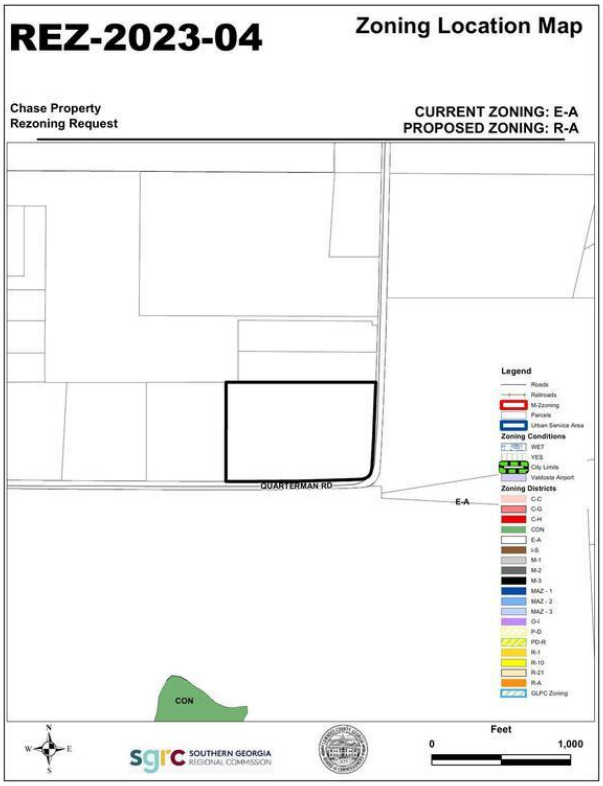
Now let's look at how the county staff tried to ignore those obvious characteristics.

Staff's Zoning Location Map cherry picks a section and does not let you see the bigger context.



Zoning Location Map
PDF

County staff claim that: "For reference, there are 131 properties that have access to Quarterman Road, with an average lot size of 12.10 acres", but fail to show the context of those properties.

What is this "access to"? Everyone in the county, the country, and the world, has "access to" Quarterman Road, just by driving there. So what does county staff mean?

There are only 44 "properties" that front Quarterman Road. And that includes counting everything with a border line as a separate "property", even though some of them actually have the same owner. You can count them yourself in the above Tax Assessors map.

Follow the link to the Tax Assessors map, and you can add them up to 1967.18 acres. That's 44.7 acres per lot. That number is that low only because of counting single owners multiple times, about a dozen 5-acre lots, a few 1-acre lots, and a couple of half-acre lots in the subdivision and on the corner, diluting the much larger tracts.

The county staff says there are 87 lots in the subdivision. Let's assume that is accurate.

44 + 87 is 131. Which is presumably where they get their 131. (Nevermind three subdivision lots are counted twice.)

Yes, if you include the subdivision with its half-acre lots, the average lot size goes way down.

But it is inappropriate to do that, since that subdivision only exists because it was grandfathered in before county-wide zoning.

So "has access to" appears to be an excuse to include the subdivision lots in staff's figures.