

6644 King's Lynn Drive Rezoning Request: Medium Density Residential (R7) to Commercial Recreation (CR)

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Presentation by:

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on behalf of the Applicant:

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Introduction and Summary Outline

- Part 1: Responses to Planning Board Discussion
- Part 2: Responses to Staff Report Comments
- Conclusion
- Responses to Council Comments and Questions

Part 1: Responses to Planning Board Discussion

- Adjacent property owner did not express concern about the rezoning request *per se*, instead mentioned:
 - Possible storm damage.
 - Access to his dock.
 - Natural areas.
- Chairwoman Royal's comments about:
 - 90' setback.
 - Preservation of natural buffer.

Possible Storm Damage

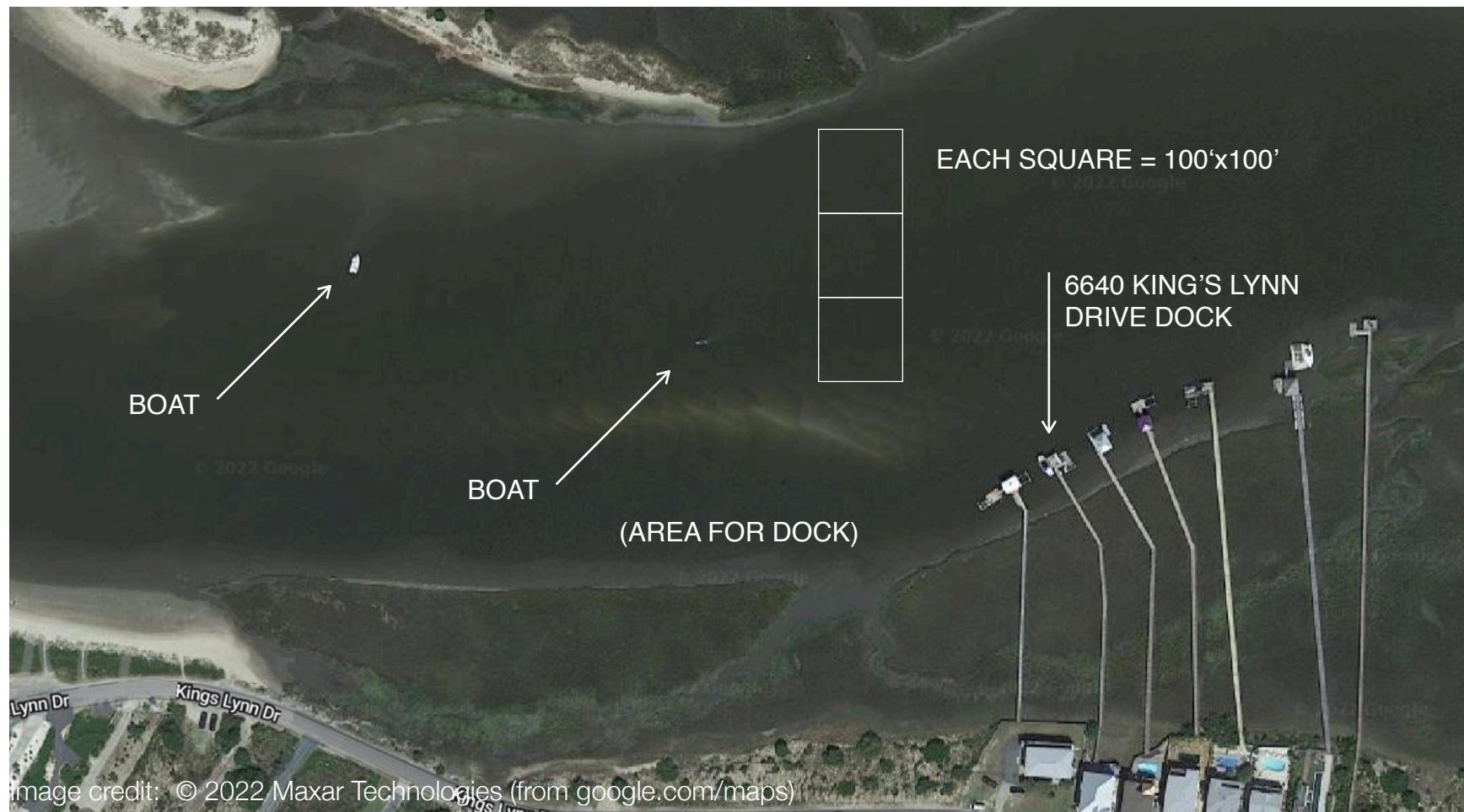
- Proposed dock at 6644 King's Lynn Drive: 653'
- Docks within same distance from 6640 King's Lynn:
 - 6642 King's Lynn Drive: 290'
 - 6638 King's Lynn Drive: 397'
 - 6636 King's Lynn Drive: 411'
 - 6634 King's Lynn Drive: 430'
 - 6632 King's Lynn Drive: 453'
 - Total: 1981'
- **1981'/653' = 303%**



Image credit: © 2022 Maxar Technologies (from google.com/maps)
King's Lynn Dr

Access to Neighbor's Dock

- Covenants allow use of parcel for docks.



Preservation of Natural Area

- Covenants do not designate parcel as natural buffer.
- 30' CAMA setback preserves majority of natural area on site.
 - CAMA setback protects 16,734 s.f. (0.38 acre) of upland natural area.
 - 6644 King's Lynn Drive is 27,878 s.f. (0.64 acre), therefore 60% of site is protected.
- Protected area exceeds entire area of neighbor's property.
 - 6640 King's Lynn Drive is 7841 s.f. (0.18 acre)
 - 0.38 acre protected by CAMA setback represents 213% of the entire area of the neighbor's property.

Preservation of Natural Area (Continued)

- No apparent concern for natural areas on other parcels.

6642 King's Lynn Drive



Preservation of Natural Area (Continued)

- No apparent concern for natural areas on other parcels.

6640 King's Lynn Drive Before

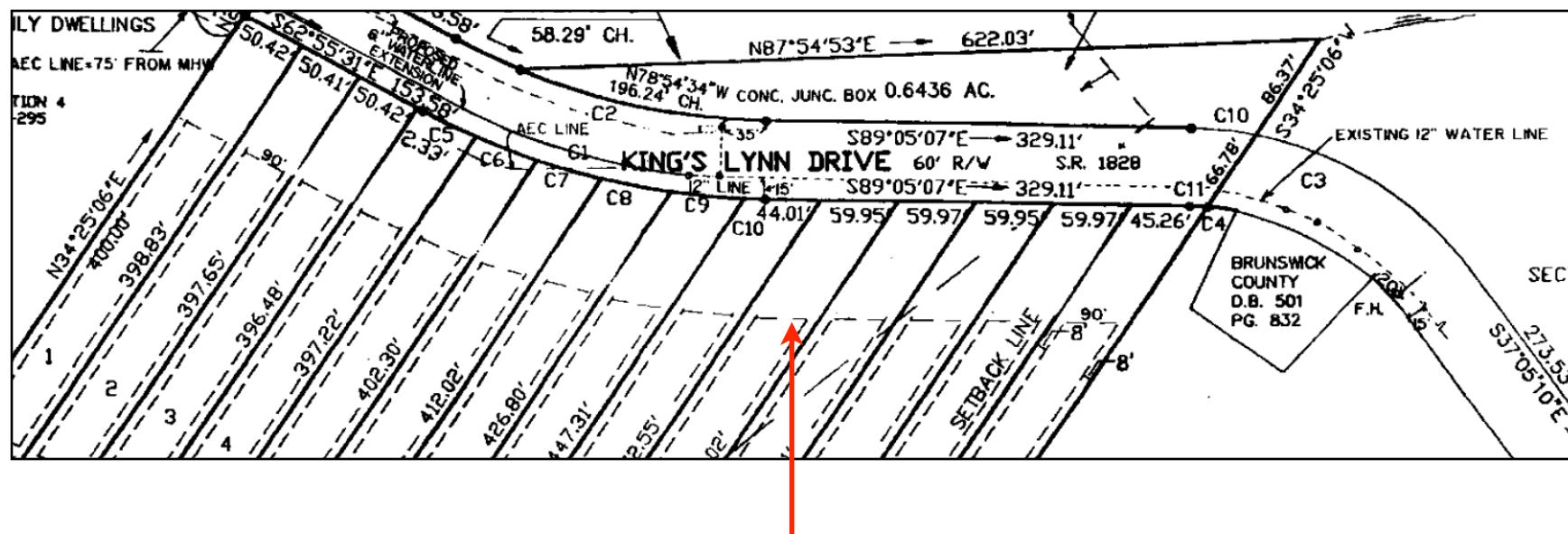


6640 King's Lynn Drive After



Reference to 90' Setback, Preservation as Natural Buffer

- 90' setback not imposed on subject parcel.
- Covenants allow use of parcel for docks, not designated as natural buffer.



90' SETBACK TO SOUTH OF KING'S LYNN DRIVE

Part 2: Responses to Staff Report Comments

- Suitable uses of parcel.
- More intensive uses than R-7.
- Smallest CR site.
- Benefits.

Suitable Uses of Parcel

- Future Land Use Plan's blanket application of OS for undeveloped R7 lots in development.
 - Were the possible uses for the subject property considered when the OS was assigned?
- Site is suitable for other uses beyond Open Space/Conservation use.
 - Water-based uses.
- Covenants allow use of parcel for docks.
 - OS assignment contradicts contemplation of original developers.

More Intensive Uses than R-7

- Covenants reference possible use of parcel for docks.
- Covenants prohibit commercial uses:
“No industry, business, trade, occupation or profession of any kind, whether commercial or otherwise, shall be conducted...”
- Staff report failed to analyze restrictions on development due to lot size and configuration.

Smallest CR Site

- No minimum lot size in CR.
 - Staff comment therefore irrelevant and distracting.

Benefits

- Staff report did not include benefits to surrounding community:
 - Water access to other lots in development.
 - Increased property values to those lots.
 - Benefit to public interest in increased tax revenue for Town.

Conclusion

- Covenants allow docks on subject parcel.
- Covenants prohibit commercial uses.
- Water-based use consistent with Open Space/Conservation use.
- Benefits surrounding properties.
- Benefits Town.

Responses to Council Comments and Questions