

PLANNING COMMISSION

Agenda Item # 2

CASE SUMMARY • GENERAL REZONING

Planning Commission Legislative Hearing • March 4, 2026

Project Planner | Todd Rademacher | 910.772.4133 | planreview@wilmingtonnc.com

1. Case Overview and Status

Application to rezone ±0.125 acres located at **910 S. 8th Street** from R-5, Medium-density mixed residential district to UMX, Urban mixed-use district. (906 South 8th, LLC - Barry Coppedge, Owner and Design Solutions, Cindee Wolf, Applicant.

Staff Recommendation

- Approval

Planning Commission

- Legislative Hearing Scheduled for 3/4/2026

City Council

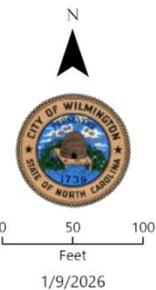
- Legislative Hearing Scheduled for 4/7/2026 (pending outcome of Planning Commission Meeting)



Z-3-326

Attachment 2
Aerial Imagery
910 S 8th St

-  Site
-  Parcels



Report Organization

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

2. Executive Summary & Recommendation

2.1 Proposal

- Rezone the site from R-5, Medium-density mixed residential district to UMX, Urban mixed-use district
- The parcel currently contains a single-family home.
- The site is currently bordered by UMX zoning on the north, east, and west.

2.2 Community Outreach

2.2.1 Public Hearing Notices

	Planning Commission 3/4/2026 Public Hearing	City Council 4/7/2026 Public Hearing (tentative)
<i>Signs Posted By</i>	2/17/2026	3/24/2025
<i>Letters mailed to property owners within 300 feet</i>	2/17/2026	3/24/2025
<i>Advertisement Date(s)</i>	2/27/2026	3/27/2026 & 4/3/2026

2.2.2 Other

Staff received no communication regarding the proposal at the time this report was created.

2.3 Staff Recommendation: APPROVAL

2.3.1 Criteria for Review and Recommendation

General rezoning decisions are made in consideration of identified relevant adopted land use plans for the area, including comprehensive, district, area, neighborhood, corridor, and other policy documents.

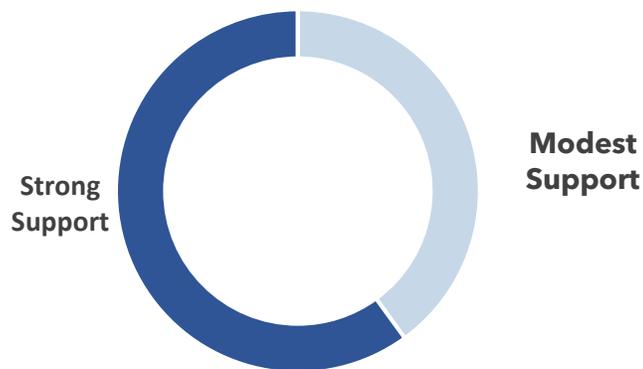
2.3.2 Basis for Staff Recommendation

In reviewing the application, staff finds the following:

- The comprehensive plan identifies this site as within a Neighborhood-scale Infill Development Area of Opportunity and adjacent to an Urban Neighborhood Node.
- The plan promotes development 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.
- The proposed rezoning would allow context-sensitive infill development that is compatible with the existing built environment.
- The proposed UMX district would promote development that would contribute to the city's livability, manage growth, and provide bike, pedestrian, and transit accessible destinations.
- The proposed general rezoning is consistent with the recommendations of the Create Wilmington Comprehensive Plan. While staff have evaluated the proposal for

consistency with several policies, the policies identified below show support for the proposed rezoning:

- **1.7.1** Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points.
- **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.
- **2.5.9** Transit-oriented development should be encouraged. Planning for transportation, transit stop locations, public spaces, density, and land use should be coordinated, and high-density, mixed-use development patterns should be encouraged around express bus lines, the planned multimodal transportation center downtown, and any future transit stations.
- **Policy Support/Non-Support.** The following chart identifies the breakdown of consistency between applicable policies and the proposed rezoning. (See analysis for detailed policy analysis). Staff notes that not all policies carry equal weight; applicability and priority of policies may depend on the weight/importance assigned to the various policies by the City's legislative bodies could shift the balance.



2.4 Planning Commission Recommendation

Pending outcome of the March 4, 2026 legislative hearing.

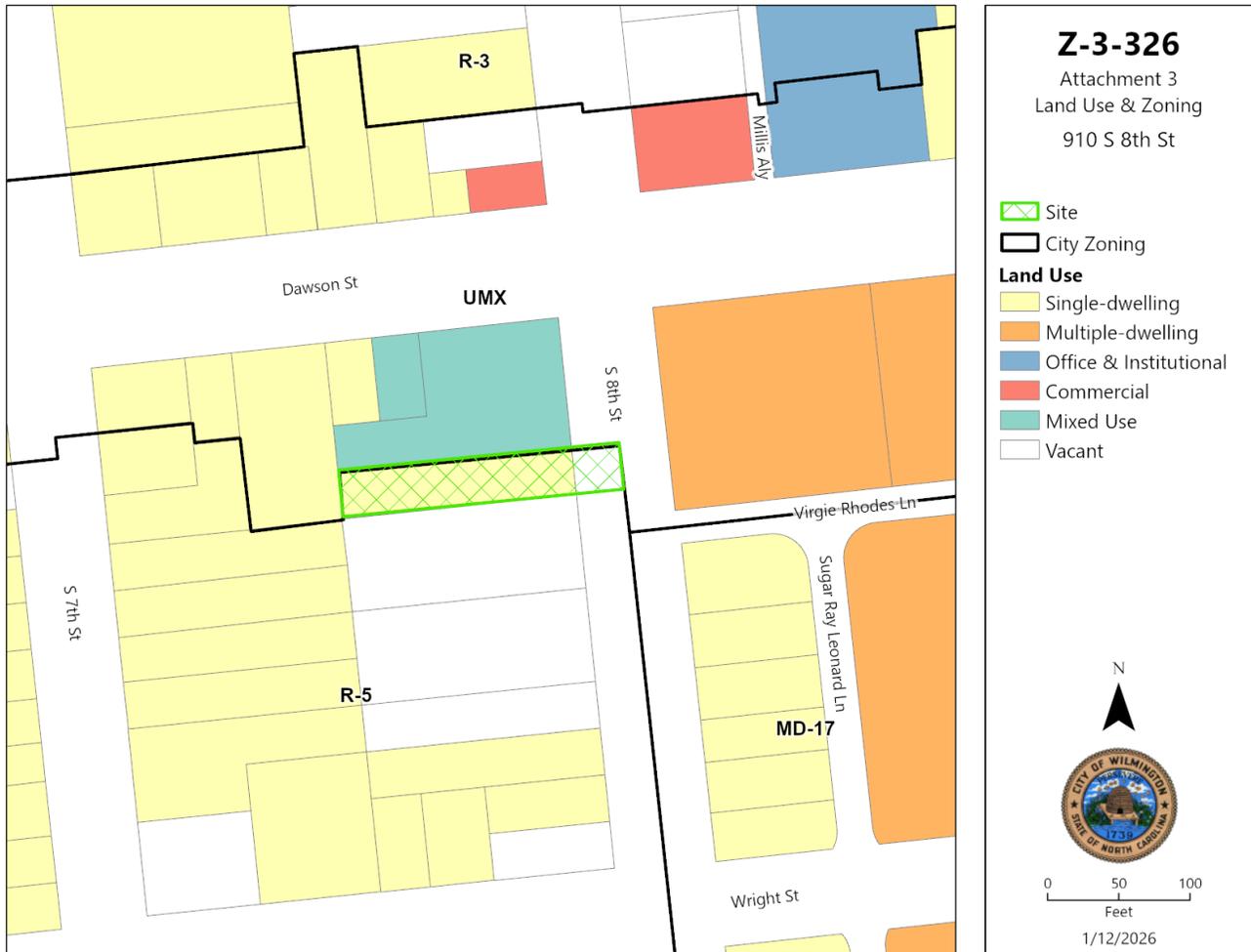
3. Analysis

3.1 Area Context and Existing Conditions

- The site includes approximately 0.125 acres (approximately 5,445 sq. ft.) that is zoned R-5, Medium-density mixed residential district and contains a single-dwelling home.
- UMX zoning exists to the north, east, and west of the property and the area includes mix of single-family homes, townhomes, and vacant land.

- R-5 zoning exists to the south of the property and is currently vacant.

Figure 3.1-A: Land Use & Zoning Map



	Current Zoning	Existing Land Use(s)
Subject Properties	R-5	Single-Dwelling
North	UMX	Mixed-Use (under construction)
South	R-5	Vacant
East	UMX	Right of Way, Townhomes
West	UMX	Single-Dwelling

3.2 Site History

- No known site history

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

3.3.1 Zoning District Purpose Statements

- **R-5, Medium-density mixed residential district (existing):** 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

- **UMX, Urban Mixed-Use District (proposed):** The urban mixed-use district is intended to ensure an appropriate development pattern is maintained within the 1945 Corporate Limits through 5 main objectives:
 1. Enhance and preserve existing urban development patterns by encouraging compatible infill and redevelopment.
 2. Effect quality design and a variety of built forms of lasting value that result in a pedestrian scale.
 3. Provide a mix of housing options.
 4. Promote and enhance transit options, particularly those that are pedestrian-oriented, while reducing demand for automobile trips.
 5. Encourage a mix of uses to foster a sense of community.

District regulations include design elements intended to enhance the urban form, increase neighborhood safety, add flexibility for small, urban lots, and complement the historic built environment. The historic urban development pattern frequently includes a fine-grain mix of uses on multiple lots within close proximity to one another. The mix of uses is achieved through many smaller, independent lots working together in a greater context. The UMX district is also intended to help implement goals of placemaking, bicycle, and pedestrian connectivity, and a strong urban form. This district is not intended to be applied to separate use historic districts. UMX is not intended to be applied outside of the 1945 Corporate limits.

3.4 Consistency with Adopted Plans

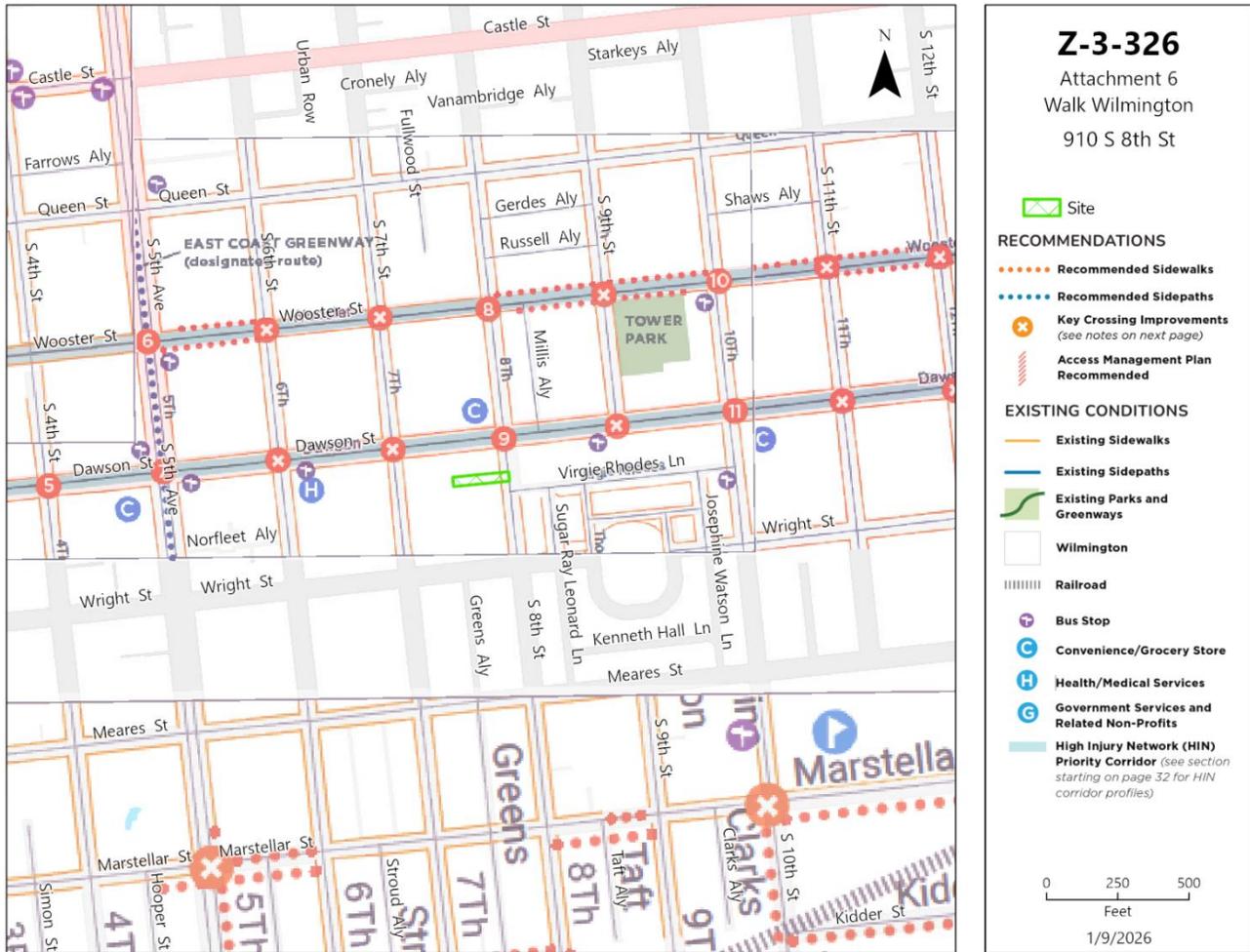
3.4.1 CAMA Plan

The property is designated as Urban in the 2006 CAMA plan.

3.4.2 2023 Walk Wilmington Plan

While the 2023 Walk Wilmington Plan does recommend pedestrian facilities such as crosswalks, curb ramps, and countdown signals at the intersection of Dawson Street and South 8th Street, there are no specific improvements along the frontage of the subject property recommended in the plan. However, there are existing sidewalks on South 8th Street.

Figure 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?
- Are 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 are applicable to the proposed amendment are organized pursuant to these three considerations. Only policies that directly relate to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend changes to regulation as well as 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:



3.5.1 Is the Proposal consistent with the themes 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		
1.3.4	Mixed-Use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles should be supported.	
1.3.6	Transit oriented and transit ready development should be promoted around existing and planned transit stations and stops.	
1.3.9	Development near major road intersections or interchanges should cluster to create a node or nodes at the intersection	
Compatibility		
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.	
Mixed Use Development		
1.5.2	Integration and mix of uses should be provided within all "Areas of Opportunity" and "Mixed-Use Centers" identified in the Growth Strategies Map. These developments may vary in scale and intensity, but should all contribute to the city's livability, manage future growth, and provide bike, pedestrian, and transit accessible destinations.	
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.	
1.7.9	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.	

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. 

2 Transportation Policies

Public Transportation

- 2.5.9 Transit oriented development should be encouraged. Planning for transportation, transit stop locations, public spaces, density, and land use should be coordinated, and high-density, mixed use development patterns should be encouraged around express bus lines, the planned multimodal transportation center downtown, and any future transit stations. 

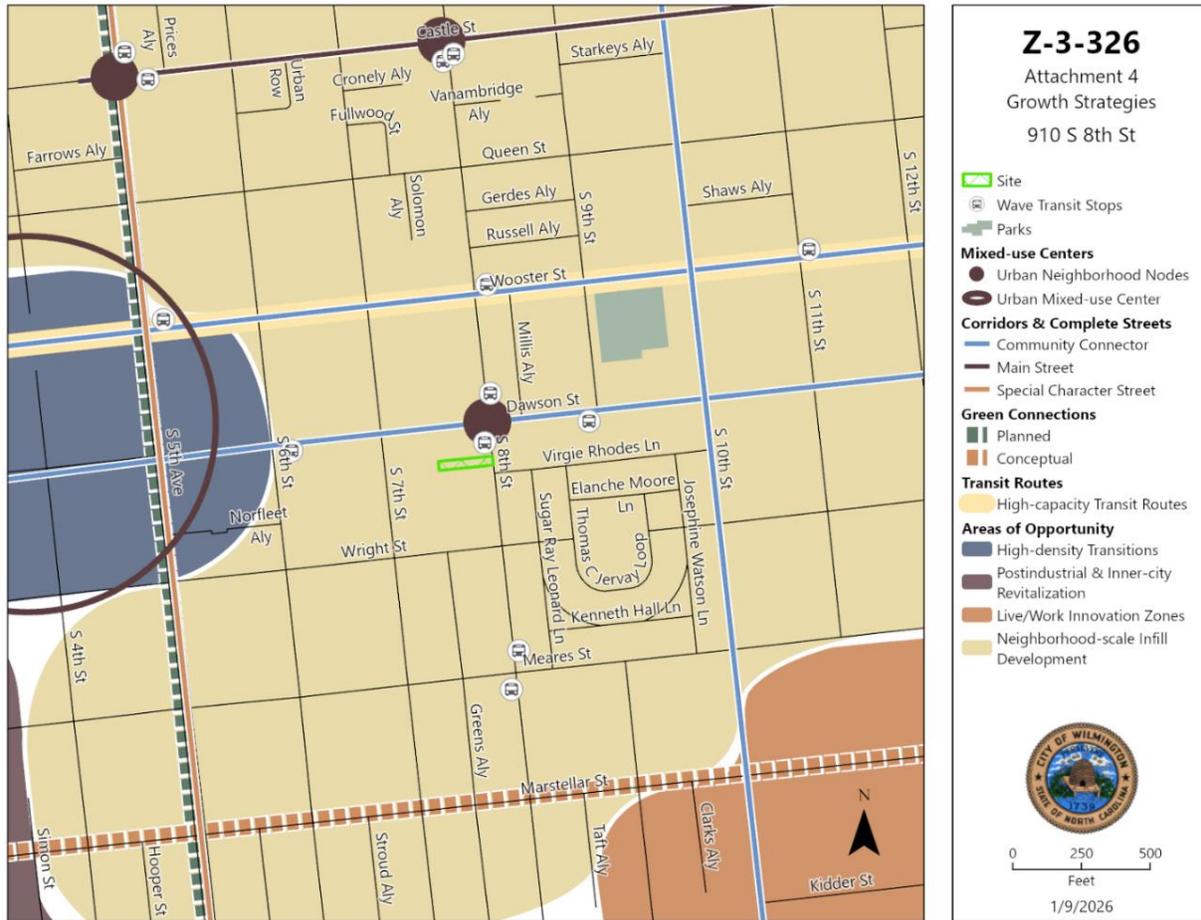
10 Downtown Wilmington

Land Use

- 10.1.3 Development of a scale and intensity necessary to strengthen downtown's capacity to support a vibrant retail and office environment and increasing residential population should be encouraged and should be compatible with historic residential areas. 

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

Figure 3.5.2-A: Growth Strategies Map



Areas of Opportunity

The subject property is designated Neighborhood-scale Infill Development Area of Opportunity on the Growth Strategies Map. Areas of Opportunity represent the parts of the city that have 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 be reflective of the underlying community development patterns.

The following policies are identified for Neighborhood-scale Infill Development and are applicable to the proposal:

Map	Areas of opportunity
Neighborhood-Scale Infill Development Principles	

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



Encourage neighborhood scale commercial development along corridors to serve the neighborhood.



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 Map	
Urban Neighborhood Node Principles		
	Include a concentrated mix of uses clustered around a central location, especially where collections of urban building types already exist.	
	Activate the ground floor of buildings with retail, restaurant, and other active uses.	

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

3.6.1 Vehicular Traffic

- Table 3.6,1-A below indicates that both Dawson and S. 8th streets in this location are currently operating within their designed capacity with level of service (LOS) of C and a LOS of A, respectively. Table 3.6.1-B indicates that there would be a potential increase in the estimated vehicle trips associated with the general rezoning when compared to the maximum intensity allowed under the current zoning.

Table 3.6.1-A. Current Volumes, Capacities and Levels of Service

Road	Location	Volume	Planning Capacity	V/C	LOS
Dawson St.	Between South 10 th Street & South 7 th Street	21,323	34,749	0..61	C
S. 8th St.	From Dawson Street to Wright Street	1,176	10,978	0.11	A

Table 3.6.1-B. Estimated Trip Generation

- As there is no specific project proposed, the following analysis provides the trip generation for a potential use under the UMX district and assumes a build-out with 80% building lot coverage.

Zoning	Land Use	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2-way Volume Trips (ADT)
Existing R-5	Single Family Detached	1 dwelling unit	1	1	15
Proposed UMX	General Retail Strip Retail Plaza	6,000 sq. ft.*	14	40	327
NET DIFFERENCE			+13	+39	+312

*Assumes potential development with 80% building lot coverage.

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

3.6.2 Bicycle, Pedestrian and Transit Facilities

- There are existing sidewalks located along South 8th Street, which connects to the existing pedestrian network in the area.
- The nearest WAVE Transit stops are located at 865 Dawson Street and 906 South 8th Street.

3.6.3 Public Utilities

- The site has access to water and sewer mains along South 8th Street

Table 3.6.3-A. Cape Fear Public Utilities (CFPUA)

Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	16"	South 8 th St.
Sewer Main (Existing)	CFPUA	8"	South 8 th St.

4. Attachments

- General Rezoning Application (Dated 1/9/26)
- Aerial Map
- Land Use and Zoning Map
- Walk Wilmington Map
- Growth Strategies Map

Attachment 1

APPLICATION FOR
GENERAL MAP
AMENDMENT



City of Wilmington
Planning and Development

P. O. Box 1810, 305 Chestnut St, Wilmington, NC 28402
Telephone: (910)254-0900 FAX: (910)341-3264

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Design Solutions / Cindee Wolf

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

PHONE NUMBER AND E-MAIL OF APPLICANT: 910-620-2374 / [REDACTED]

PROPERTY OWNER INFORMATION:

Name(s) 906 South 8th, L.L.C.

Address: 305 Pettigrew Drive, Wilmington, NC 28412

Telephone: 910-367-9782

Email Address: [REDACTED] (LLC Managing Member- Barry Coppedge)

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

ADDRESS OF SUBJECT SITE: 910 S. 8th Street

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 312713.04.9325 [PID R05409-037-018-000]

CURRENT ZONING DISTRICT(S): R-5 PROPOSED ZONING DISTRICT(S): UMX

TOTAL SITE AREA: 5445 s.f. / 0.125 ac.

PRE-APPLICATION MEETING: 10/17/25 (Phone Conversation w/ Pat O'Mahony)
(Date)

DATE RECEIVED: <u>1/2/26</u>	INTERNAL USE ONLY
CASE FILE #: <u>Z-3-326</u>	PLANNER: <u>PO</u>
	FEE PAID \$: <u>\$500</u>

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please attach additional sheets 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).

In 2021, the corridor along Dawson Street was rezoned by the City for Urban Mixed-Use. However, only parcels specifically fronting the corridor were included. The subject property Owner also owns the adjacent UMX parcel. The requested rezoning will simply expand that existing UMX district.

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

The Create Wilmington Comprehensive Plan, continues to focus on small-lot in-fill development. The visions and goals for growth & economic prosperity encourage the concept of in-filling under-utilized land where existing urban services are available.

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

New building in a neighborhood statistically has a positive impact on surrounding property values, and enhancing aesthetics. The expansion of an existing, adjacent UMX project should not have any adverse effect on the surrounding neighborhood. Similar development has occurred throughout the City limits over the past several years, and there has been no evidence of adverse impact to property values.

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

Rezoning this property to simply expand an existing Urban Mixed-Use project, along a busy road corridor, provides for increased economic growth. upgrades the land, benefits the tax base, and will provide for more new homes without adverse effect to the community.

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 department for completeness **PRIOR** to the acceptance of any application or petition. Please do not leave your application materials without speaking to a planner. If you do, your application may not be processed.
 - (3) Receipt for the paid applicable fee must accompany the application.
 - (3) Applications must be officially accepted by the planning department, 305 Chestnut Street, 3rd floor, Wilmington. Applications mailed in or left without official acceptance will not be processed or scheduled for planning commission review.
 - (4) The planning commission will consider the application, if properly completed, at the applicable meeting. The applicant should appear at all hearings. Planning commission meetings are typically held at 6:00 p.m. in council chambers, City Hall, 102 N. 3rd Street, Wilmington, North Carolina, usually on the first Wednesday of each month. Applicants will be informed of any change in date, time or location of meetings. **Complete applications must be received by the planning department no later than 1:00 PM on the deadline day** to allow time for processing and advertisement as required the North Carolina General Statutes.
-

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION. Please check the list below carefully before you submitting.

- Completed application form;
 - Agent form if the applicant is not the property owner;
 - Receipt for application fee;
 - Legal description of property requested for rezoning, by metes and bounds;
 - Receipt of mailing fee;
 - o An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Note that this cost will include two mailings, one mailing notifying property owners for planning commission review and a second mailing notifying property owners of city council review. Payment must be made within 5 business days of the invoice.
 - Copy of the New Hanover Tax map that delineates the property requested for rezoning.
-

OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that the 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: _____ 12/31/25

Barry Coppedge -
Managing Member / 906 South 8th, L.L.C.

AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF

The undersigned owner, 906 South 8th, L.L.C., does hereby appoint Design Solutions / Cindee Wolf to act on my behalf for the purpose of petitioning the City of Wilmington for: a) an amendment to the text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district; e) street closing, and/or f) approval of preliminary subdivision plan as applicable to the property described in the attached petition.

The owner does hereby covenant and agree with the City of Wilmington that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give testimony and make 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 owner's 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 appointment shall continue in effect and final disposition of the petition submitted in conjunction with this appointment.

Dated: 12/31/25

Appointee's Name, Address & Telephone:

Design Solutions

P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner:



Barry Coppedge -
Managing Member / 906 South 8th, L.L.C.

BK: RB 6820
PG: 611 - 613

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12/22/2025

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BY: KELLIE GILES

DEPUTY

2025033654

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$360.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: **Price & Williams, P.A.**
 5725 Oleander Dr., STE C-3
 Wilmington, NC 28403

Return to: **Bailey & Busby, PLLC**

This instrument is prepared by D. Robert Williams, Jr., a North Carolina licensed attorney. Delinquent taxes, if any, will be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds. The Preparer has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate.

Excise Tax: \$ 360.00

Parcel No. **R05409-037-018-000**

Brief Description for the Index: **Pt Lot 2, Block 37, City of Wilmington**

THIS DEED, made this 18th day of December, 2025, by and between:

GRANTOR	GRANTEE
<p>Georgetowne Five, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 5725 Oleander Drive Suite C-3 Wilmington, NC 28405</p>	<p>910-3 Partners, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 1883 W Royal Hunte Drive, Suite 200 Cedar City, UT 84720</p>

PLEASE CHECK ONE: This property does / does not include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Bailey & Busby, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

Beginning at a point in the Western line of Eighth Street 92 feet Southwardly from its intersection with the Southern line of Dawson Street; running thence Southwardly along said Western line of Eighth Street 33 feet; thence Westwardly parallel with Dawson Street 165 feet; thence Northwardly parallel with Eighth Street 33 feet; thence Eastwardly and parallel with Dawson Street 165 feet to the point of Beginning, same being the Southeast quarter (1/4) of Lot 2, in Block 37, according to the Official Plan of the City of Wilmington; being the same property conveyed to Thelma D. Spicer by deed recorded July 2, 1981 in Book 1188, Page 537, New Hanover County Registry.

Also being the same property described in that deed to Georgetowne Five, LLC recorded August 8, 2025 in Book 6792, Page 2314 of the aforementioned Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2025 and future years.

****SIGNATURES FOLLOW ON NEXT PAGE****

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Georgetowne Five, LLC

By: [Signature]

Name: D. Robert Williams, Jr.

Title: Manager

STATE OF North Carolina

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, having been properly identified by a driver's license or other photo identification, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **D. Robert Williams, Jr., Manager of Georgetowne Five, LLC**

Date: 12-18, 2025.

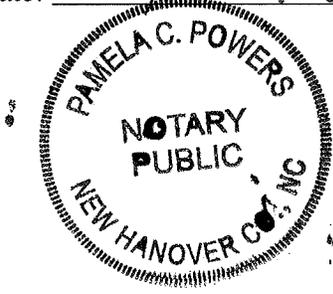
[Signature]

[Notary's signature as name appears on seal]

Pamela C. Powers, Notary Public

[Notary's printed name as appears on seal]

My commission expires: 6-15, 2026



[Affix Official Seal in Space Above]

BK: RB 6820
PG: 614 - 616

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12/22/2025

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BY: KELLIE GILES

DEPUTY

2025033655

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

Excise Tax \$0

Parcel No.: R05409-037-018-000

This instrument was prepared by
and return to:

Bailey & Busby, PLLC

Brief description for Index

Part of Lot 2, Block 37, City of Wilmington

QUITCLAIM DEED

The attorney preparing this instrument has made no record search or title examination to the property herein described, unless the same is shown by his written and signed certificate. Further no tax advice of any nature has been rendered to the parties to this instrument.

THIS DEED made this the 22 day of December, 2025, by and between:

If initialed, the Grantor confirms this property was his/her primary residence _____

GRANTOR	GRANTEE
910-3 Partners, LLC, a North Carolina limited liability company	906 SOUTH 8TH, LLC, a North Carolina limited liability company
176 Mine Lake Court Ste. 100 Raleigh, NC 27615	305 Pettigrew Dr. Wilmington, NC 28409

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Bailey & Busby, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the western line of Eighth Street 92 feet southwardly from its intersection with the southern line of Dawson Street; running thence southwardly along said western line of Eighth Street 33 feet; thence Westwardly parallel with Dawson Street 165 feet; thence Northwardly parallel with Eighth Street 33 feet; thence Eastwardly parallel with Dawson Street 165 feet to the point of beginning, the same being the southeast $\frac{1}{4}$ of Lot 2 in Block 37, and being the same lands conveyed to J.W. Allen and wife, by deed recorded in Book 85, Page 524, New Hanover County Registry.

The property described was acquired by Grantor by a Deed recorded in Book _____, Page _____ of the New Hanover County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

910-3 Partners, LLC

By: [Signature] (SEAL)
Barry Coppedge, Managing Member

STATE OF North Carolina

COUNTY OF New Hanover

I, Stephen R. Outten, a Notary Public of the County and State aforesaid, certify that **Barry Coppedge**, personally came before me this day and acknowledged that he is Managing Member of 910-3 Partners, LLC, and that he as Managing Member, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal on this date shown.

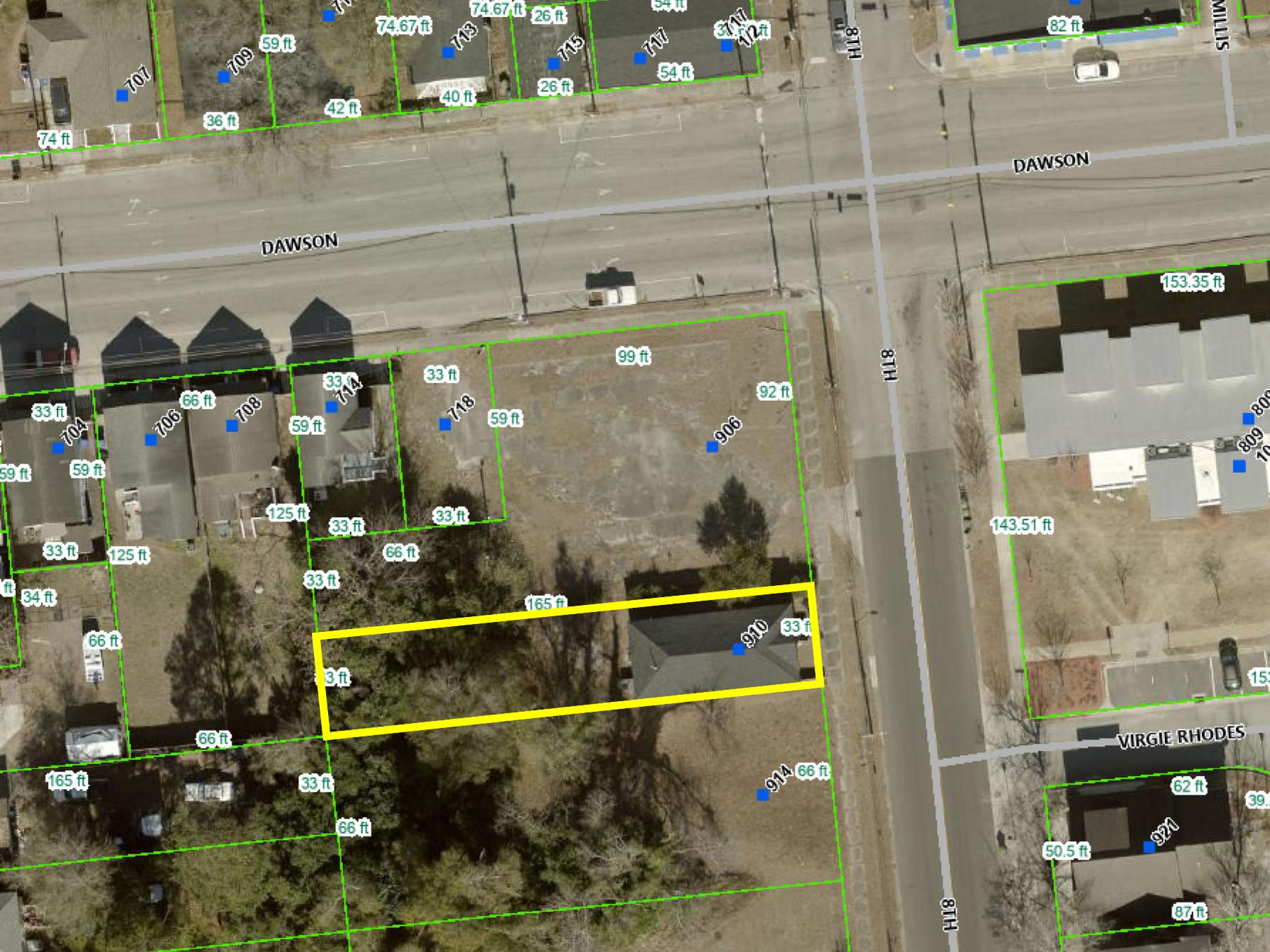
[Signature]

Date: December 22, 2025

Notary Public

My Commission Expires: 12/17/27





Dawson St

UMX
Z-3-1212
3/19/2013

708 Dawson St

718 Dawson St

906 S 8Th St Bldg

S 8th St

Proposed
Rezone from
R-5 to UMX

910 S 8Th St

914 S 8Th St

R-5

Legal Description for
Rezoning Map Amendment
910 S. 8th Street

Beginning at a point in the centerline of S 8th Street, a 66' public right-of-way; said point being located South 05°36'31" East, 132.00 feet, along the centerline from its intersection with the centerline of Dawson Street, a 80' public right-of-way; and running thence from the point of beginning, along said centerline:

South 05°36'31" East, 33.00 feet to a point; thence

South 84°23'29" West, 198.00 feet, passing the western right-of-way of S. 8th Street at 33.00 feet, to a point; thence

North 05°36'31" West, 33.00 feet to a point; thence

North 84°23'29" East, 198.00 feet, passing the western right-of-way of S. 8th Street at 165.00 feet, to the point and place of beginning, containing 6,534 square feet, or 0.15 acres, more or less.



Z-3-326

Attachment 2
Aerial Imagery

910 S 8th St

 Site

 Parcels

N



0 50 100
Feet

1/9/2026

Attachment 2



Z-3-326

Attachment 2
Aerial Imagery

910 S 8th St

 Site

 Parcels

N



0 50 100
Feet

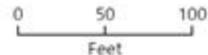
1/9/2026

Attachment 3

Z-3-326

Attachment 3
Land Use & Zoning
910 S 8th St

-  Site
-  City Zoning
- Land Use**
 -  Single-dwelling
 -  Multiple-dwelling
 -  Office & Institutional
 -  Commercial
 -  Mixed Use
 -  Vacant



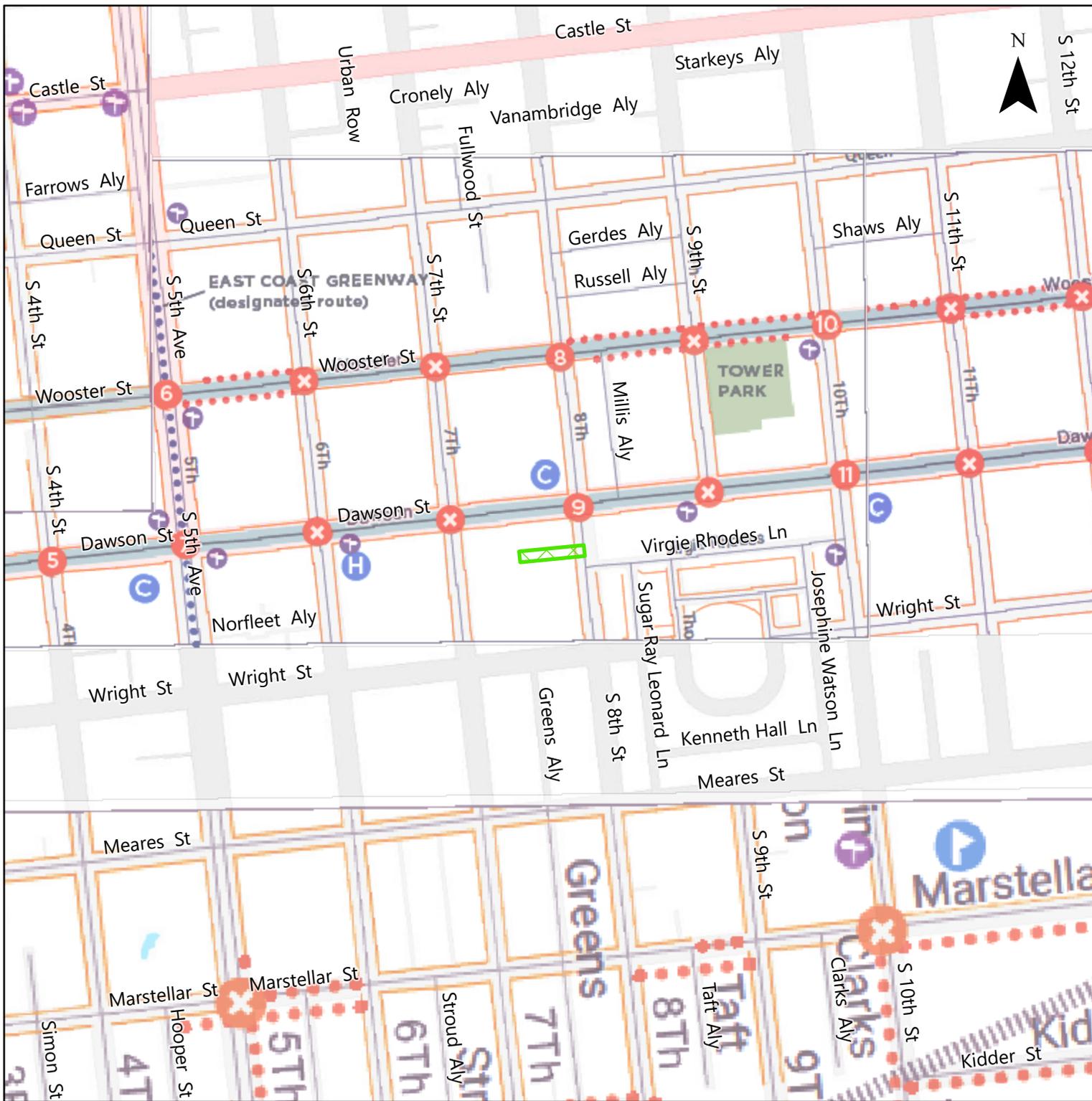
1/12/2026

Attachment 4

Z-3-326

Attachment 6
Walk Wilmington

910 S 8th St



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

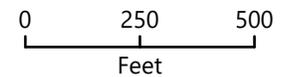
⊕ Bus Stop

⊕ 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)*

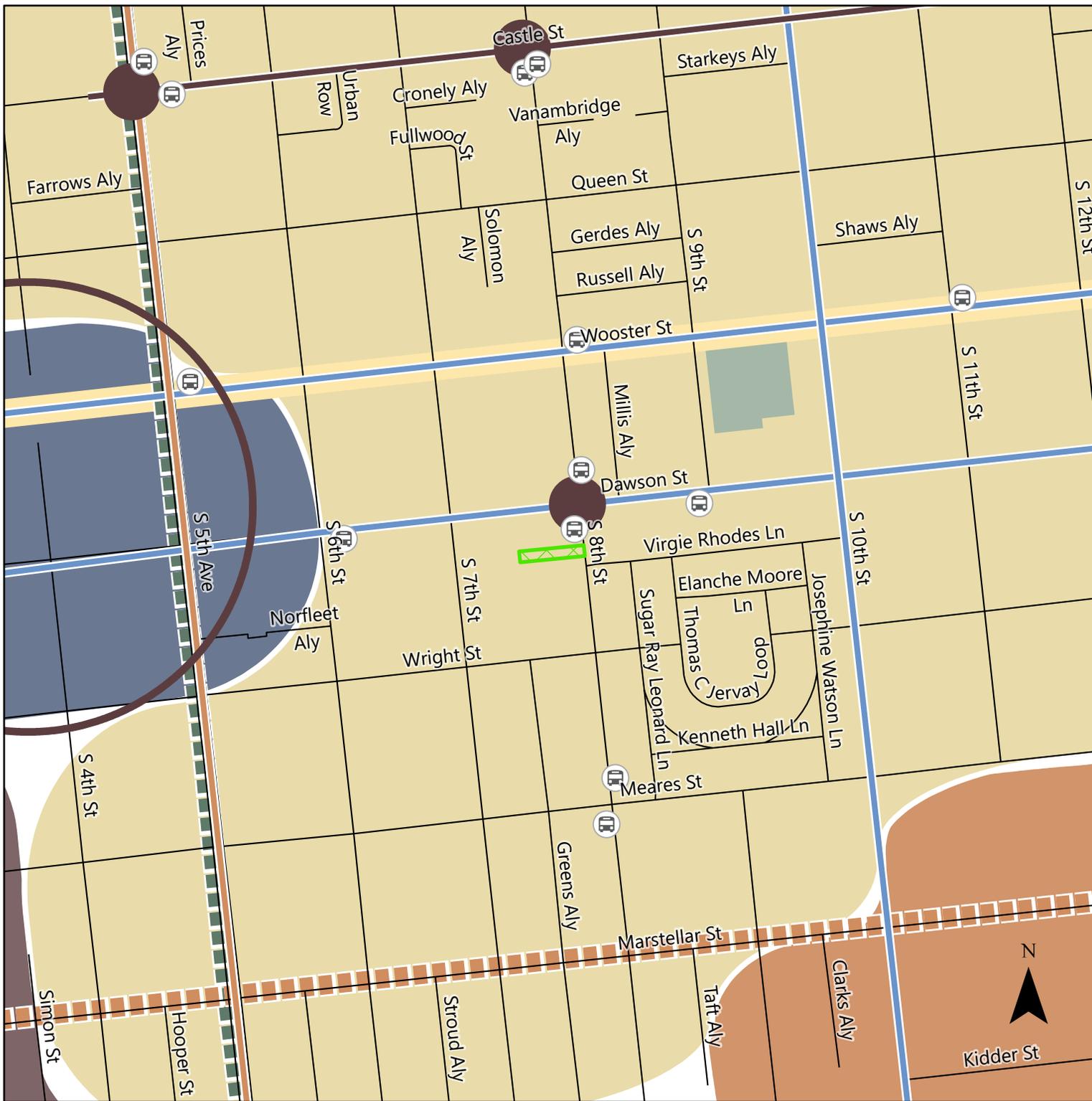


1/9/2026

Attachment 5

Z-3-326

Attachment 4
Growth Strategies
910 S 8th St



- Site
- Wave Transit Stops
- Parks
- Mixed-use Centers**
 - Urban Neighborhood Nodes
 - Urban Mixed-use Center
- Corridors & Complete Streets**
 - Community Connector
 - Main Street
 - Special Character Street
- Green Connections**
 - Planned
 - Conceptual
- Transit Routes**
 - High-capacity Transit Routes
- Areas of Opportunity**
 - High-density Transitions
 - Postindustrial & Inner-city Revitalization
 - Live/Work Innovation Zones
 - Neighborhood-scale Infill Development

