

**Joe Urban**

**From:** "Charlie & Anne Costello" <chanoew@peoplepc.com>  
**To:** <riverwatch2380@earthlink.net>  
**Cc:** <sailordc@highstream.net>; <blwarren4690@netzero.net>; <rehedges@kaballero.com>; <jurban@netsecuritypro.com>; <riverb@kaballero.com>; <erk@turbousa.com>; <riverwatch2380@earthlink.net>; <tony@sylvaninfo.net>; <ferriter@aol.com>; <jochamber@kaballero.com>  
**Sent:** Monday, July 14, 2008 6:26 PM  
**Subject:** RE: Fw: King's Grant

Tom, Thanks. I agree with your analysis. The application of the WFO district appears to be poorly considered in this application. I need to discuss further with Don Gill. Time is the problem.

Also need to emphasize the need to drop that 800 ft bit from the R4 ord, as we discussed. We need to have as many as possible at the PC mtg this Thurs eve.

Joe, We would you please notify the members.

Best, Charlie

-----Original Message-----  
 From: Thomas Smith  
 Sent: Jul 10, 2008 1:32 PM  
 To: Charlie & Anne Costello  
 Subject: RE: Fw: King's Grant

**Charlie,**  
**Thanks for the effort that you put into this work and keeping us informed.**

I looked up the Waterfront Overlay Residential District (WFO) and have included some portions of it below. From looking at the drawing that purports to show the Waterfront Overlay as being only in the northern portion of the development near Black Stump Road, it appears that the developer is ignoring the non-tidal wetlands portion of the area since there are many small lots of less than 2 acres bordering on those non-tidal wetlands. My understanding of the WFO is that it applies to both tidal and non-tidal wetlands. I think that this issue will probably lead to lots of debate.

I think it would be a good idea if you can confirm that the WFO does apply as well to non-tidal wetlands and then pass this information along to Don Gill in the form of a question as to why the non-tidal wetlands are not being included in the development plan.

Tom Smith

#### ARTICLE 18. WATERFRONT RESIDENTIAL OVERLAY, ALL DISTRICTS, W-1

##### Statement of Intent

The waterfront residential overlay zone is designed to protect the water, tidal shores, and wetlands, to include both tidal and nontidal wetlands connected by surface flow and contiguous to tidal wetlands or tributary streams of the county by providing for environmentally safe and orderly waterfront development.

##### Developmental Concept

To achieve the intent of the waterfront residential overlay and its regulations, certain developmental practices are encouraged. These include: the use of buffer zones for individual lots or community use along the waterfront; the employment of loop roads in developments to minimize the number of highway access points; community water access areas; and, where community or public sewerage systems are not planned, the inclusion of septic fields within each lot.

##### Application

The waterfront residential overlay regulations apply to those parcels of land in the county recorded on or after May 11, 1988, which are for residential use or residential development and lie within 800 feet of tidal waters and wetlands. In the case of large parcels having a depth of 800 feet or more as measured landward from the shores or wetlands, the regulations apply to the first 800 feet landward from tidal shores and wetlands. Wetlands include tidal and nontidal wetlands connected by surface flow and contiguous to tidal wetlands or tributary streams.

Development within the waterfront residential overlay district must conform to the requirements of both districts or the more restrictive of the two.

#### 18-2. Area regulations.

18-2-1. Lots within the residential overlay shall have a minimum of two acres (87,120 square feet).

18-2-2. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The zoning administrator may require a greater area if considered necessary by the health official.

----- Original Message -----

**From:** [Charlie & Anne Costello](#)

**To:**

[sailordc@highstream.net](mailto:sailordc@highstream.net); [blwarren4690@netzero.net](mailto:blwarren4690@netzero.net); [rehedges@kaballero.com](mailto:rehedges@kaballero.com); [jurban@netsecuritypro.com](mailto:jurban@netsecuritypro.com); [riverb@kaballero.com](mailto:riverb@kaballero.com); [erk@turbousa.com](mailto:erk@turbousa.com); [riverwatch2380@earthlink.net](mailto:riverwatch2380@earthlink.net); [tony@sylvaninfo.net](mailto:tony@sylvaninfo.net)

**Sent:** 7/10/2008 9:32:39 AM

**Subject:** Fw: King's Grant

All, Attached are the pdf's of King's Grant that were reviewed last evening. Please return any comments. Thanks.

Joe, Would you load these pdfs to the website, please, so our members may view them. Thanks.

Best, Charlie

-----Forwarded Message-----

From: Don Gill

Sent: Jul 9, 2008 4:54 PM

To: Charlie & Anne Costello

Subject: King's Grant

Here they are.

PeoplePC Online  
 A better way to Internet  
<http://www.peoplepc.com>

PeoplePC Online  
 A better way to Internet  
<http://www.peoplepc.com>

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.526 / Virus Database: 270.4.10/1550 - Release Date: 7/13/2008 5:58 PM