



Public Hearing Item 10: Rezoning

Planning & Zoning Committee • October 7, 2025

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| <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> | Gordon Motisi Living Trust c/o Donald Gordon |
| <u>Petitioner(s):</u> | Gordon Motisi Living Trust c/o Donald Gordon |
| <u>Property Location:</u> | Located in the Southwest Quarter of the Northeast Quarter of Section 7, Town 11 North, Range 11 East |
| <u>Town:</u> | Otsego |
| <u>Parcel(s) Affected:</u> | 99 |
| <u>Site Address:</u> | W4615 State Highway 16 |

Donald Gordon of the Gordon Motisi Living Trust, owner, requests 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 99 is 40 acres in size, zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is wooded and under cultivation and has frontage on State Highway 16. The parcel is enrolled in the Farmland Preservation Program. There is an existing single-family home and several agricultural accessory structures on the northern end of the property. Approximately 24 acres are designated as prime farmland, and all 40 acres are considered to be potentially highly erodible per NRCS. No wetlands or floodplain are 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 | Agriculture and Single-Family Residence | A-1 Agriculture |
| East | Agriculture and Single-Family Residence | A-2 General Agriculture and A-1 Agriculture |
| South | Agriculture | A-1 Agriculture |
| West | Agriculture | A-1 Agriculture |

Analysis:

The property owner is proposing to separate the farmland from the rest of the property. A 21-acre lot will be created around the existing home and accessory structures and will remain zoned A-1 Agriculture. To maintain the minimum required density of one home per 35 acres in the Town of Otsego, the owner will restrict the remaining 19.01 acres of parcel 99. 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 the separation of an existing single-family residence onto a 21-acre lot, while maintaining the required density of one home per 35 acres in the Town of Otsego through the application of the A-4 district to 19.01 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Otsego Town Board met on September 9, 2025, and recommended approval of the rezoning.

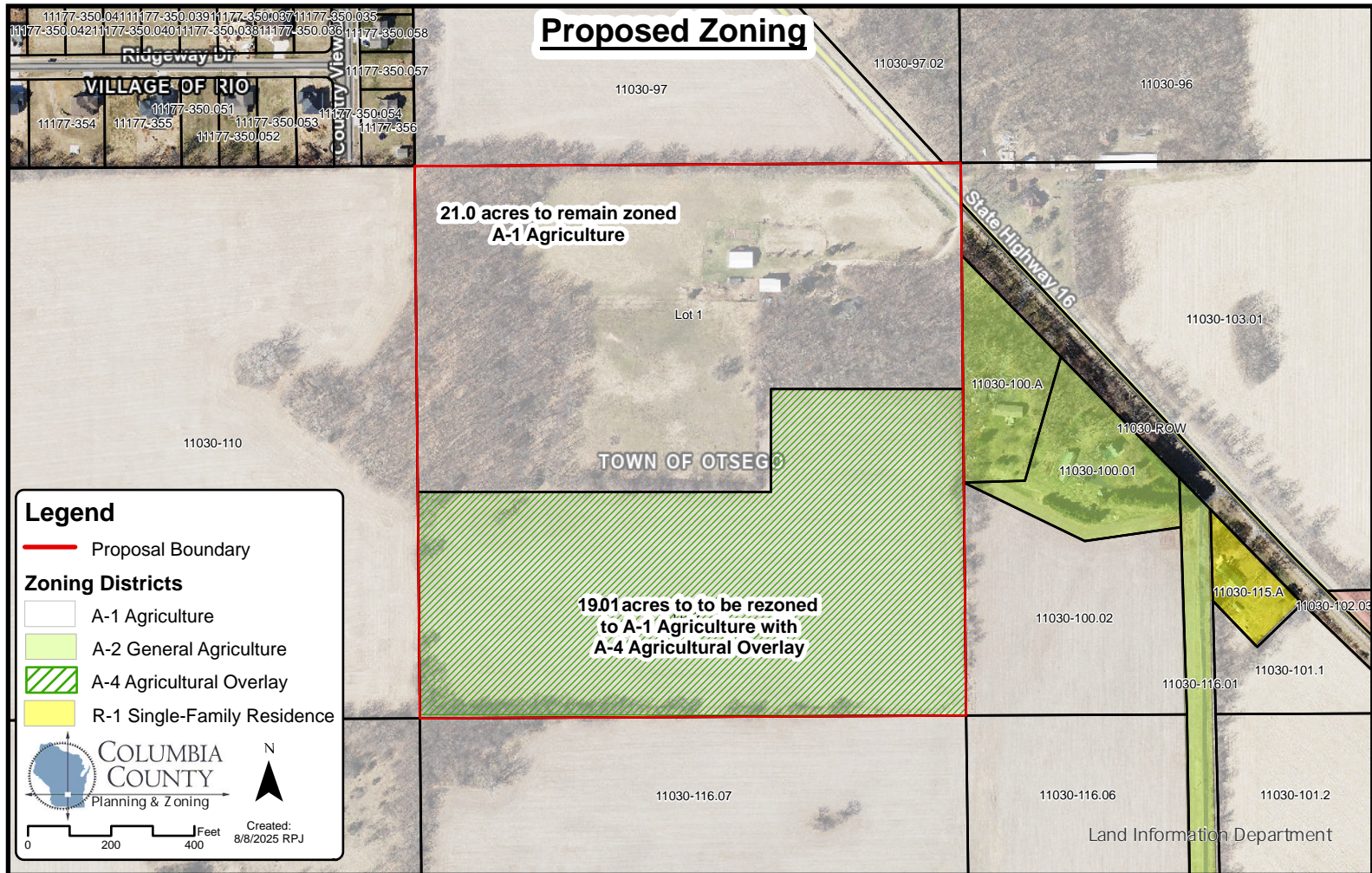
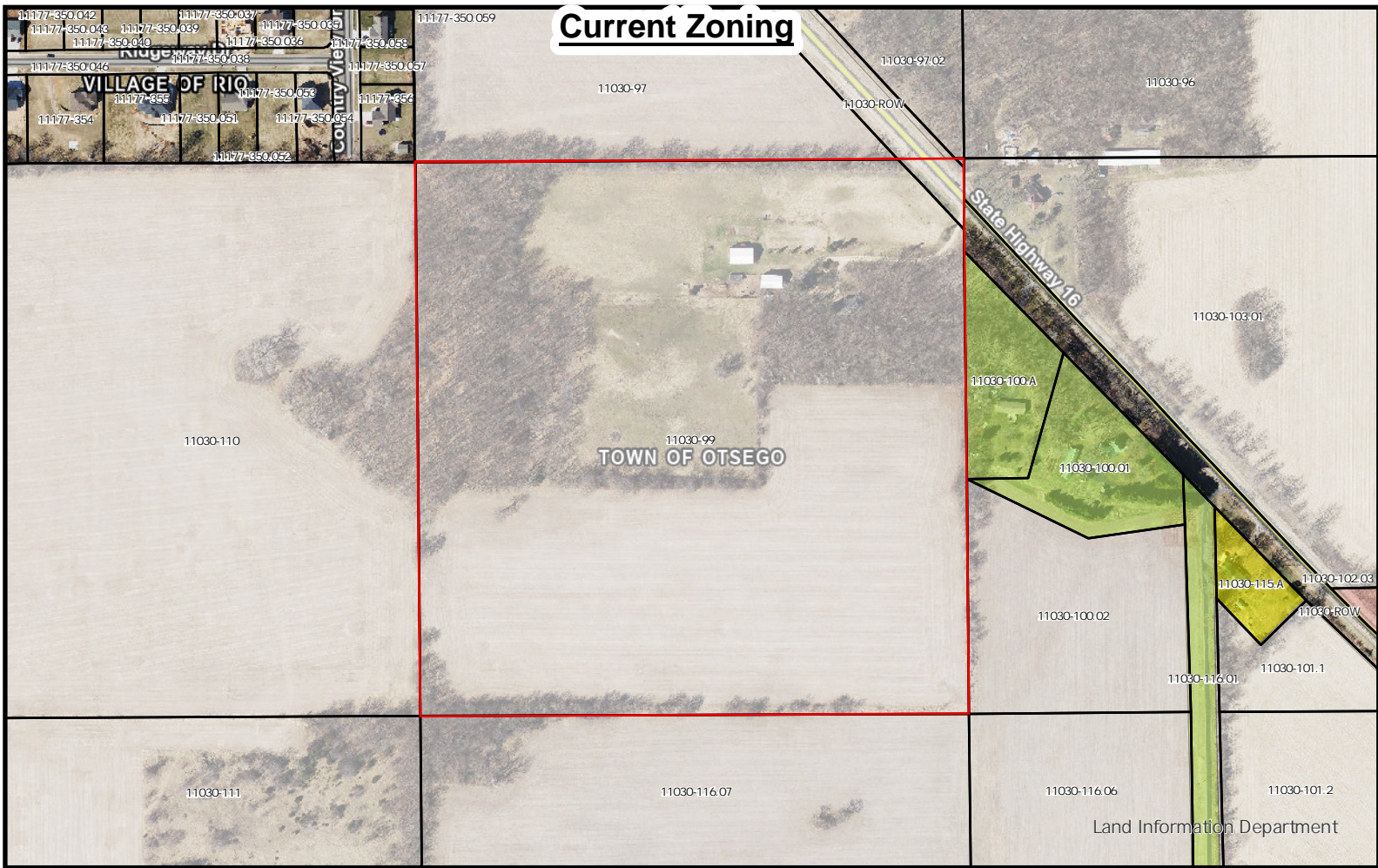
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 19.01 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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