

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on approximately 18 acres at 6119 Quarterman Road from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided.

The subject property is in the Rural Service Area and an Agricultural/Forestry Character Area, with access to and from the property off Quarterman Road, a County maintained local road. While the general area is depicted as Agricultural/Forestry on the Future Land Use Map, the existing land use pattern, especially along the southern boundaries of Quarterman Road, aligns more with a Rural Residential description. Both character areas encourage maintaining the rural character by limiting new development and promoting rural clusters or conservation subdivision strategies, with high degrees of building separation. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended zoning within both character areas.

For reference, there are 131 properties that have access to Quarterman Road, with an average lot size of 12.10 acres.

- 86% of these lots are below the 12.10-acre average
- There are 87 lots in the Quarterman Crossing Subdivision, zoned R-21, with an average lot size 0.68 acres.

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.

- 68% of these lots are below the 11.66-acre average
- There are 11 lots between 4.79 acres and 7.98 acres

The TRC considered the request and had no other objectionable comments, and staff finds the request consistent with the Comprehensive Plan. If approved, staff recommends the following condition:

- All lots must have a minimum lot width of 210'.

Commissioner Bailey asked if the nearby 1-acre lots are developable. Mr. Dilard explained that those lots are legal non-conforming and are allowed be developed. Mr. Dillard also clarified that the 210' minimum lot width is measured at the building line.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

No one spoke in favor of the request:

Speaking against the request:

- Gretchen Quarterman – 6565 Quarterman Rd.
- Carolyn Selby – 6361 Quarterman Rd.
- Paris Stoeffler – 5869 Quarterman Rd.
- John Quarterman – 6565 Quarterman Rd.