

PLANNING COMMISSION

Agenda Item # 2.

CASE SUMMARY • CONDITIONAL DISTRICT REZONING

Planning Commission Legislative Hearing • August 6, 2025

Project Planner | Zac Smith | 910.341.3257 | zachary.smith@wilmingtonnc.gov

1. Case Overview and Status

Application to rezone ± 0.77 acres located at **5320 and 5322 Wrightsville Avenue** from R-15, Moderate-density single-dwelling district to R-5(CD), Medium-density Mixed Residential (Conditional District) for a duplex development. (Cindee Wolf, Design Solutions, Applicant, cwolf@lobodemar.biz, 910-620-2374; DT Builders L.L.C., Owner, trey@lewiscoastalhomes.com, 910-352-4463).

Staff Recommendation

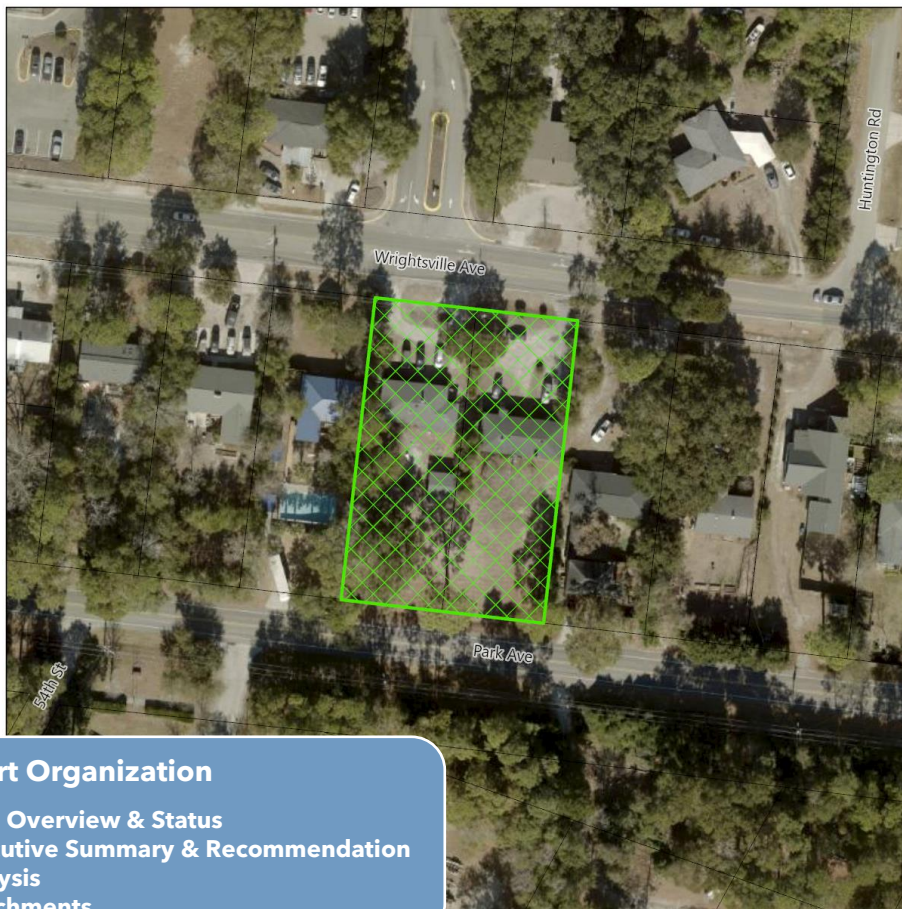
- Conditional Approval

Planning Commission

- Legislative Hearing Scheduled for 8/6/2025

City Council

- Legislative Hearing scheduled for 9/9/2025 (pending outcome of Planning Commission meeting)



CD-1-825

Attachment 2
Aerial Imagery
5320 & 5322
Wrightsville Ave

- Site
- Parcels



Report Organization

1. Case Overview & Status
2. Executive Summary & Recommendation
3. Analysis
4. Attachments

2. Executive Summary & Recommendation

2.1 Proposal

- The applicant proposes to rezone the subject site from R-15, Moderate-density single-dwelling district, to R-5(CD), Medium-density Mixed Residential (Conditional District), for a residential duplex development.
- The project includes subdividing two existing single-dwelling lots and constructing two, 4-bedroom duplexes with a total of 16 bedrooms. The two new duplex lots will have frontage on Park Avenue, and the existing single-dwelling homes along Wrightsville Avenue will remain.
- A shared driveway off Park Avenue provides access to the duplex units. As part of this project, sidewalks will be provided along Wrightsville Avenue and Park Avenue.
- A duplex in the R-5 zoning district must have a minimum of 7,000 square feet of lot area. The newly created lots are 7,780 and 7,011 square feet, respectively.

Figure 2.1-A: Proposed Site Plan.

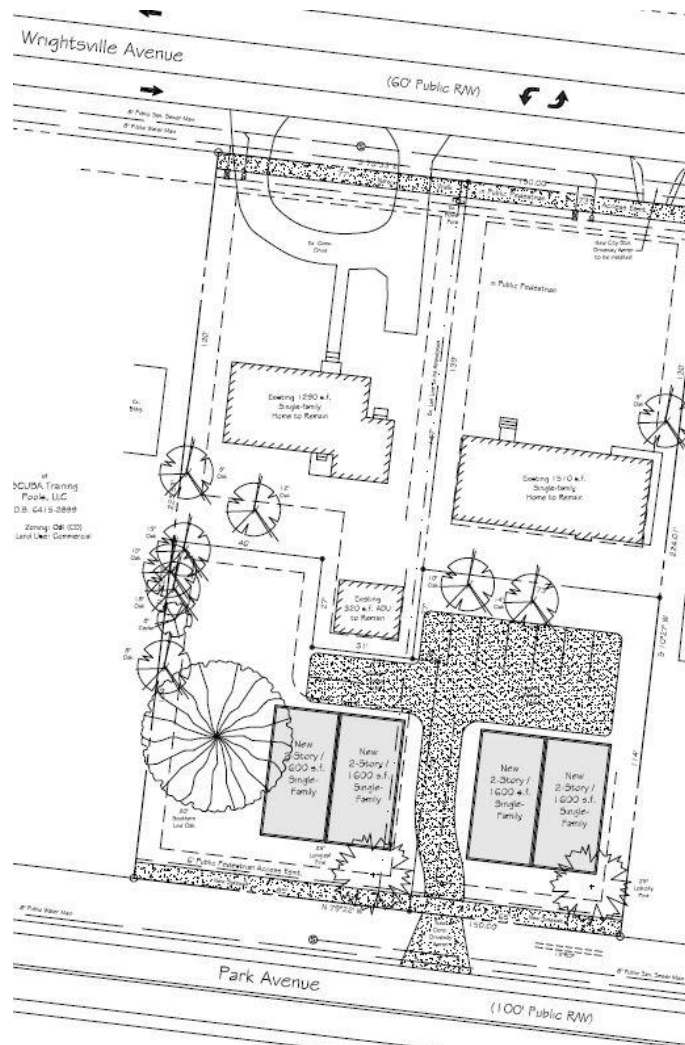


Figure 2.1-B: Proposed Elevations Conceptual Elevations Along Park Avenue Frontage



2.2 Community Outreach

2.2.1 Community Meetings

A community meeting was held on June 19, 2025, at Picnic Shelter #3, Long Leaf Park. One adjacent property owner was in attendance. Discussions centered around traffic along Park Avenue. No changes were made to the plans as a result of the meeting. A copy of the community meeting report is attached (Attachment #4).

2.2.2 Public Hearing Notices

	Planning Commission 8/6/25 Public Hearing	City Council 9/9/2025 Public Hearing (tentative)
<i>Signs Posted</i>	7/22/2025	8/26/25
<i>Letters mailed to property owners within 300 feet</i>	7/22/2025	8/26/25
<i>Advertisement Date(s)</i>	8/1/2025	8/29/25 & 9/5/25

2.2.3 Other

No other communication has been received as of the date of this report.

2.3 Staff Recommendation: **CONDITIONAL APPROVAL**

2.3.1 Criteria for Review and Recommendation

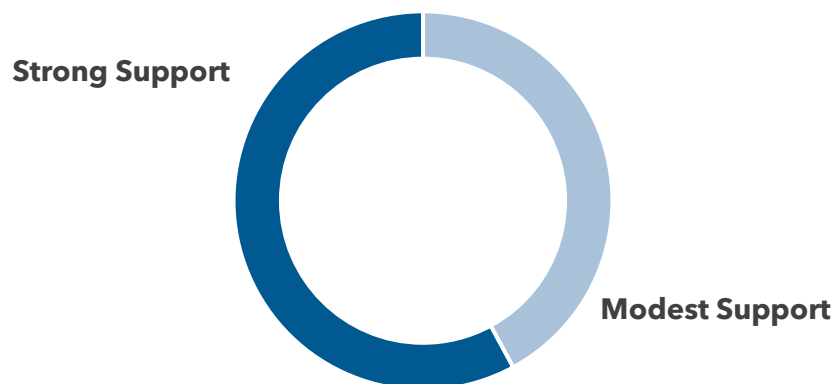
Section 18-586(C)(1) of the Land Development Code (LDC) states: Conditional map amendment decisions shall be made in consideration of identified relevant adopted land

use plans for the area, including comprehensive, strategic, district, area, neighborhood, corridor, and other policy documents.

2.3.2 Basis for Staff Recommendation

In reviewing the application, staff notes:

- The Comprehensive Plan promotes quality design and site planning so that new development, infill, and redevelopment are implemented with minimal adverse impacts on the desired character of the existing built environment.
- The proposed infill development is consistent with the surrounding area, takes advantage of existing utilities, and increases housing options and supply.
- The proposed rezoning is consistent with the Create Wilmington Comprehensive Plan. While staff has evaluated the proposal for consistency with several policies, the policies identified below strongly support the proposed rezoning:
 - **1.4.4.** Low-to medium-density residential areas and/or low-intensity mixed-use developments should serve as transitions between lower-density neighborhoods and more intensive commercial, residential, and mixed-use areas. Where appropriate transitions are not possible within a development site, infill and redevelopment adjacent to areas of lower intensities should provide effective physical buffers to avoid adverse impacts.
 - **1.7.3.** The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment.
 - **9.5.1** As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.



2.4 Planning Commission Recommendation: PENDING

Pending the outcome of the August 6, 2025, legislative hearing.

2.5 Recommended Conditions

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial compliance with the site plan and elevations as submitted and accepted by City Council on September 9th, 2025.

3. Analysis

3.1 Site History

- The site currently consists of two existing lots, each containing a residential dwelling unit.
- There is no known history associated with this site.

3.2 Area Context and Existing Conditions

Map 3.1-A: Land Use and Zoning



	Current Zoning	Existing Land Use(s)
Subject Property	R-15	Single-dwelling residential
North	O&I	Single-dwelling residential, Medical Office (Novant Health)
South	O&I, CB	Multiple-dwelling residential, Storage Facility
East	R-15	Single-dwelling residential
West	O&I (CD), R-15	Vocational School, Single-dwelling residential

3.3 Consistency of Proposed Development with Land Development Code (LDC) Requirements

The following information represents a preliminary analysis of the proposed development's compliance with applicable LDC requirements per section 18-157(B). Full site plan review and approval will be required from the TRC before construction release. Key components are identified and summarized below.

3.3.1 Zoning District Purpose Statements

- **R-15, Moderate-density single-dwelling district (existing):** The R-15 district is intended to accommodate existing single-dwelling neighborhoods on moderate sized lots, yielding a gross density of less than three units per acre. Use of the R-15 district should be limited to infill sites in already developed locations.
- **R-5, Medium-density mixed residential district (proposed):** The R-5 district is intended to accommodate compact, walkable neighborhoods proximate and connected to urban services and compatible uses. This district permits a variety of residential types at a scale compatible with established surroundings. The intent of the district is to allow infill units to be seamlessly integrated within the predominant neighborhood fabric. The district is well suited for infill and mixed-density residential developments. This district should be applied where compatible with the existing urban character, near nodes offering daily services, and either close to transit lines or in conjunction with cohesive mixed-use areas.

3.3.2 Parking

- Nine gravel off-street parking spaces are being provided behind the proposed duplexes.

3.3.3 Buffers, Landscaping, and Trees

- A landscape plan is not required for this project.

3.3.4 Environment

- The site is not located within a Special Flood Hazard Area.

3.3.5 Stormwater

- Through the site plan approval process, designs for on-site stormwater management will be reviewed for compliance with the city's stormwater management regulations.

3.4 Consistency with Adopted Plans

3.4.1 CAMA Plan

- The property is designated as a Watershed Resource Protection Area in the 2006 CAMA plan.

Wrightsville Avenue 2030 Plan (2010)

Map 3.4.2-A: Wrightsville Ave 2030 SAP

- The site is located within the plan boundary of the Wrightsville Avenue 2030 Area Plan. The Wrightsville Avenue 2030 plan represents the community's best attempt to protect the unique character of the roadway. The plan aims to maintain a mix of compatible uses and preserve the residential character of the corridor. The plan provides clearer expectations for residents, property owners, and business owners along the avenue.



- The proposal is also consistent with many of the policies of this plan. This analysis employs the same symbology utilized in 3.5.1.

3.1 Land Use

Goal: To provide a balanced mix of land uses that offer options for residents while ensuring new development enhances the corridor and enhances the surrounding neighborhoods

- 3.1.1 Support development/redevelopment in accordance with the *Recommended Land Use Map*. ↑

3.2 Transportation

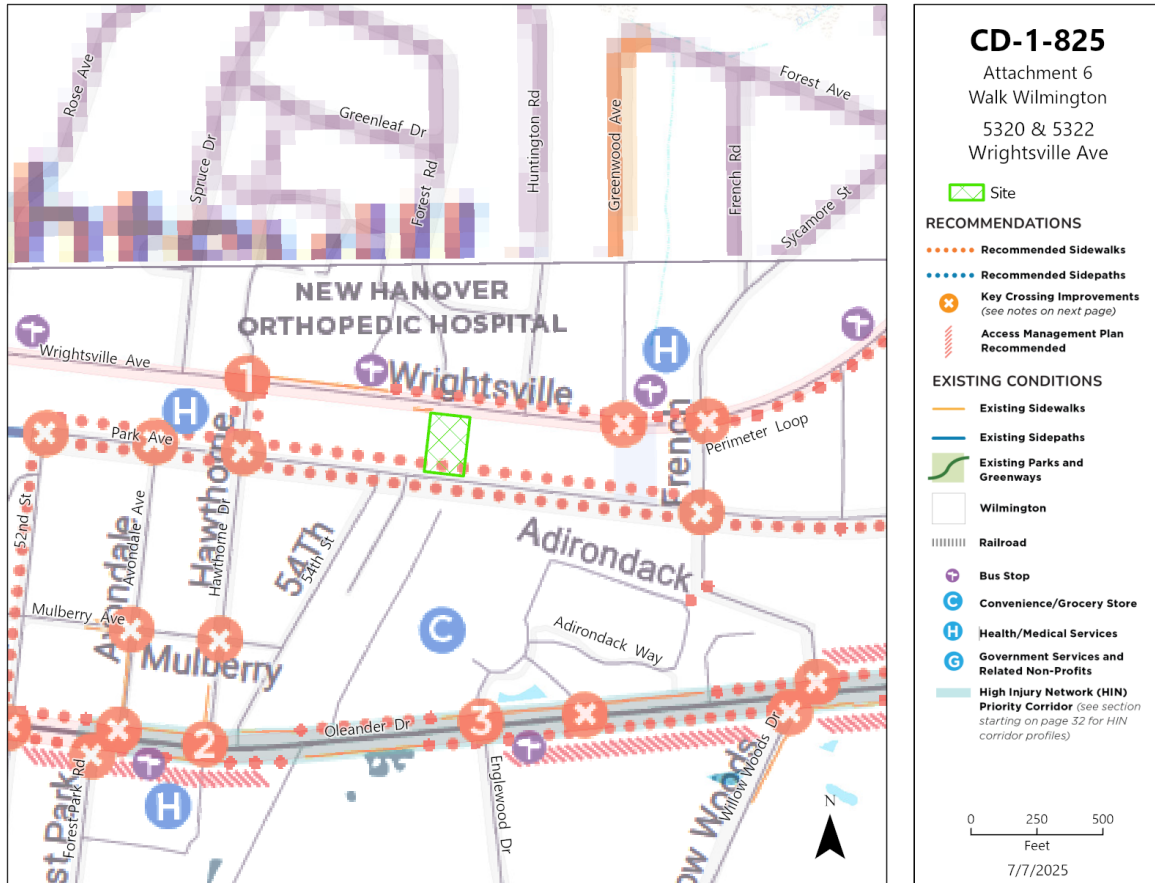
Goal: To provide a safe and efficient travel route for all users that accommodates all modes of transportation (auto, bicycle, pedestrian, public transit).

- 3.2.7 Construct sidewalks throughout the corridor in accordance with the *Walk Wilmington: A Comprehensive Pedestrian Plan*. ↑

3.4.2 Walk Wilmington Plan

- The sidewalks that are being provided as part of this project are consistent with the Walk Wilmington recommendation. The Walk Wilmington Plan calls for other improvements such as crosswalks and countdown signals along Wrightsville Avenue and Park Avenue.

Map 3.4.2-A: Walk Wilmington Map



3.5 Consistency with Create Wilmington Comprehensive Plan

The Comprehensive Plan identifies three questions to be considered when determining the consistency of a proposed use or zoning district with the Comprehensive Plan:

- Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?
- Is the form and function of the proposed development appropriate for the category designated on the Growth Strategy Maps?
- Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?

Analysis of policies that apply to the proposed amendment is organized according to these three considerations. Only policies directly related to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend regulation changes and policies that recommend action by the City or other organizations were deemed not applicable to this proposal.)

Not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal.

The policy analysis uses the following symbology:

Strong
Support



Modest
Support



Split (Modest
Support & Modest
Non-Support)



Modest
Non-Support



Strong
Non-Support



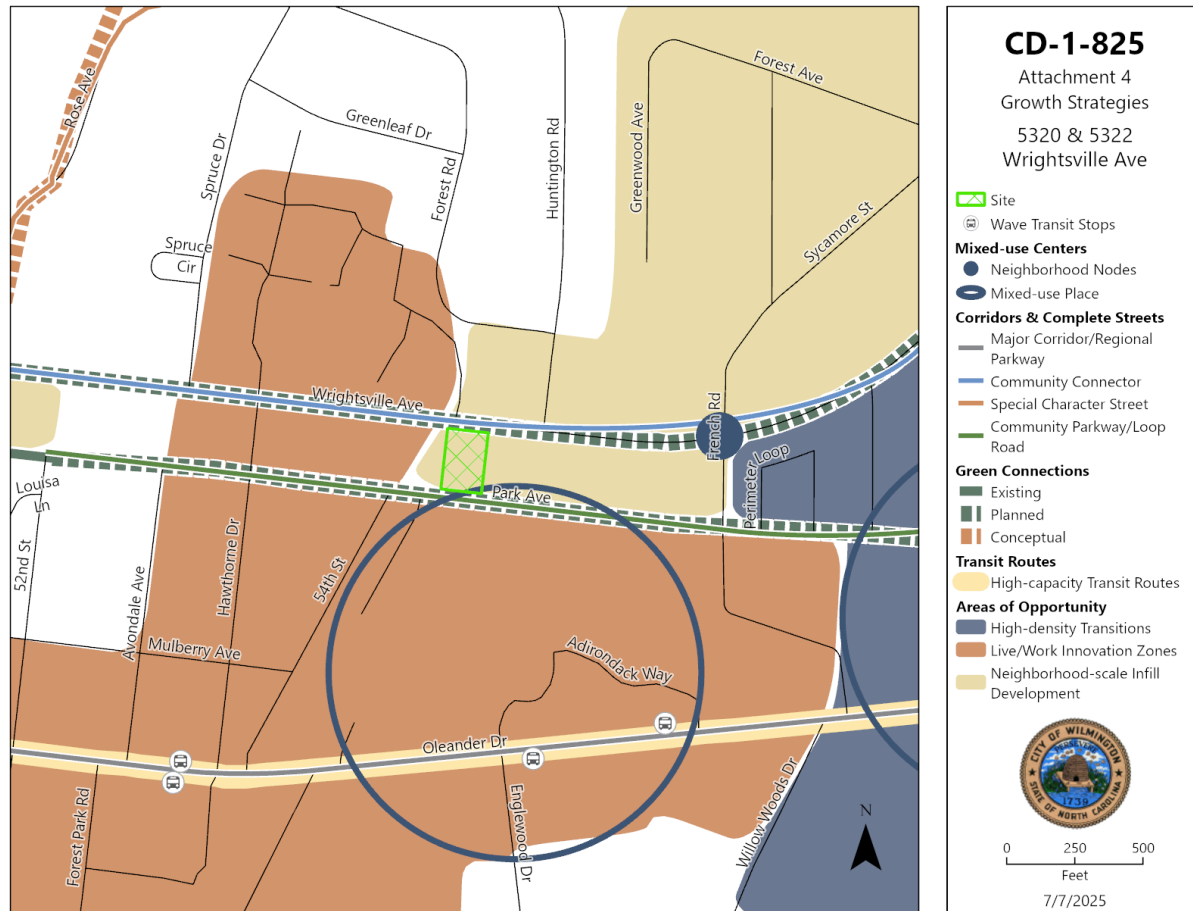
3.5.1 Is the Proposal consistent with the policies contained in the Comprehensive Plan?

1 Development and City Building	
Citywide Growth	
1.2.1	Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character.
1.2.2	Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and noncontiguous development patterns.
Land Use and Transportation	
1.3.7	Sites within proximity to planned or proposed major transit lines should be developed with a relatively high residential density and a mix of uses to take full advantage of and support the city's and the region's investment in transit services.
Compatibility	
1.4.1	Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.
1.4.4	Low- to medium-density residential areas and/or low-intensity mixed-use developments should serve as transitions between lower-density neighborhoods and more intensive commercial, residential, and mixed-use areas. Where appropriate transitions are not possible within a development site, infill and redevelopment adjacent to areas of lower intensities should provide effective physical buffers to avoid adverse impacts.
Neighborhood Conservation and Revitalization	
1.7.1	Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points.
1.7.3	The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment.
1.7.9	Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.
1.7.10	Infill sites within existing neighborhoods should be developed consistently with the design elements of nearby structures and in a manner that enhances or improves the character of the area.

Infill and Redevelopment		
1.11.3	Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity.	↑
3	Housing	
3.1.3	Quality design and appearance for all housing, including assisted and market rate housing, should be encouraged.	↑
3.1.5	The preservation of existing housing units, rather than demolition, should be encouraged, especially structures of historic significance.	↑
3.1.6	"Location-efficient housing" should be promoted, encouraged, and preserved where already existing to help supply Wilmington with diverse housing options that are accessible to individuals and families of all incomes, needs, and preferences.	↑
6	Environment and Natural Resources	
Pedestrian-oriented Placemaking		
6.3.1	Tree preservation should be a priority in developments where significant clusters of trees can be protected for meaningful impact and appearance. Planting of street trees with frequent spacing should be a priority where the density of buildings, infrastructure, and required grading make the preservation of existing trees unfeasible.	↑
9	Urban Design and Placemaking	
Neighborhoods		
9.5.1	As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.	↑
Mixed-use Centers and Places		
9.6.1	New housing of mixed types and prices should be encouraged in proximity to and within employment areas, Mixed-use Centers, and Neighborhood Nodes, as identified on the Growth Strategies Maps.	↑

3.5.2 Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

Map 3.5.2-A: Growth Strategies Map



Areas of Opportunity

The subject property is located in a Neighborhood-scale Infill Development designated Area of Opportunity on the Growth Strategies Map. Areas of Opportunity represent the city's areas with the greatest potential to accommodate future growth, infill, and new development. Efforts should be made to ensure a cohesive development pattern in these areas.

There are several types of Areas of Opportunity, and they vary in terms of land use hierarchy, intensity of development, and anticipated change. Each area has an overarching growth strategy. Development within an Area of Opportunity should reflect the underlying community development patterns.

The following policies for Live/Work Innovation Zones Principles that apply to the proposal were identified.

Map	Areas of Opportunity
Neighborhood-Scale Infill Development Principles	

Focus on small-lot infill development, especially single-family residential.



Mixed-Use Centers

The subject property is at the edge of a designated Mixed-use Place on the Growth Strategies Map. Mixed-use Centers identify locations where investment and revitalization should be concentrated in distinct nodal areas to accommodate walkability, vitality, placemaking, higher-density development patterns, and transit. This approach should be prioritized over a development pattern that dilutes the activity that new investment can bring to an area by spreading it out over too large a geographic location and limiting transportation options.

There are several types of Mixed-use Centers, ranging in density, size, and regional impact. These centers reflect the underlying community development patterns in which they are located.

The following policies are identified for Mixed-Use Centers and apply to the proposal:

Map	Mixed Use Centers
Mixed-use Place Principles	
Develop with moderate densities and lot coverages.	



3.5.3 Will community facilities, parks, and other infrastructure be available at appropriate levels to serve the development as proposed?

Vehicular Traffic

- A shared driveway off Park Avenue would provide access to the proposed development.
- Table 3.5.3-A below indicates that the surrounding street network is currently operating within its designed capacity at a level of service (LOS) of E and A. Table 3.5.3-B suggests that there would be a minimal increase in the estimated vehicle trips associated with the proposal when compared to the maximum intensity allowed under the current zoning.

Table 3.5.3-A. Current Volumes, Capacities, and Levels of Service

Road	Location	ADT(WMPO)	Planning Capacity	V/C	LOS
Wrightsville Avenue	Between Hawthorne Drive and French Road	8,934	10,978	0.81	E
Park Avenue	Between Hawthorne Drive and French Road	997	12,500	0.07	A

Table 3.5.3-B. Estimated Trip Generation

Zoning	Land Use	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2-way Volume Trips (ADT)
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R-15 (existing)*	Detached single-dwelling	2 single-dwellings with 2 ADUs	4	5	52
TOTAL:			4	5	52
R-5(CD) (proposed)	Duplex-attached, Detached single dwelling, ADU	4 DU, 2 single-dwellings, 1 ADU	7	8	87
TOTAL:			7	8	87
NET DIFFERENCE			+3	+3	+35

Source: Institute of Transportation Engineers Trip Generation, 11th Edition, 2021.

Bicycle, Pedestrian, and Transit Facilities

- Sidewalks are being provided along Wrightsville Avenue and Park Avenue as part of this project.
- The nearest WAVE transit stop is located 0.18 miles away from the site at French Road.

Public Utilities

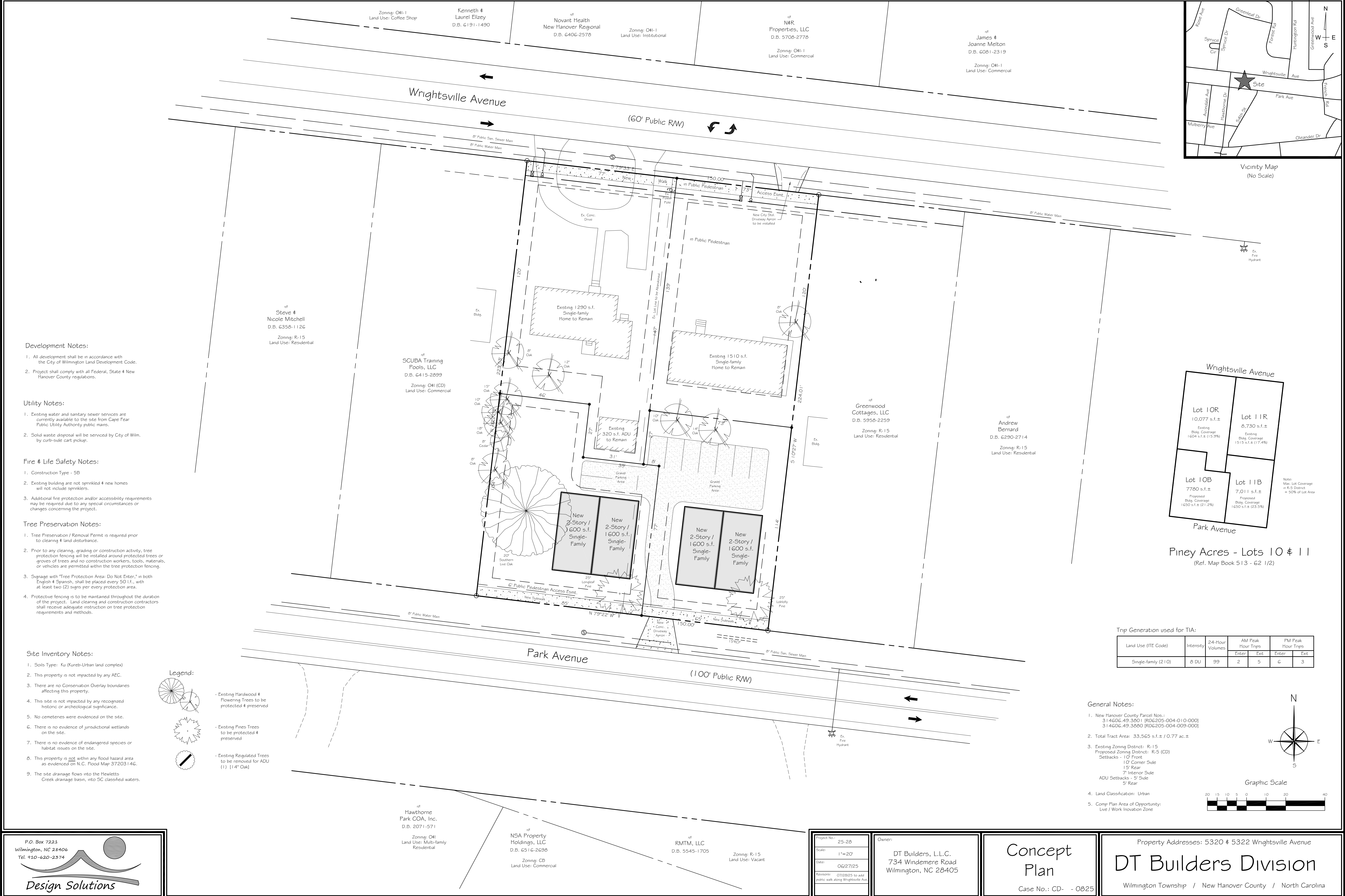
- The site has access to water and sewer mains along Park Avenue.

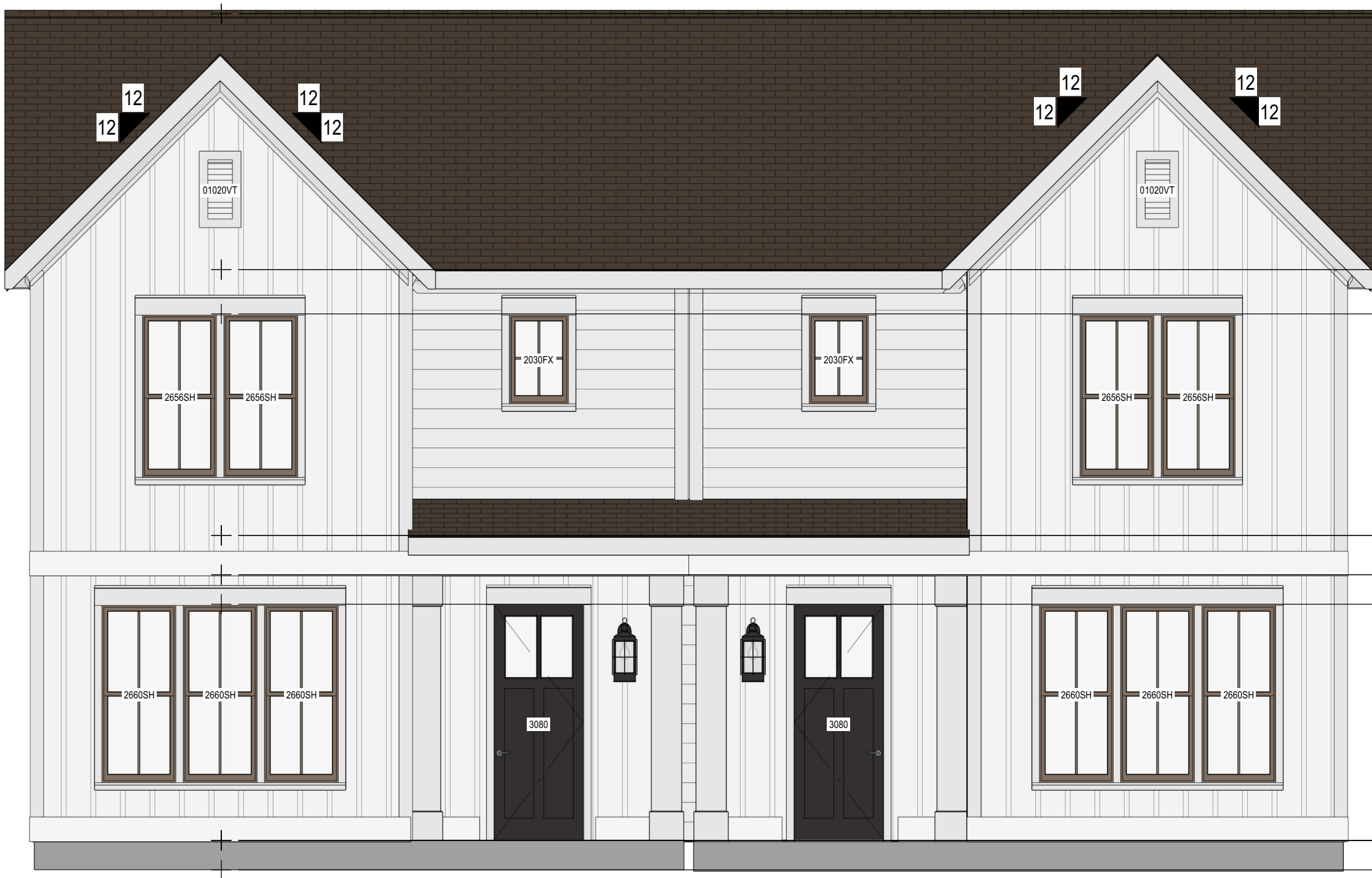
Table 3.5.3-C. Cape Fear Public Utilities (CFPUA)

Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	8"	Park Avenue
Sewer Main (Existing)	CFPUA	8"	Park Avenue

4. Attachments

1. Proposed Site Plan (dated 6/27/2025)
2. Proposed Elevations (dated 6/30/2025)
3. Conditional District Rezoning Application (dated 6/20/2025)
4. Community Meeting Report (dated 6/19/2025)
5. Aerial Map (7/7/2025)
6. Land Use (Zoning) Map (7/7/2025)
7. Growth Strategies Map (7/17/2025)
8. Wrightsville Avenue 2030 Map (7/17/2025)
9. Walk Wilmington Map (7/7/2025)





Park Avenue Duplex Facade

APPLICATION FOR CONDITIONAL ZONING MAP AMENDMENT



City of Wilmington
Planning and Development

P. O. Box 1810, 929 N Front St,
Wilmington, NC 28402
Telephone: (910) 254-0900 FAX: (910) 341-3264

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Design Solutions

MAILING ADDRESS OF APPLICANT: P.O. Box 7221, Wilmington, NC 28406

PHONE NUMBER AND EMAIL OF APPLICANT: 910-620-2374 / cwolf@lobodemar.biz

PROPERTY OWNER INFORMATION:

Name(s) DT Builders, L.L.C.

Address: 734 Windemere Road, Wilmington, NC 28405

Telephone: 910-352-4463

Email address: trey@lewiscoastalhomes.com (Contact: Trey Lewis)

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 5320 & 5322 Wrightsville Ave.

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 314606.49.3801 [R06205-004-010-000]
314606.49.3880 [R06205-004-009-000]

CURRENT ZONING DISTRICT(S): R-15 PROPOSED ZONING DISTRICT(S): R-5 (CD)

TOTAL SITE AREA: 33,365 s.f. / 0.77 ac.+/-

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Residential division for a total of four (4) lots / three (3) Single-family w/ three (3) ADU's & one (1) duplex

PRE-APPLICATION MEETING: 06/12/25
(Date)

NEIGHBORHOOD MEETING: 06/19/25 (report due prior to application submittal)
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: _____	PLANNER: _____
CASE FILE #: <u>CD-15-825</u>	FEE PAID \$: <u>\$415.00</u>

RECEIVED
By ZS at 9:43 am, Jun 20, 2025

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please use attachments if necessary:

1. **What changed or changing condition(s) justifies the passage of the amendment?** (Discuss how circumstances have so changed since the property was last zoned).

Aging, empty-nester, and single-person households will dominate America's future housing markets. It seems unlikely that their housing preferences will conform to the large-lot zoning template that has dominated our suburbs for several generations. The R-15 district was applied at the time of the City's 1998 annexation. Since that time, the general vicinity has had multiple rezoning petitions for higher density of residential development justified by the available urban services. The Wrightsville Avenue and Park Avenue area overall is transitioning with redevelopment of antiquated structures and infill of vacant lots.

2. **Explain how the map amendment would be consistent with the city's comprehensive plan and adopted special area plans (i.e. corridor plans, neighborhood plans, Vision 2020 Plan, etc).**

The policies for growth and development encourage safe and affordable housing to be available to every citizen. The subject lots are identified in the WACO Plan for feasible zoning & land use changes, but by retaining current structures and not combining lots into larger tracts.

The lots are within a "Live/Work Innovation Zone" on the Growth Strategies Maps of the Comprehensive Plan as an area of opportunity, and adjacent to an area for "Neighborhood-scale Infill Development." The proposal focuses on small-lot infill. Using the Conditional District for the R-5 rezoning assures quality design criteria.

3. **Explain briefly the expected effect on the neighborhood if the proposed zoning map amendment is approved.**

The proposed new dwelling units and would not adversely affect the surrounding neighborhood fabric. The property abuts a commercial enterprise, and multi-dwelling complex is across Park Avenue. Similar development was completed a couple lots over towards Hawthorne Avenue, just a few years ago. New development includes more compliant building, sidewalks and other enhancements required by current regulations, therefore usually enhancing surrounding values. There has been no evidence of adverse impact to property values in the neighborhood based on those new developments.

4. **Other circumstances which tend to justify the amendment in the public interest.**

Rezoning this property for a higher-density of residential development would be consistent with the concept of transitioning uses, and in-filling vacant parcels where existing urban services are available.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Supplementary Information is **REQUIRED** as part of the application. See Section C below for required information.
 - (2) The petition **MUST** be reviewed by the Planning Division for completeness PRIOR to the acceptance of any application or petition. Please do not simply leave your application materials without speaking to a Planner. If you do, your application may not be processed and your request might not be considered at the next Planning Commission meeting.
 - (3) A fee in accordance with the approved fee schedule, payable to the City of Wilmington, must accompany the application.
 - (4) The Planning Commission will consider the application, if properly completed, at their next regular meeting. The petitioner or his/her agent should appear at the meeting. Meetings are held at 6:00 P. M. in the Council Chambers, City Hall, 3rd and Princess Streets, Wilmington, North Carolina, usually on the first Wednesday of each month. Petitioners will be informed of any change in date, time or location of meetings. **Petitions and the required supplementary information must be received** in the Planning Division, 305 Chestnut Street, Wilmington, NC 28401, **thirty (30) working days before the Planning Commission meeting** to allow time for processing and advertisement as required the North Carolina General Statutes.
 - (5) Before a public hearing may be held on the petition, **the applicant must file**, in the office of the City Clerk (a copy to the Planning Division), **a written report of at least one community meeting** held by the applicant. Please use the **attached “Report of Community Meeting”** for the report. **No other document will be accepted.** The community meeting **shall be held prior to** the to the Planning Commission’s consideration of the petition. Written notice of such a meeting shall be given to the property owners and organizations entitled to notice as determined by policies approved by the City Council. The **report shall include**, among other things, a listing of those persons and organizations contacted about the meeting, a roster of the persons in attendance, a summary of issues discussed, and a description of any changes to the rezoning petition by the applicant as a result of the meeting. In the event the petitioner has not held at least one meeting as required, the applicant shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed shall be considered by the City Council but shall not be subject to judicial review.
 - (6) Conceptual site plan review by the city’s Technical Review Committee is required for all Conditional District rezoning applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the city’s Technical Review Committee (TRC) prior to application submittal. If a conceptual review has not occurred at time of application, planning staff will automatically schedule the item for conceptual review at the next available Technical Review Committee meeting.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- ☐ Completed application form;
- ☐ Agent form if the applicant is not the property owner;
- ☐ Ten (10) 24" X 36" copies of the site plan and one (1) 11" X 17" of the site plan (See Section D below for the minimum amount of information required on the site plan);
- ☐ A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and/or waterways, the date and north arrow;
- ☐ Legal description of property requested for rezoning, by metes and bounds;
- ☐ Application fee (checks payable to the City of Wilmington);
- ☐ List of the names of owners, their addresses and the tax parcel numbers of the properties within 100 feet of the subject property, including those separated by a street right-of-way;
- ☐ Two sets of business-size envelopes pre-addressed to the property owners within 100 feet of the subject property with the Planning Division's return address. All envelopes must have postage and metered postage must be *undated*. The Department account number, 2670-419, must be shown just below the return address. This will assure any returned letters will come to this Department.
- ☐ Copy of the New Hanover Tax map which delineates the property requested for rezoning.

Section D. REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

The following information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items below are not included on the site plan, reasons for excluding those requirements must be given.

- ☐ Approximate location on the site of proposed buildings, structures and other improvements;
 - ☐ Approximate dimensions, including height of proposed buildings and other structures;
 - ☐ All existing easements, reservations and rights-of-way;
 - ☐ Proposed use of land and structures, including the number of residential units and the total square footage of any nonresidential development;
 - ☐ All existing and proposed points of access to public streets;
 - ☐ Generalized traffic, parking and circulation plans;
 - ☐ Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads and pedestrian walkways;
 - ☐ All yards, buffers, screening, and landscaping required by the Land Development or proposed by the petitioner;
 - ☐ Delineation of areas within the regulatory floodplain as shown on the official flood hazard boundary maps for the City of Wilmington; adjoining property lines;
 - ☐ Tree survey, if required by the Land Development Code;
 - ☐ Site Inventory as required by Land Development Code;
 - ☐ Proposed phasing, if any;
 - ☐ The names and deed references of current adjoining property owners;
-

In evaluating the proposal, staff, planning commission, and city council may request additional information from the applicant. Additional information may include the following:

- Proposed screening, buffers, and landscaping over and above that required by the land development code, as well as proposed treatment of any existing natural features;
- Scale of buildings relative to abutting property;
- Building elevations and exterior features of proposed development;
- Any other information needed to demonstrate compliance with the land development code; and
- Proposed number and locations of signs.

OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that all information presented in this application is accurate to the best of my knowledge, information, and belief. I hereby designate Design Solutions / Cindee Wolf to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to speak for me in any public meeting regarding this application.*

Signature/Date: _____


David Sheridan Lewis, III



AUTHORITY FOR APPOINTMENT OF AGENT

The undersigned owner(s) DT Builders, L.L.C. do(es) hereby appoint Cindee Wolf / Design Solutions as his, her, or it's exclusive agent for the purpose of petitioning the City of Wilmington for: a) a change to the zoning map; b) approval of a Special Use Permit; c) approval of a Conditional District rezoning; d) petition for a Street Closing as applicable to the property described in the attached petition.

The owner(s) do(es) hereby covenant and agree with the City of Wilmington that said agent has the authority to do the following acts on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give representation and commitments on behalf of the owner; and
- (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owners' property.
- (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition.

This agency agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 6/19/25

Agent's Name, Address & Telephone:

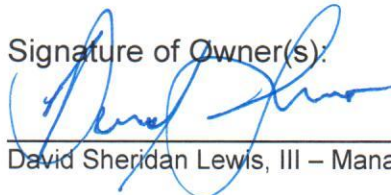
Cindee Wolf / Design Solutions

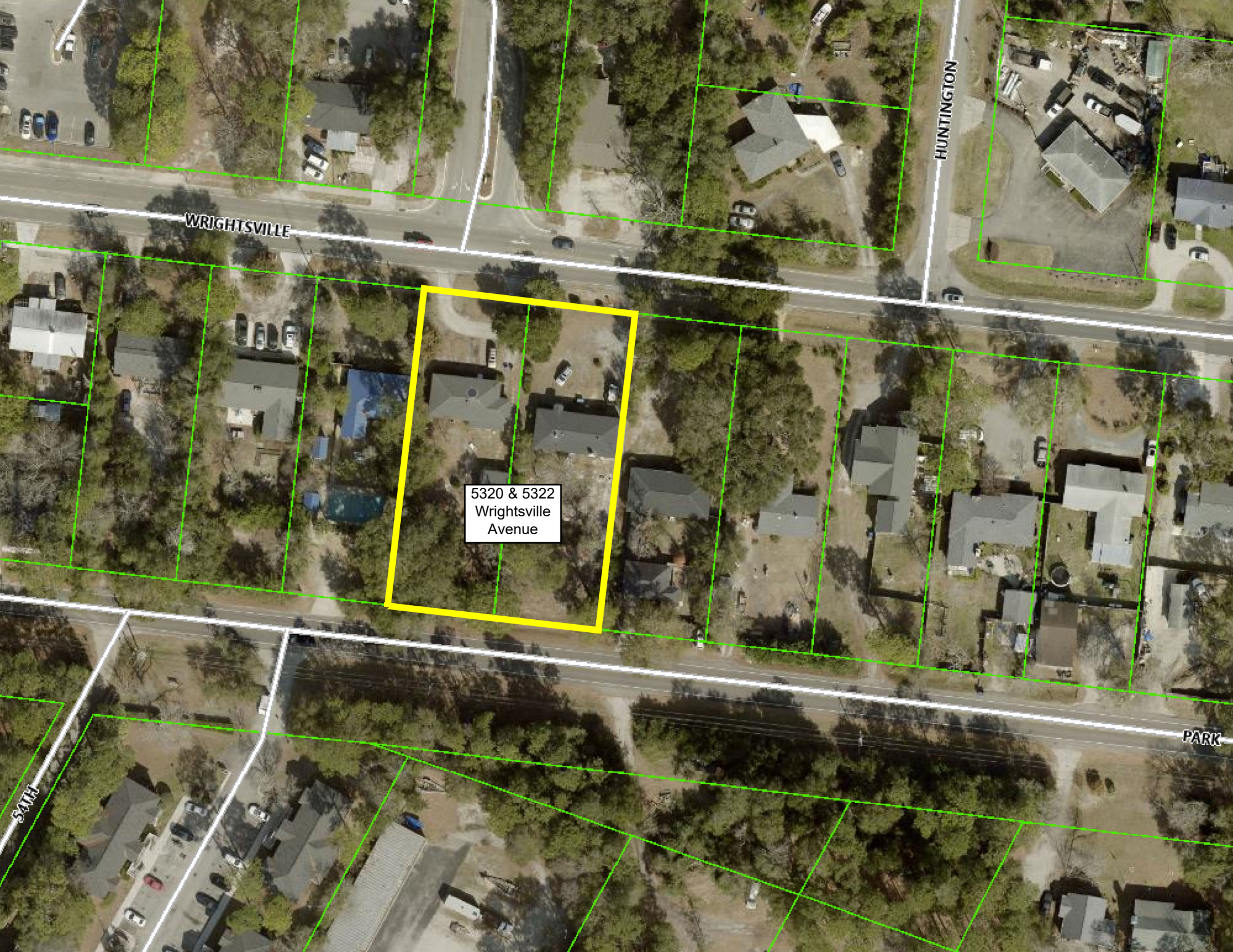
Member
P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner(s):


David Sheridan Lewis, III – Managing



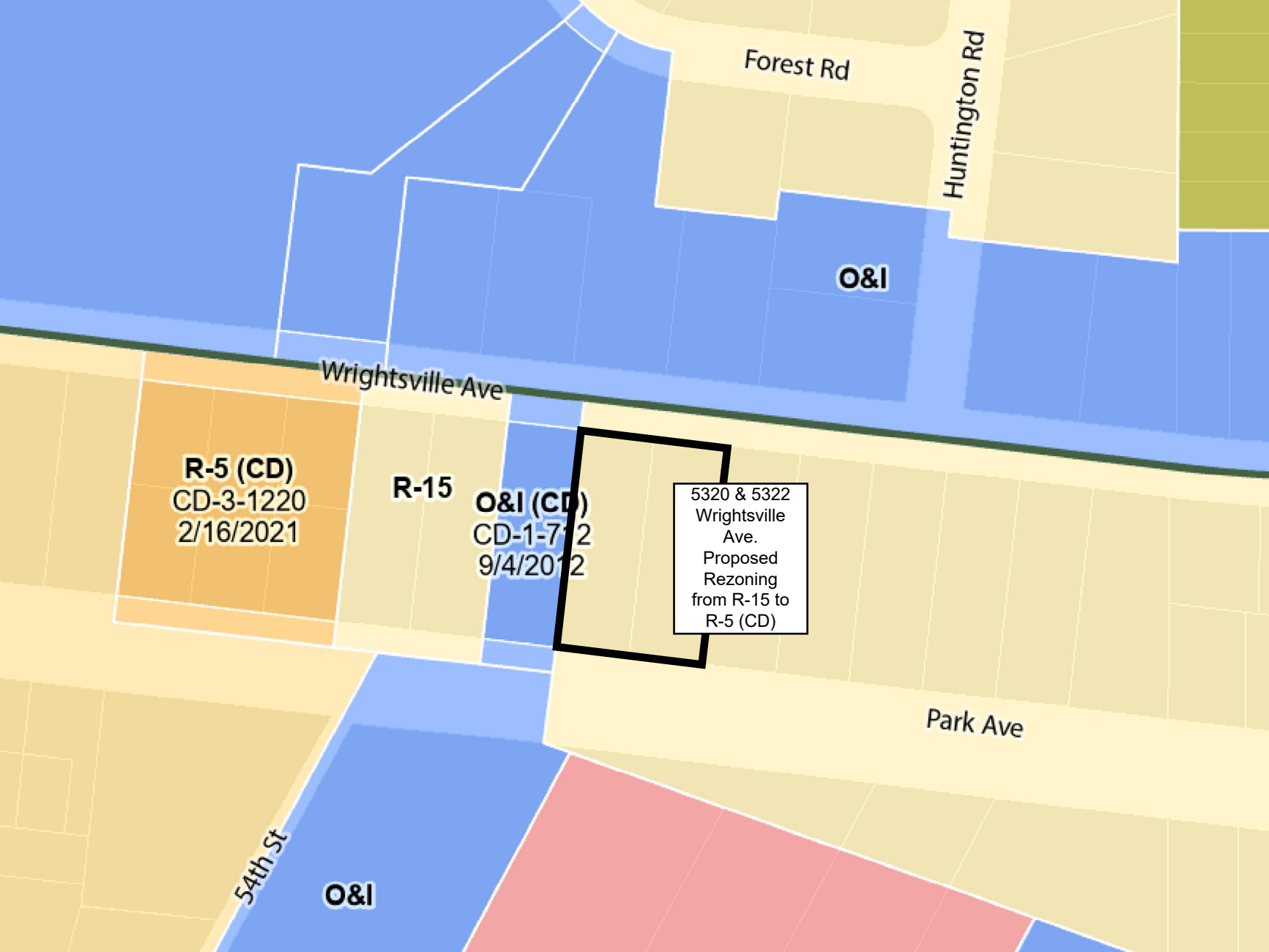
WRIGHTSVILLE

HUNTINGTON

5320 & 5322
Wrightsville
Avenue

PARK

54th



Forest Rd

Huntington Rd

O&I

Wrightsville Ave

R-5 (CD)
CD-3-1220
2/16/2021

R-15

O&I (CD)
CD-1-712
9/4/2012

5320 & 5322
Wrightsville
Ave.
Proposed
Rezoning
from R-15 to
R-5 (CD)

Park Ave

54th St

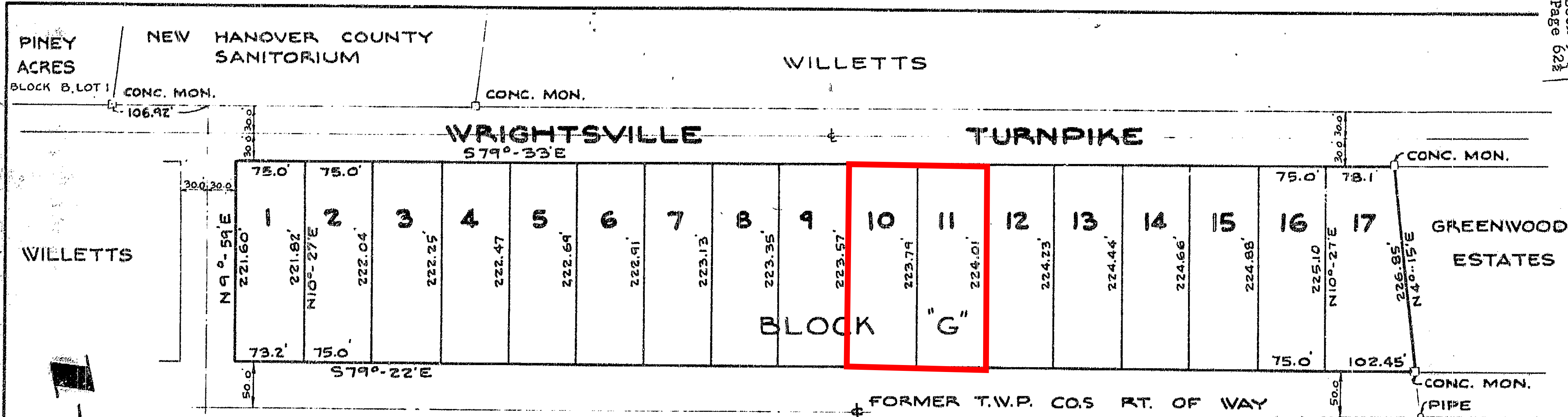
O&I

Legal Description for
Conditional District Rezoning of
5320 & 5322 Wrightsville Avenue

Beginning at a point in the southern boundary of Wrightsville Avenue, a 60' public right-of-way; said point being located along that boundary eastwardly 675' from its intersection with the eastern boundary of Hawthorne Drive, a 60' public right-of-way; and running thence from that beginning point, with the Wrightsville Avenue boundary,

South 79°33' East, 150.00 feet to a point; thence
South 10°27' West, 224.01 feet to a point in the northern boundary of Park Avenue, a 100'
public right-of-way; thence with that boundary,
North 79°22' West, 150.00 feet to a point; thence
North 10°27' East, 223.53 feet to the point and place of beginning, containing 33,565 square feet, or 0.77 acres, more or less.

Being also described as Lots 10 & 11 of Block "G", Piney Acres, a division recorded among the land records of the New Hanover County Registry in Map Book 513, at Page 62 1/2,



BLOCK "G"

PINEY ACRES

PORTION OF
G. R. FRENCH LAND
HARNETT TOWNSHIP NEW HANOVER COUNTY, N.C.
FOR
FREDERICK WILLETTS, JR. et al.

BY M. H. Lander
M. H. LANDER, C.E.
WILMINGTON, N.C.

JAN. 4, 1953
SCALE 1"=100'

NORTH CAROLINA NEW HANOVER COUNTY:
PERSONALLY APPEARED BEFORE ME, M. H. LANDER, C.E. WHO BEING DULY SWORN SAYS THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS THE RESULT OF AN ACTUAL SURVEY BY HIM.

LET THIS INSTRUMENT AND CERTIFICATE BE RECORDED THIS 7 Feb. 12-1953

Estel A. Brown
CLERK OF SUPERIOR COURT

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE WILMINGTON CITY CODE FOR CD
REZONINGS**

To: Penelope Spicer-Sidbury, City Clerk

Case No.: Pending – CD - - 0825

Location: 5320 & 5322 Wrightsville Avenue

Proposed Zoning: R-5 (CD)

The undersigned hereby certifies that written notice of a community meeting on the above proposed zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) June 7, 2025. A copy of the written notice is also attached. Signs were also posted at the both frontages of the properties (pictures attached).

The meeting was held at the following time and place: Thursday, June 19, 2025, 6:00 p.m.;
at Picnic Shelter #3, Long Leaf Park.

The persons in attendance at the meeting were: (Ref. Attached Sign-in List)

The following issues were discussed at the meeting: A brief introduction was made about the project intent to divide the existing two (2) parcels into a total of four (4) lots – with the new ones fronting along Park Avenue. The Conditional District purpose and process were explained, along with the proposed schedule. Attendees complained that traffic was extensive on Park Avenue & that no one observed the speed limit. They had no objection if all trips from the project were directed to Wrightsville Avenue, but opposed the new residences being accessed from Park Avenue.

As a result of the meeting, the following changes were made to the proposed plan: None.

Date: June 20, 2025
Applicant: Design Solutions
By: Cindee Wolf

cc: Wilmington Planning Staff

Community Information Meeting

DT Builders Division

Date: Thursday, June 19, 2025

Name	Address	Email (Optional)
Barbara Navarro	5324 Park Ave, Unit D	barbiealaciel7@icloud.com
Alan Sharpe	5412 Park Ave	
Trey Lewis	Owner / Developer	trey@lewiscoastalhomes.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

P.O. Box 7221

Wilmington, NC 28406



BERNARD ANDREW P
1422 WESTPRONG WAY
WILMINGTON, NC 28403



GREENSBORO NC 270
PIEDMONT TRIAD AREA
10 JUN 2025 PM 2 L

NIXIE

276 7E 1 0206/15/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 28406722121 *0280-02379-10-37

28406722121

P.O. Box 7221

Wilmington, NC 28406



CINEMA OAKS COA
165 MILITARY CUTOFF RD STE 200
WILMINGTON, NC 28403



GREENSBORO NC 270
PIEDMONT TRIAD AREA
10 JUN 2025 PM 4 L

NIXIE

276 4E 1 0206/15/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 28406722121 *0480-02287-10-37

28406722121



Properties within a
300' Perimeter of
5320 & 5322
Wrightsville Avenue

Notification List for 5320 & 5322 Wrightsville Avenue @ 300' Perimeter:

OWNER	NUM	STREET	TYPE	UNIT	CITY	STATE	ZIP	PIN ID	PID	NO	UNIT	ST	SUF
5320 PARK AVENUE UNIT D LLC	139	MERRICK	RD	1ST FLR	LYNBROOK	NY	11563	314606.49.0349	R06205-005-034-000	5320	D	PARK	AVE
5322 D PARK AVENUE LLC	1612	MILITARY CUTOFF	RD	STE 200	WILMINGTON	NC	28403	314606.49.0349	R06205-005-018-000	5322	D	PARK	AVE
BACA DONNA S	5326	WRIGHTSVILLE	AVE	UNIT A	WILMINGTON	NC	28403	314606.49.6708	R06205-004-006-000	5326	A	WRIGHTSVILLE	AVE
BERNARD ANDREW P	1422	WESTPRONG	WAY		WILMINGTON	NC	28403	314606.49.5729	R06205-004-007-000	5326		WRIGHTSVILLE	AVE
BOWMAN DANIEL TATUM TRUSTEES	215	PENINSULA	DR		CAROLINA BEACH	NC	28428	314606.49.8735	R06205-004-003-000	5332		WRIGHTSVILLE	AVE
BURNEY ROSEMARY	5322	PARK	AVE	APT C	WILMINGTON	NC	28403	314606.49.0349	R06205-005-017-000	5322	C	PARK	AVE
CHRISTAIN BRITTANY R	202	HUNTINGTON	RD		WILMINGTON	NC	28403	314718.40.7174	R05617-010-031-000	202		HUNTINGTON	RD
CINEMA OAKS COA	165	MILITARY CUTOFF	RD	STE 200	WILMINGTON	NC	28403	314606.49.6330	R06205-005-035-000	5333		OLEANDER	DR
COLEMAN SANICA C	884	HEART WOOD LOOP	RD		LELAND	NC	28451	314606.49.0349	R06205-005-019-000	5318	A	PARK	AVE
COWEN GRACE RACHELLE	6642	HIGH POINT	DR		SEATTLE	WA	98126	314606.49.0349	R06205-005-027-000	5324	A	PARK	AVE
COX JESSE THOMAS JR	4	PELICAN	DR		WRIGHTSVILLE BEACH	NC	28480	314606.49.0349	R06205-005-026-000	5328	D	PARK	AVE
DAVEY STEVEN ANQL	33	GOLD	ST	APT 320	NEW YORK	NY	10038	314606.49.0349	R06205-005-013-000	5326	C	PARK	AVE
DAVID G PHILLIP	821	INLET VIEW	DR		WILMINGTON	NC	28409	314606.48.3929	R06205-005-008-000	5323		OLEANDER	DR
DT BUILDERS LLC	7930	CHAMPLAIN	DR		WILMINGTON	NC	28412	314606.49.3801	R06205-004-010-000	5320		WRIGHTSVILLE	AVE
ELLZEY KENNETH LAUREL	5317	WRIGHTSVILLE	AVE		WILMINGTON	NC	28403	314718.40.2018	R06205-002-004-000	5317		WRIGHTSVILLE	AVE
EVOLVE OLEANDER LLC	2918	MARTINSVILLE	RD	STE A	GREENSBORO	NC	27408	314606.49.6330	R06205-005-035-001	5333		OLEANDER	DR
GREENWOOD COTTAGES LLC		PO BOX 344			BLOWING ROCK	NC	28605	314606.49.4850	R06205-004-008-000	5324		WRIGHTSVILLE	AVE
HAGESTROM DENNIS A TRACEE L	920	RIPIDE	LN		CAROLINA BEACH	NC	28428	314718.40.8023	R06205-004-012-000	5407		WRIGHTSVILLE	AVE
HALL WOODROW G SARAH F	109	KING ARTHUR	DR		WILMINGTON	NC	28403	314606.49.0349	R06205-005-033-000	5320	C	PARK	AVE
HARNEY 4 LLC	3167	VISTA DEL RIO			FALLBROOK	CA	92028	314606.49.6330	R06205-005-035-002	5329		OLEANDER	DR
HAWTHORNE PARK COA INC	1650	MILITARY CUTOFF	RD		WILMINGTON	NC	28403	314606.49.0349	R06205-005-005-000				
HOLSENBACK MARCUS E	5328	WRIGHTSVILLE	AVE		WILMINGTON	NC	28403	314606.49.6777	R06205-004-005-000	5328		WRIGHTSVILLE	AVE
HORNE STEVEN E	309	COLONIAL	DR		WILMINGTON	NC	28403	314606.49.0349	R06205-005-021-000	5318	C	PARK	AVE
HUWE ELYSE H	5328	PARK	AVE	UNIT C	WILMINGTON	NC	28403	314606.49.0349	R06205-005-025-000	5328	C	PARK	AVE
JOYNES STEVEN P MARCIE B	8768	TILBURY	DR		WILMINGTON	NC	28411	314606.49.0349	R06205-005-012-000	5326	B	PARK	AVE
KOGGE DAVID ALEXANDER ETAL	5314	WRIGHTSVILLE	AVE		WILMINGTON	NC	28403	314606.49.0884	R06205-004-013-000	5314		WRIGHTSVILLE	AVE
LABRIOLA MICHAEL E ROBIN F	5402	PARK	AVE		WILMINGTON	NC	28403	314606.49.5347	R06205-005-008-002	5402		PARK	AVE
LEWIS KATHERINE C	5322	PARK	AVE	APT A	WILMINGTON	NC	28403	314606.49.0349	R06205-005-015-000	5322	A	PARK	AVE
LOOKMAN M SHAMEER MARIA G		PO BOX 12650			WILMINGTON	NC	28405	314606.49.0349	R06205-005-016-000	5322	B	PARK	AVE
MCNICHOLAS SANDRA	13703	SAILING	RD		OCEAN CITY	MD	21842	314606.49.0349	R06205-005-029-000	5324	C	PARK	AVE
MELTON JAMES T JOANNE U	13950	MAINSAIL	ST		CORPUS CHRISTI	TX	78418	314718.40.5023	R06205-002-007-000	5323		WRIGHTSVILLE	AVE
MINTZ LISA C ETAL	5328	PARK	AVE	APT A	WILMINGTON	NC	28403	314606.49.0349	R06205-005-023-000	5328	A	PARK	AVE
MITCHELL STEVE L NICOLE A	718	WOODLAND FOREST	CT		WILMINGTON	NC	28403	314606.49.1853	R06205-004-012-000	5316		WRIGHTSVILLE	AVE
MORRIS BENJAMIN	1563	GREY CLIFF	RUN		WILMINGTON	NC	28405	314606.49.0349	R06205-005-020-000	5318	B	PARK	AVE
N & R PROPERTIES LLC	7411	RICHFIELD	CT		WILMINGTON	NC	28411	314718.40.4201	R05617-007-011-000	203		FOREST	RD
NAVARRO BARBARA	5324	PARK	AVE	APT D	WILMINGTON	NC	28403	314606.49.0349	R06205-005-030-000	5324	D	PARK	AVE
NOVANT HEALTH NHC REGIONAL		PO BOX 1649			WILMINGTON	NC	28402	314718.40.1019	R06205-002-003-000	5313		WRIGHTSVILLE	AVE
NSA PROPERTY HOLDINGS LLC	8400	E PRENTICE	AVE	9TH FLR	ENGLEWOOD	CO	80111	314606.49.1115	R06205-005-006-000	5319		OLEANDER	DR
NUCCI STEPHEN SYLVIA B	446	GREENWOOD	RD		WILMINGTON	NC	28409	314606.49.7756	R06205-004-004-000	5330		WRIGHTSVILLE	AVE
PARK AVENUE INVESTMENTS LLC		PO BOX 12676			WILMINGTON	NC	28405	314606.39.8574	R06205-006-011-000	5308		PARK	AVE
PROPERTY BROTHERS NC LLC	2712	WARLICK	DR		WILMINGTON	NC	28409	314606.49.0349	R06205-005-028-000	5324	B	PARK	AVE
REISER BROTHERS LLC	2029	EASTWOOD	RD	APT 143	WILMINGTON	NC	28403	314606.39.9719	R06205-004-022-000	5317		PARK	AVE
RICHARDSON HEATHER E	5320	PARK	AVE	APT A	WILMINGTON	NC	28403	314606.49.0349	R06205-005-031-000	5320	A	PARK	AVE
RMTM LLC	5412	PARK	AVE		WILMINGTON	NC	28403	314606.49.4585	R06205-005-004-002				
SAWYER NICHOLAS ET UX	5326	PARK	AVE	Unit d	WILMINGTON	NC	28403	314606.49.0349	R06205-005-014-000	5326	D	PARK	AVE
SCUBA TRAINING POOLS LLC		PO BOX 1491			WRIGHTSVILLE BEACH	NC	28480	314606.49.2832	R06205-004-011-000	5318		WRIGHTSVILLE	AVE
SHARPE STEVEN A MARIA L	5412	PARK	AVE		WILMINGTON	NC	28403	314606.49.7487	R06205-005-004-000	5412		PARK	AVE
SOUND SIDE WRIGHTSVILLE LLC	211	SUMMER REST	RD		WILMINGTON	NC	28405	314718.40.7024	R06205-003-001-000	5401		WRIGHTSVILLE	AVE
STATON G ERIC		PO BOX 1230			WRIGHTSVILLE BEACH	NC	28480	314606.49.0349	R06205-005-024-000	5328	B	PARK	AVE
SUMMERVILLE MARTIN ETAL	5320	PARK	AVE	APT B	WILMINGTON	NC	28403	314606.49.0349	R06205-005-032-000	5320	B	PARK	AVE
TREE HOUSE RECOVERY NC INC	5321	OLEANDER	DR		WILMINGTON	NC	28403	314606.49.2162	R06205-005-007-000	5321		OLEANDER	DR
VI CONSULTING 01 LLC	810	SHELTON	CT		WILMINGTON	NC	28412	314606.49.0349	R06205-005-022-000	5318	D	PARK	AVE
WERTHEIMER DANIEL P	105	BEAGLE	TRL		WILMINGTON	NC	28409	314606.49.0349	R06205-005-011-000	5326	A	PARK	AVE



Sign Posted along Park Avenue
at rear common corner between
5320 & 5322 Wrightsville Avenue
June 8, 2055

Sign Posted along Wrightsville Avenue
at front common corner between
5320 & 5322 Wrightsville Avenue
June 8, 2025

REZONING CONCEPT MEETING
THURS. June 19th / 6:00 P.M.
PICNIC SHELTER #3
LONG LEAF PARK

CALL: 910-620-2374 OR
EMAIL: cwolf@lobodemar.biz
FOR ADD'L. DETAILS





Notice of Community Information Meeting

June 7, 2025

To: Adjacent Property Owner

From: Cindee Wolf

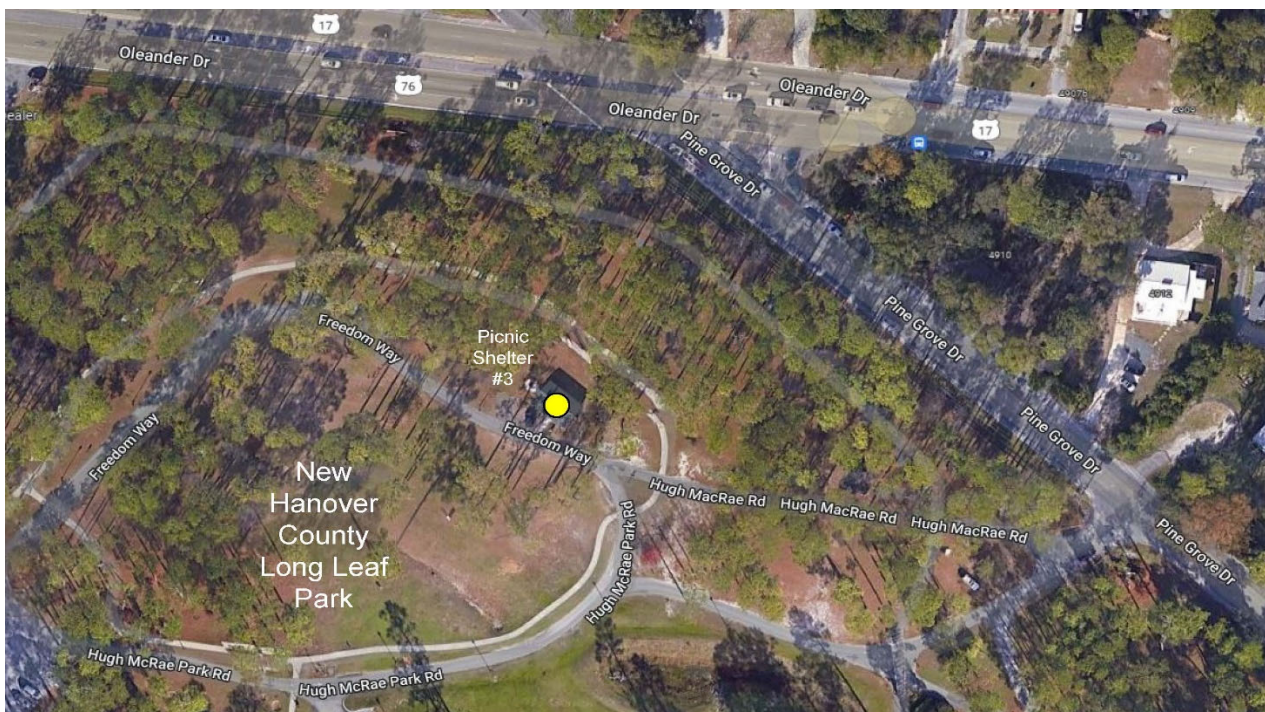
Re: 5320 & 5322 Wrightsville Avenue

The attached plan has been submitted to the City of Wilmington for approval of a Conditional District rezoning to develop two (2) lots along Park Avenue, with new homes. This process allows only particular uses to be established in accordance with specific standards and conditions pertaining to an individual site. Essentially, it means that only this layout can occur, if approved. The proposed plan is attached.

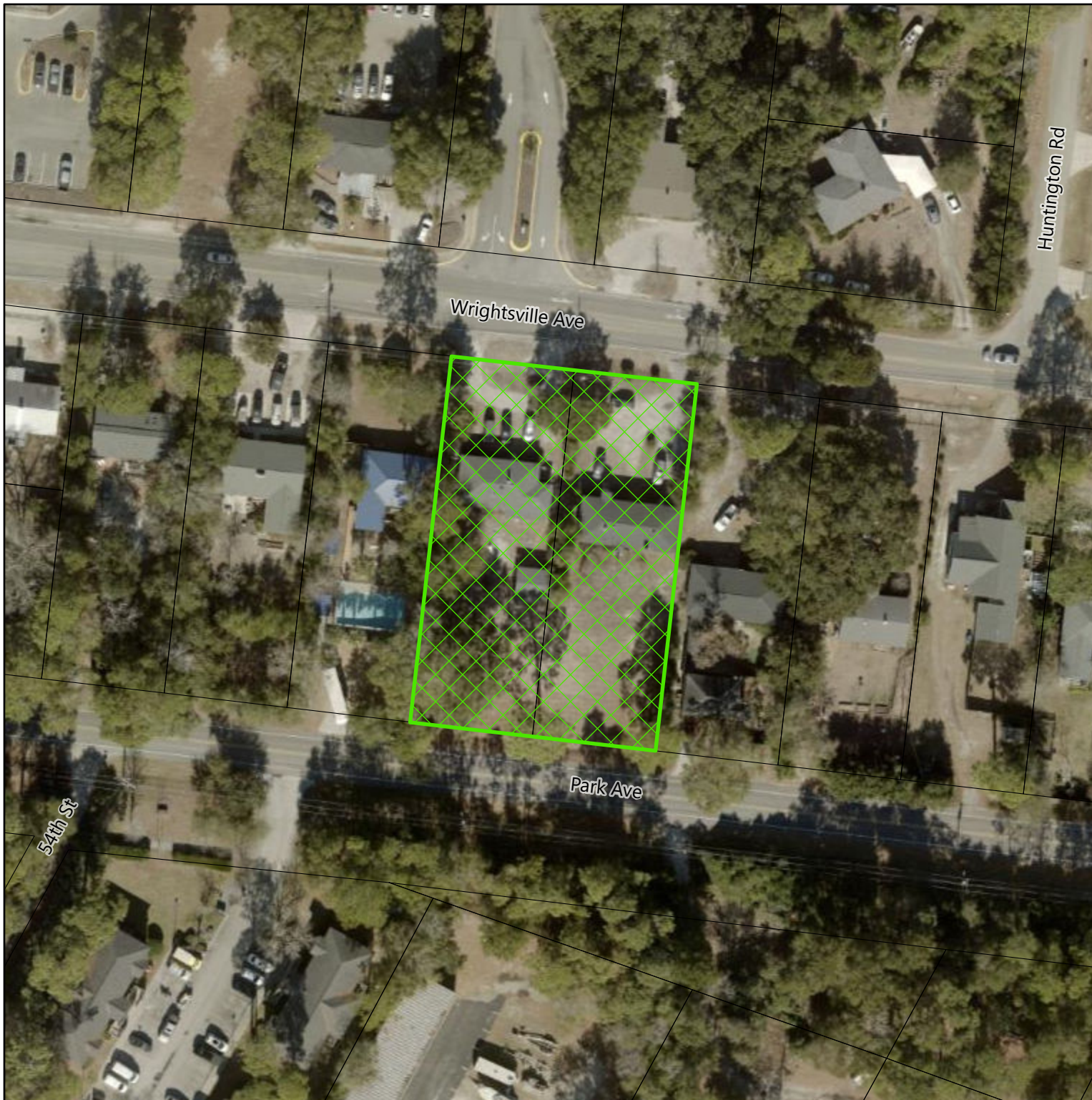
The City requires that the developer notify the property owners within a 300' adjacency to the project and hold a meeting for any and all interested parties. This is intended to provide neighbors with an opportunity for explanation of the proposal, and for questions to be answered concerning project improvements, benefits, and impacts.

An information meeting will be held on Thursday, June 19th, 6:00 p.m., at Picnic Shelter #3, Long Leaf Park (north side of the park accessed from Pine Grove Road). If you're not able to attend, you can contact me at [Tel. # 910-620-2374](tel:910-620-2374), or email cwolf@lobodemar.biz, with comments and/or questions.

We appreciate your interest and look forward to being a good neighbor and an asset to the community.



P.O. Box 7221, Wilmington, NC 28406 * Telephone: 910-620-2374 * Email: cwolf@lobodemar.biz




CD-1-825

Attachment 2
Aerial Imagery

5320 & 5322
Wrightsville Ave

 Site

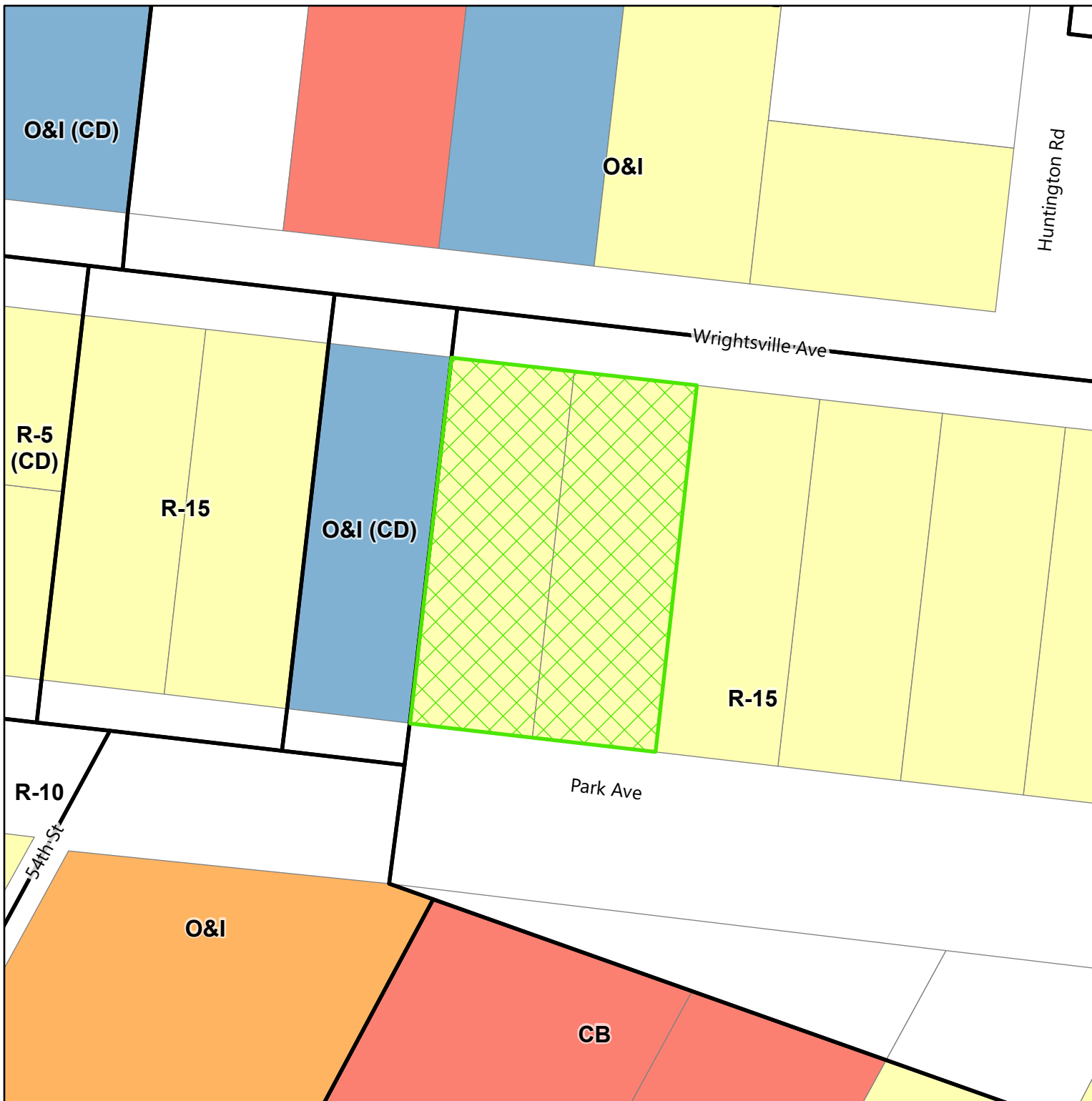
 Parcels

N



0 50 100
Feet

7/7/2025



CD-1-825

Attachment 3
Land Use & Zoning
5320 & 5322
Wrightsville Ave



Site



City Zoning

Land Use



Single-dwelling



Multiple-dwelling



Office & Institutional



Commercial



Vacant

N











0 50 100
Feet

7/7/2025

CD-1-825

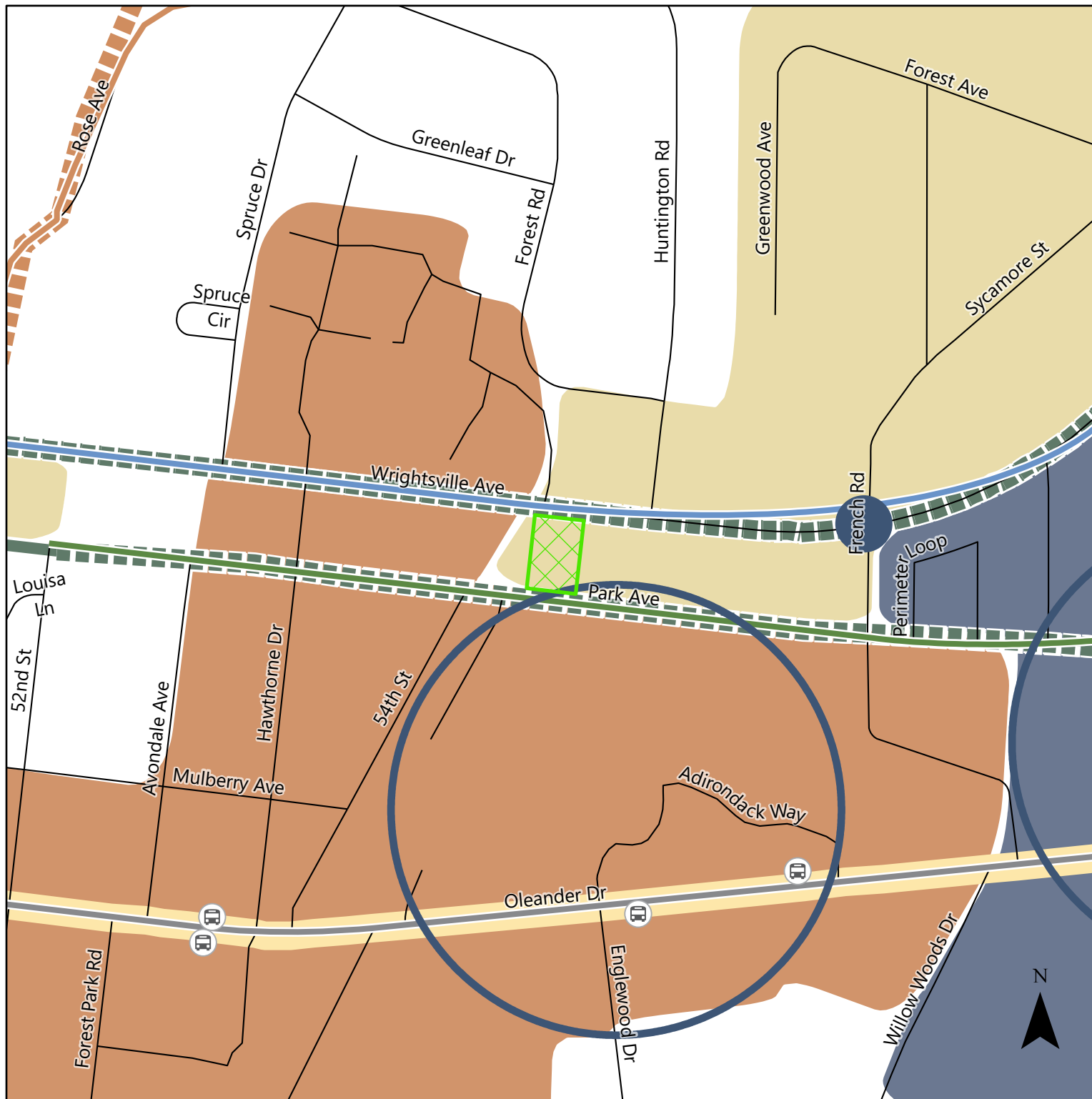
Attachment 4
Growth Strategies
5320 & 5322
Wrightsville Ave

-  Site
-  Wave Transit Stops
- Mixed-use Centers**
 -  Neighborhood Nodes
 -  Mixed-use Place
- Corridors & Complete Streets**
 -  Major Corridor/Regional Parkway
 -  Community Connector
 -  Special Character Street
 -  Community Parkway/Loop Road
- Green Connections**
 -  Existing
 -  Planned
 -  Conceptual
- Transit Routes**
 -  High-capacity Transit Routes
- Areas of Opportunity**
 -  High-density Transitions
 -  Live/Work Innovation Zones
 -  Neighborhood-scale Infill Development



0 250 500
Feet

7/7/2025






CD-1-825

Attachment 5
Wrightsville Ave 2030 Plan
5320 & 5322
Wrightsville Ave

 Site

 Parcels

Recommended Land Use

 Retain single-family uses

 Retain O&I-1 uses

N



0 50 100
Feet

7/7/2025

CD-1-825

Attachment 6
Walk Wilmington
5320 & 5322
Wrightsville Ave



RECOMMENDATIONS

- Recommended Sidewalks
- Recommended Sidepaths
- Key Crossing Improvements
(see notes on next page)
- Access Management Plan
Recommended

EXISTING CONDITIONS

- Existing Sidewalks
- Existing Sidepaths
- Existing Parks and Greenways
- Wilmington
- Railroad
- Bus Stop
- Convenience/Grocery Store
- Health/Medical Services
- Government Services and Related Non-Profits
- High Injury Network (HIN)
Priority Corridor (see section starting on page 32 for HIN corridor profiles)

0 250 500
Feet

7/7/2025

