



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • July 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):** Erdman, Robert W; Erdman, Deborah L
- Petitioner(s):** Erdman, Robert W; Erdman, Deborah L
- Property Location:** Located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 16, Town 11 North, Range 11 East
- Town:** Otsego
- Parcel(s) Affected:** 198, 211
- Site Address:** N3935 Erdman Road

Background

Robert W and Deborah L Erdman, 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 198 is 40 acres in size and is listed as the Southeast Quarter of the Northeast Quarter of Section 16. Parcel 211 is 10 acres in size and is listed as the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 16. The property is a mixture of cropland, woodland, and a small amount of wetland in the southern end of parcel 211. There is no floodplain present. The property is zoned A-1 Agriculture and is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on Erdman Road. The northern portion of parcel 198 is listed as prime farmland and soils in this area are noted as 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 Single-Family Residence	A-1 Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Woodland and Wetland	A-1 Agriculture
West	Woodland, Agriculture, Wetland	A-1 Agriculture

Analysis:

The property owners are proposing to create a 1.26-acre lot along Erdman Road around the existing home site. The home will be razed, and this 1.26-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home. To maintain a density of one home per 35 acres for the new home, the southernmost 33.74 acres of parcels 198 and 211 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. This request is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the replacement of an existing single-family residence on a 1.26-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33.74 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Otsego Town Board met on June 9, 2026, and recommended approval of the rezoning.

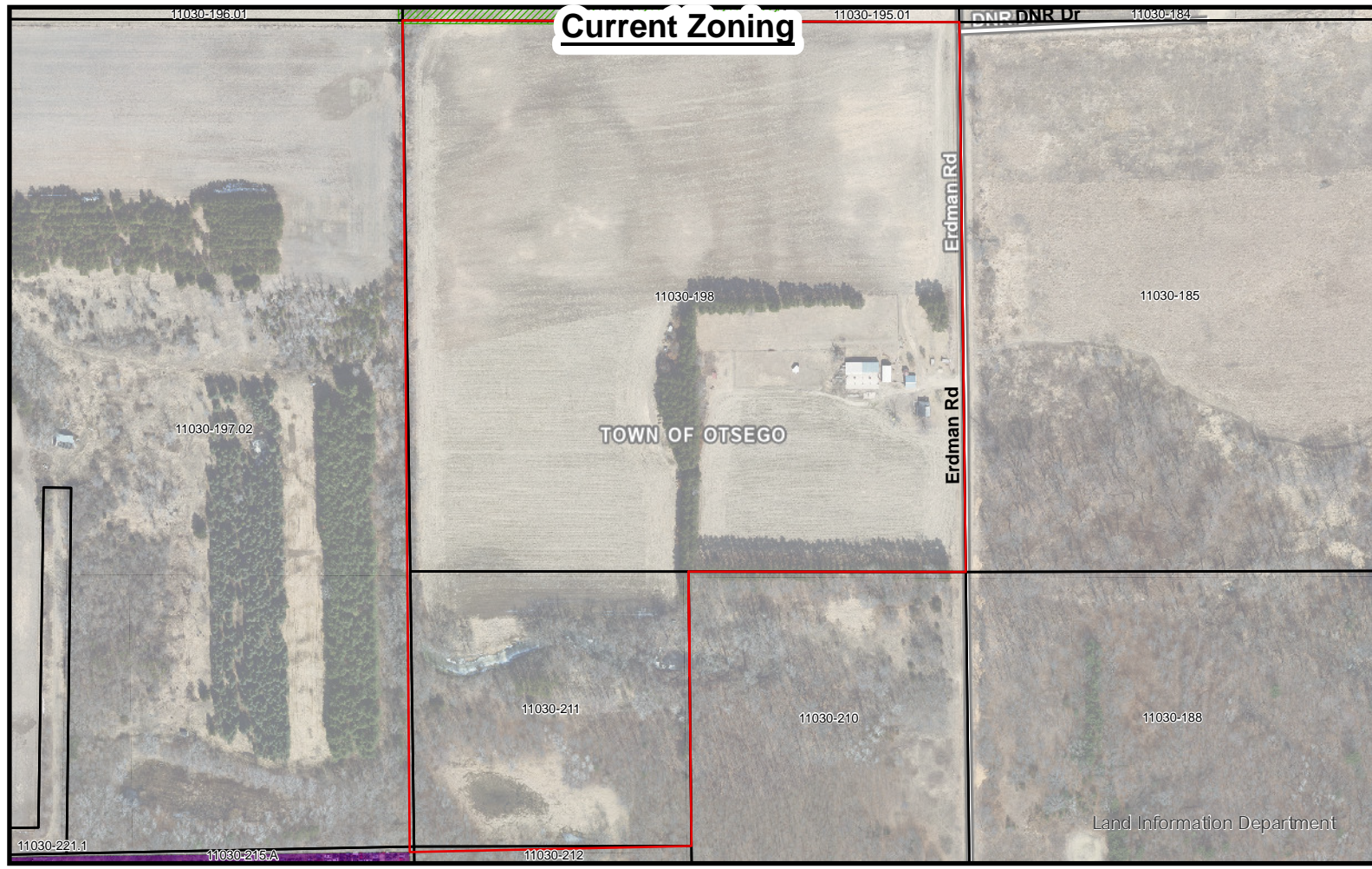
Documents:

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

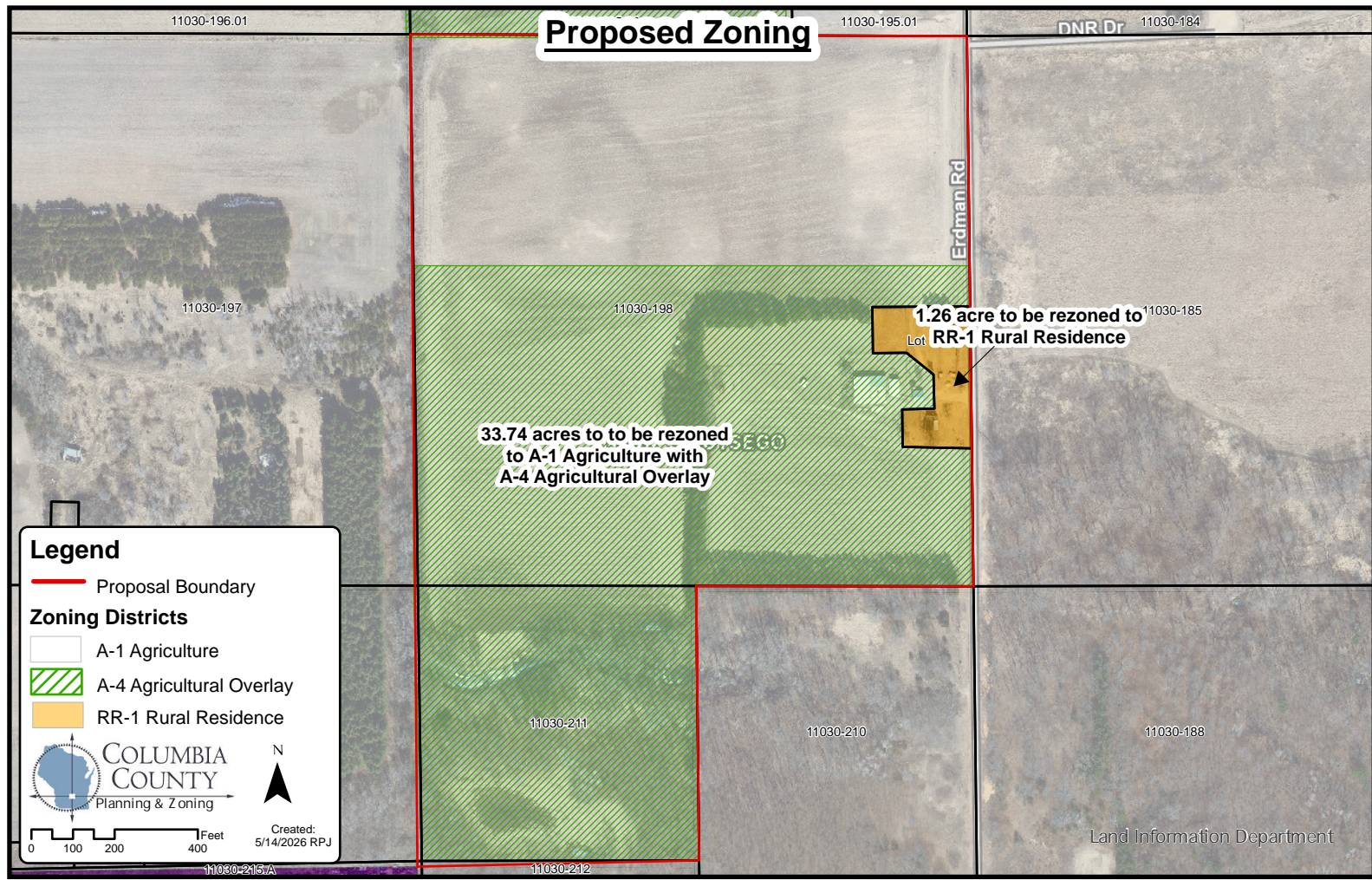
1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

Recommendation:

Staff recommends approval of rezoning 1.26 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 33.74 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon completion of sanitary maintenance and recording of the Certified Survey Map.



Current Zoning



Proposed Zoning

Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence

COLUMBIA COUNTY
Planning & Zoning

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