

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: September 2, 2025

Item Description: **Forbes Buck** as agent for **Abigayles Ferry LLC** requests to **rezone** +/- 480.31 acres from **AR-1 to CP** to allow for Conservation uses. Located on Sisters Ferry Road. **Map# 384 Parcel# 19 Map# 362 Parcel# 28 Map# 385 Parcel# 1 & 2B** in the **Third District**.

Executive Summary/Background

- The rezoning request is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant is requesting to rezone +/- 480.31 acres to CP (Conservation Preservation), with the intent of creating a wetland mitigation site.
- Per the applicant, they would like to create a home site of approximately 8.48 acres, while the rest would become the Conservation Preservation (CP) zoning.
- The parcels have previously been used as timber tracts, farming tracts, and AR-1 zoned homesites.
- The surrounding parcels are zoned AR-1.
- Sisters Ferry Road is a maintained road.
- This proposal aligns with Chapter 2 of the Comprehensive Plan: Needs and Opportunities, which expresses a need to define all land uses to encourage development where appropriate and preservation where it is vital.
- The Future Land Use Map (FLUM) projects this parcel as Agricultural.
- At the August 12, 2025, Planning Board meeting, Mr. Walter Boykin motioned for approval. Mr. Neal Kessler seconded the motion, and it carried unanimously.

Determination

Staff have reviewed the application, and the application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph