

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 12, 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.

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