

WILMINGTON PLANNING COMMISSION
Annual Report FY 18-19

Wilmington Planning Commission

Deb Hays, Chair

Richard Collier, Vice Chair

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Bruce Bowman

Jeffrey Hovis

Jeannie (JC) Lyle

Kemp Roberts

Bruce McGuire

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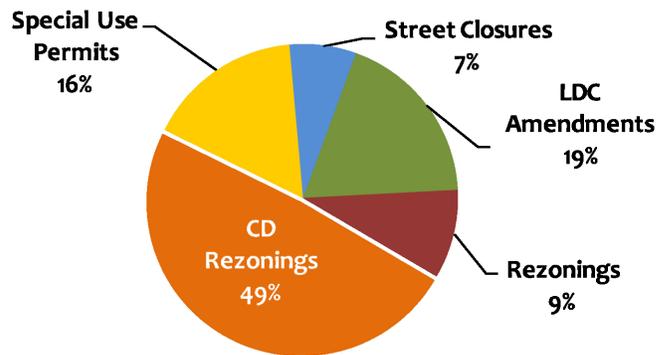
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Overview

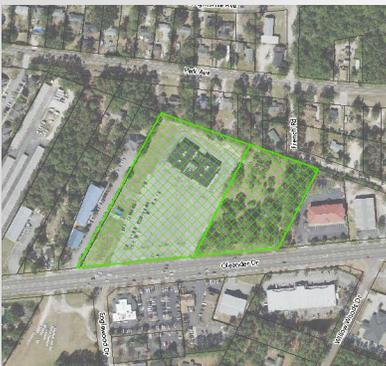
This report highlights selected cases considered by the Planning Commission in FY 18-19 and provides an analysis of the commission’s recommendations as well as historical trends in annual case loads and case types.

The Planning Commission reviewed a total of 44 cases in FY 18-19. Conditional district rezoning requests and Land Development Code amendments continue to make up the majority of cases reviewed by the commission.

FY 18-19 Case Types



Conditional District Rezoning Highlights

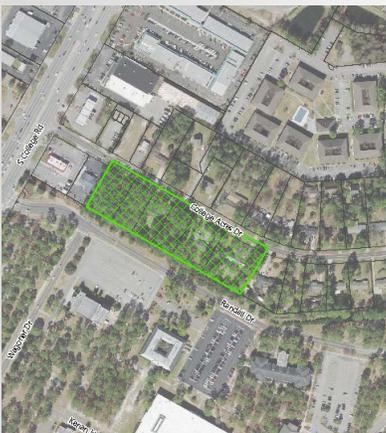


Oleander Commons — 5335 & 5429 Oleander Drive

On April 16, 2019, the City Council conditionally approved a request to rezone 8.9 acres from CB to O&I-1 (CD) for a commercial district mixed-use project located at the former cinema site on Oleander Drive. The project includes three, 4-story buildings with 223 residential units and 5,600 square-feet of non-residential space. The site is located within a Live Work Innovation Zone Area of Opportunity and a Mixed-use Place as identified by the city’s comprehensive plan *Growth Strategies Map*. Construction plans for this project are currently under review.

Salvation Army — 1220 N. 30th Street

On December 4, 2018, the City Council conditionally approved a request to rezone approximately 25.7 acres from O&I-1 (CD) and R-7 to a new O&I-1 (CD) for a mixed-use project that includes a community center, classrooms, worship and performing arts center, recreation center, and offices located on N. 30th Street just south of the Martin Luther King Jr. Parkway. A special use permit was also approved to allow for a Group Home Residential use. The site is located within a Live/Work Innovation Zone Area of Opportunity as identified by the city’s comprehensive plan *Growth Strategies Map*. Construction plans for this project have not yet been submitted.



Cottages at College Acres — 4722 College Acres Drive

On November 20, 2018, the City Council approved a request to rezone 3.5 acres from CB and R-15 to O&I-1(CD) for a commercial district mixed-use development that includes 45 townhomes and 1,900 square-feet of commercial space. The project is located on the south side of College Acres Drive near S. College Road. The site is located within a Suburban Commercial Retrofit Area of Opportunity, as identified by the city’s comprehensive plan *Growth Strategies Map*. Construction plans are currently under review with an anticipated release in the Summer of 2019.

Conditional District Rezoning (con't)



MacCumber Station — 575 Military Cutoff & 519 Old MacCumber Station roads

On April 16, 2019, the City Council approved a request to rezone 2.3 acres located at the intersection of Military Cutoff and Old MacCumber Station roads from O&I-1(SD), R-15, and UMX(CD) to O&I-1(CD) for an office building, parking expansion, and access road. The proposal includes a two-story, 10,500 square-foot office building and a private drive that will provide access to the adjacent property located to the north (The Avenue). The site is located within a Greenfield Sites as Multi-use Places Area of Opportunity and along a planned High-capacity Transit Route as identified by the city's comprehensive plan *Growth Strategies Map*. Construction plans have not yet been submitted for review.

The Foundary — 716 & 724 S. Kerr Avenue & 611 Varsity Drive

On May 7, 2019, the City Council approved a request to rezone 1.7 acres located on west side S. Kerr Avenue between Fountain and Hoggard drives from R-10 and MF-M to O&I-1 (CD) for a mixed-use development with 30 residential units and 5,200 square-feet of non-residential space. The site is located within a Live/Work Innovation Zone Area of Opportunity and an Employment/Academic Mixed-use Center as identified by the city's comprehensive plan *Growth Strategies Map*. Construction plans have not yet been submitted for review.



General Rezoning

6730 Wrightsville Avenue

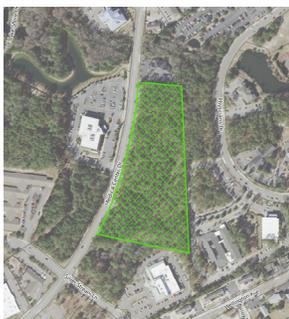
On August 7, 2018, the City Council approved an initial zoning of approximately 0.7 of an acre located on the south side of Wrightsville Avenue near Jones Road to UMX. The site includes an existing ABC store and was previously located within the Town of Wrightsville Beach corporate limits. It is anticipated that the subject site will be included in the overall redevelopment of the former Galleria and mobile home park sites located to the east.



Special Use Permits

The Healing Place — 1000 Medical Center Drive

On February 5, 2019, the City Council approved a special use permit to allow the operation of a Group Home Residential Use within the O&I-1 district. The site is located on Medical Center Drive just north of Silver Stream Lane. The permit allows for a 200-bed residential center to be constructed as part of a treatment facility that includes a detox facility, dining hall, and administration building. Construction plans have not yet been submitted for review.



Cape Fear Solar — 901 S. Front Street

On February 5, 2019, the City Council approved a special use permit to allow an industrial and manufacturing use greater than 10,000 square-feet in size and a building height up to 75-feet within the UMX district. The project includes a multi-phased solar system design and installation company with a 5-story (75') office building and a 14,994 square-foot warehouse. Construction plans have not yet been submitted for review.



LDC Amendments

Conservation Resource Standards

On July 10, 2019, the Planning Commission recommended approval an amendment to the city's Conservation Resource Regulations to increase the allowance for the construction of water dependent structures. The amendment would allow for the construction of water dependent structures greater than 6 feet in width such as gazebos, platforms, and floating docks over open water and set forth criteria by which the Board of Adjustment may grant a variance to allow the construction of bulkheads or other shoreline stabilization methods within the conservation resource setback. The amendment is scheduled for public hearing before the City Council on August 6, 2019.

Floodplain Management

On July 17, 2018, the City Council approved an amendment to the floodplain management regulations to comply with FEMA requirements and to revise higher-standards for floodplain development. The amendment was required by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management (NCDEM) to maintain the City's compliance with the National Flood Insurance Program (NFIP).

Special Use Permit Procedures

On April 2, 2019, the City Council approved an amendment to amend procedures for special use permit applications to eliminate the Planning Commission from the approval process, require a community meeting to be held by the applicant, allow for an increased minimum time period to commence construction on certain special use permit requests, increase the time limit for extensions, and increase the minimum property owner notification distance from 100 feet to 300 feet for rezoning and special use permit applications.

Medical Offices in Commercial District Mixed-use (CDMU)

On December 4, 2018, the City Council approved an amendment to allow medical offices as a permitted use within commercial district mixed-use (CDMU) developments. The amendment allows for the opportunity to incorporate more office types into mixed-use areas and allow more options for residents and workers closer to their homes and places of work.

Signs in the CBD, MSMU, RFMU, MX, & UMX Districts

On June 5, 2019, the Planning Commission recommended approval an amendment to modify the signage standards for attached signs in the CBD, MSMU, RFMU, MX, & UMX Districts. The amendment would allow buildings in the CBD one square foot of attached signage per linear foot of building façade along a public street or alley and to increase the number of wall signs allowed to one per ground-floor commercial tenant. The amendment would also allow one projecting sign per ground-floor tenant in the CBD, MSMU, RFMU, MX, and UMX districts. The amendment is scheduled for public hearing before the City Council on August 6, 2019.

Lot Area for Single-family Courtyard Developments

On December 4, 2018, the City Council approved an amendment to reduce the minimum lot area for single-family courtyard housing in the R-20, R-15, and R-10 districts. Allowing the moderate increase in density proposed for the R-20, R-15, and R-10 districts will encourage the development of this housing type while still protecting the character of established neighborhoods.

Activity Summary

FY 18-19 Case Activity

Planning Commission Recommendation	Total	Rezoning	CD Rezoning	Special Use Permits	Land Development Code Amendments	Street Closures	SRB Appeal
Approval	37	3	17	7	7	3	0
Denial	7	1	4	0	1	0	1
Withdrawn	0	0	0	0	0	0	0
Total	44	4	21	7	8	3	1

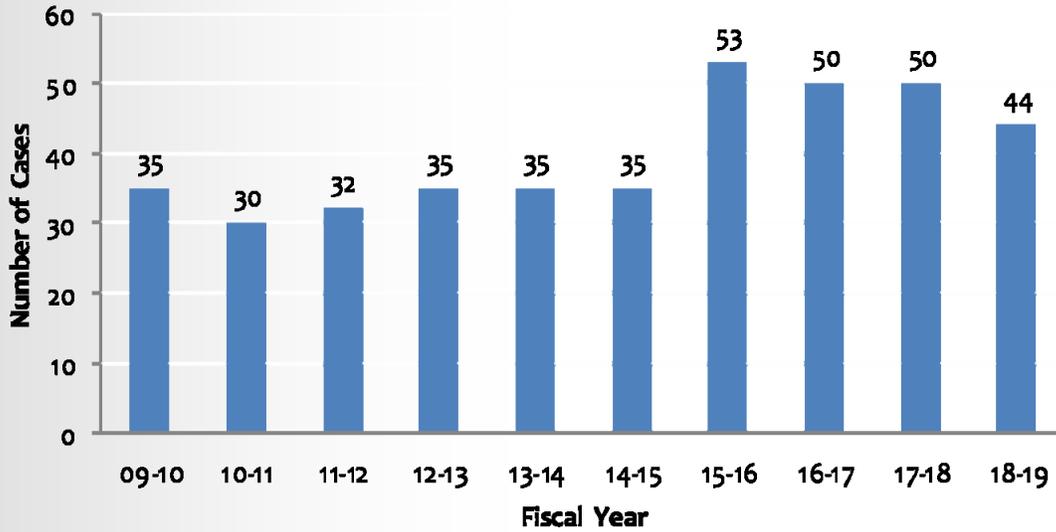
Note: Chart includes all cases that were accepted for consideration during the 2018-2019 fiscal year. Cases withdrawn prior to being considered by the Planning Commission were not included.

Voting Consistency

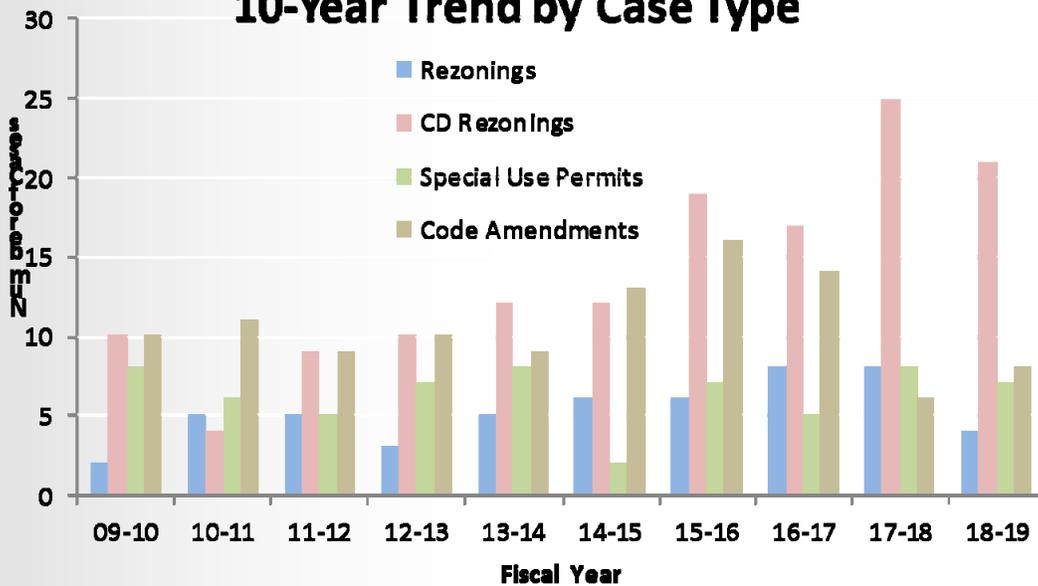
Staff Recommendation & Planning Commission Recommendation	88% Consistent
Staff Recommendation & City Council Action	89% Consistent
Planning Commission Recommendation & City Council Action	94% Consistent

Historical Trends

Planning Commission Annual Cases 10-Year Trend



Planning Commission Annual Cases 10-Year Trend by Case Type



Commissioner Attendance Record

Fiscal Year 2018–2019

Commissioners	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	3/20 Special Meeting	Apr	May	5/14 Work Session	Jun	6/24 Special Meeting
Deb Hays, Chair	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Richard Collier, Vice Chair	●	●	●	●	●	○	●	●	●	○	●	●	●	●	●
Bruce Bowman	●	●	●	●	●	○	●	●	●	●	○	●	●	○	●
Candy Cortes	New Member			●	●	●	●	●	●	●	●	●	○	●	○
Jeffrey Hovis	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
JC Lyle	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Bruce McGuire	○	●	●	Term Ended											
Kemp Roberts	●	○	●	●	●	●	●	○	●	●	●	●	●	●	●

● = Present ○ = Absent

