



Nice Matters!

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**DATE:** May 17, 2016  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Consider rezoning Town properties from the end of Canal Drive to Marsh Cove Subdivision (area of the new playground and boat ramp) from R2 & RMF to Government**

With the improvements of the Boat and Wildlife parcel over the last several years and the newly added Jean Preston Memorial Park area, the Town is interested in rezoning these 4 parcels from R2 & RMF to Government. In total, the parcels are about 28 acres in size and are boarded by Bogue Sound to the North and Emerald Drive to the South. The current uses of these 4 parcels are compatible with the surrounding parcels which are zoned R2 for single/dual family. All surrounding parcels have been developed for single/dual family purposes except for the parcel where Chapel by the Sea is located. There are many similar uses that are allowed in both the Government and R2 districts.

Additionally, there are many uses allowed in the Government District that are not in the R2 District. With that said, the Town has a 99 year lease on the boat and wildlife ramp in which it has to remain as a public water access facility. Numerous State grant funds totaling close to \$3,000,000 were rewarded to the Town to develop this parcel as well as Town and County funds. The Town also received \$225,000 in grant funds to develop the Jean Preston Memorial Park as well as donations from citizens and Town funds. I include this information just to show the tremendous investment that has been made to develop these parcels for the current uses. Because of this and grant funding requirements these parcels could not be redeveloped for any other purpose or use allowed in the Government Zoning District.

Attached to this memorandum is an excerpt from the Town's Zoning Map which shows the zoning of adjacent and nearby parcels and an adjacent neighbors list. I look forward to discussing this issue with the Planning Board at its May 23 meeting. Please let me know if you have any questions regarding the foregoing information.