

further voiced safety concerns, especially with regard to the narrowness of the roads and crossing wetlands. Mr. Dillard stated Fire did voice some concerns. Commissioner Hightower asked about tabling request and how much time the applicant is requesting. Mr. Dillard stated it is not time-specific and is at the discretion of the Board of Commissioners.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Kent, Architect for Applicant – 2214 N. Patterson St.
- Gretchen Quarterman – 6565 Quarterman Rd.

Ms. Kent addressed the following concerns. Mr. Kent made the request to table until he can confer with the applicant. As drawn, access goes from 4 currently down to 2. For security purposes, the applicant wants access limited – it is safer for residents. Regarding the back portion, it can be redesigned so that it conforms to access requirements. Wetlands have been considered. Structures will be 34 feet apart which exceeds that of most residential subdivisions. Buffering is being added. They will be connecting to County Utilities. It is currently served by a private water system and septic. The applicant is working with current residents to discern the best way forward. The plan will be developed in phases. County staff suggested the Master Plan, so that is why the entire project is depicted.

Chairman Miller asked what the average square footage is for each lot. Mr. Kent responded each is a minimum 5,000sq ft. Commissioner Willis voiced his concern about the ingress/egress and wetlands issues. Mr. Kent explained they are trying to mitigate the wetlands impact. Commissioner Rountree asked about accessibility for emergency services. Mr. Kent stated the roads would be per County standards. Commissioner Bythwood inquired about plans for parking. Mr. Kent said it is a work in progress. Commissioner McCall asked if the homes would be limited to single-side. Mr. Kent answered he is not sure.

Ms. Quarterman stated she is pleased with an affordable housing option in this area.

Speaking in opposition to the request:

- Rustin Binger – 3984 Betty's Pl.

Mr. Binger voiced concern that the neighboring subdivision has not been provided ample notice and that the HOA would like to meet with the developer. He further asked if a privacy fence will be required. Commissioners supported the idea of the developer meeting with the HOA.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend tabling the request. Vice-Chair J.Miller second. Commissioner Hightower reminded the commissioners if it is tabled, the GLPC won't have the opportunity to make a recommendation. Four voted in favor, five opposed (4-5). Motion failed.