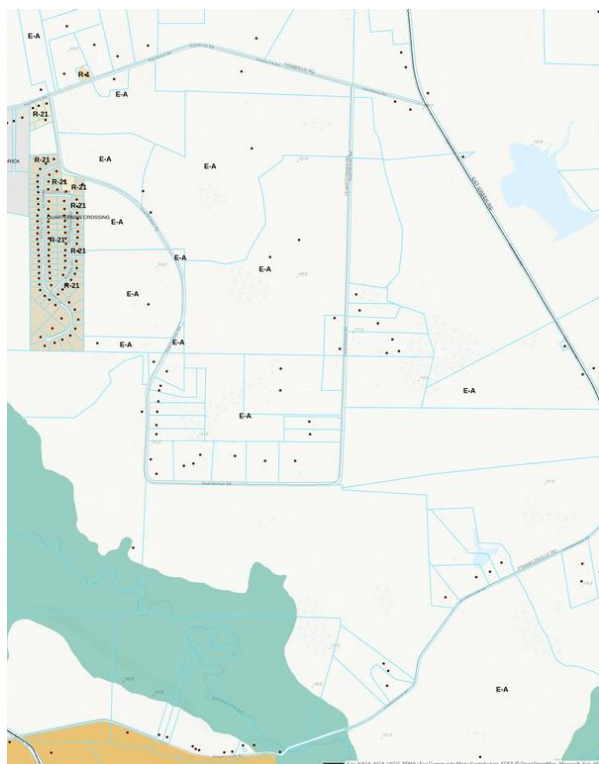


The subdivision has R-21 zoning and is obviously a different beast.



Quarterman Road in VALORGIS

You can see that save for those few R-21 lots on the northwest end of Quarterman Road at Hambrick Road, which were also grandfathered in along with the subdivision back in the 1980s, all Quarterman Road properties are E-A.

I would provide evidence of that 1980s R-21 rezoning, but despite a decade of asking, county staff have not been able to produce the minutes of any County Commission approved that zoning. You can see that the R-21 lots are unlike the rest of Quarterman Road, Hambrick Road, and Cat Creek.

County staff are grasping at half-acre straws by including those R-21 lots in their disingenuous calculations.

Then county staff add an even more inappropriate calculation: "Along the southern boundaries of Quarterman Road, there are 19 properties, including the subject property, that contain at least one, single-family dwelling, with an average lot size of 11.66 acres."

Requiring "that contain at least one, single-family dwelling" conveniently discards Ricky and Sherry Brunston's 100 acres, Iann Walker's 192.21 acres (if they didn't notice her house down by the Withlacoochee River), Ferrell Scruggs' 604.8 acres, Tommy Stalvey (Stalvey Farms West)'s 111.02 acres, and Margaret Quarterman's 204.59 acres. Thus county staff try to avoid the main point that most of the land on Quarterman Road is in agriculture or forestry.

According to the Lowndes County Unified Land Development Code (ULDC), "2.01.02 A. E-A, Estate Agricultural District (5 acre). This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development."

In contrast, "2.01.02 B. R-A, Residential Agricultural District (2.5 acre). This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land."

There is neither suburban nor urban land adjoining the subject property. Residents of Quarterman Road do not want the road to turn suburban or urban. The county government should not want that, either. Inserting smaller lots in an Agriculture, Forestry, and Conservation Character Area is inappropriate and should be denied.

Back in 2007 when there was an attempt to rezone for a second subdivision next to the existing one (REZ-2007-21), people in the existing subdivision were among those most against it. The Planning Commission recommended denying that one, and the County Commission did deny it. The same should happen for this inappropriate attempt to insert too-small lots into an agricultural and forestry area.