Feet