

Mrs. Quarterman spoke on the letter previously submitted requesting denial of the request. Additional concerns included traffic, covenants and the Dorfman Report.

Ms. Selby is concerned about urban sprawl and over-building. Development should happen where there is infrastructure and services available.

Ms. Stoeffler's concerns included affects on wildlife, more dogs barking, more traffic, etc. She stated the neighbors want to maintain a 5-acres minimum.

Mr. Quarterman spoke to the letter provided in addition to water effect concerns –more impervious surfaces and more clear-cutting. Concerned about the precedent it would set and spoke about the history of the land.

Commissioner Bailey asked staff if the homeowner wants to subdivide the whole piece of property or if he wants to maintain the homesite and divide the remaining. Mr. Dillard explained that the homeowner is not looking to develop immediately but exploring future possibilities. Commissioner Rountree asked if the applicant had considered dividing into 5-acres parcels. MR. Dillard stated the applicant had decided against that option. The commissioners' questions and discussion focused primarily on how the parcels could ultimately be reconfigured with the current zoning and if the request were approved.

Chairman Hightower called for a motion. Based on the fact that rural areas are an asset and agricultural areas are supposed to be protected, Commissioner Wildes made a motion to recommend denial of the request. Commissioner Rountree second. Commissioner Bailey stated that while totally agreeing with the sentiment, the net addition is only one lot, maintaining the 210' lot width. Commissioner Millr added that the owner can divide the property without a change in zoning. Seven voted in favor, one opposed (7-1). Motion carried.

Agenda Item #4

REZ-2023-10 Copeland, 3728 Mt. Zion Church Rd.,0147 057, ~4 acres

Current Zoning: E-A (Estate Agricultural)

Proposed Zoning: R-21 (Medium Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on approximately 3.5 acres at 3728 Mt. Zion Church Road from E-A (Estate Agricultural) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be developed as a neighborhood.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Mt. Zion Church Road, a County maintained Collector Road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within that character area.