

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: Christian Cardamone - Alpha Wilmington Development (Construction, LLC)
MAILING ADDRESS OF APPLICANT: PO Box 262 Wrightville Beach NC 28480
PHONE NUMBER AND E-MAIL OF APPLICANT: 910-262-3399 christiancardamone@gmail.com

PROPERTY OWNER INFORMATION:

Name(s) Christian Cardamone - Alpha Wilmington ~~LLC~~ Development Construction
Address: PO Box 262
Wrightville, NC Zip 28480
Telephone: 910 262 3399
Email Address: christiancardamone@gmail.com

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

ADDRESS OF SUBJECT SITE: 102 Meares st ; 104 Meares
NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R05413-017-016-000 (102)
R05413-017-001-000 (104)
CURRENT ZONING DISTRICT(S): R3 PROPOSED ZONING DISTRICT(S): UMX
TOTAL SITE AREA: .071 ; 0.07
(102 meares) (104 meares)
PRE-APPLICATION MEETING: _____
(Date)



RECEIVED
By Todd Rademacher at 10:41 am, Dec 11, 2024

When the planning commission and city council review petitions for a general rezoning of property, the intended use of the property cannot be considered. It is important that the applicant provide information to explain how the general 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.

Adjacent properties (1105 & 1107 Front Street) are operating in commercial capacities.

2. **Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).**

Map 2, Areas of Opportunity, of the Growth Strategy Maps indicates this area as a post-industrial and inner city revitalization area. Densities in said area can increase with full-block, yet pedestrian scale, mixed-use development.

3. **Explain the expected impacts on the area if the proposed zoning map amendment is approved.**

Mixed used/commercial development will promote entrepreneurship and small business development in an area conducive for it. This is a high traffic area better suited to commercial endeavors than residential ones.

4. **Describe other circumstances that justify that the proposed amendment in the public interest.**

With the new Bridge ramp and DOT Road widening right in front of this property it's highest & best use will be a commercial use. The noise & traffic will be a hazard and nuisance to a residential user.

The property next door at 1107 is zoned res but currently being used for commercial business, so this change would be consistent with the rest of the block.

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

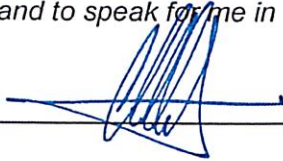
PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION. Please check the list below carefully before you submitting.

- 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.

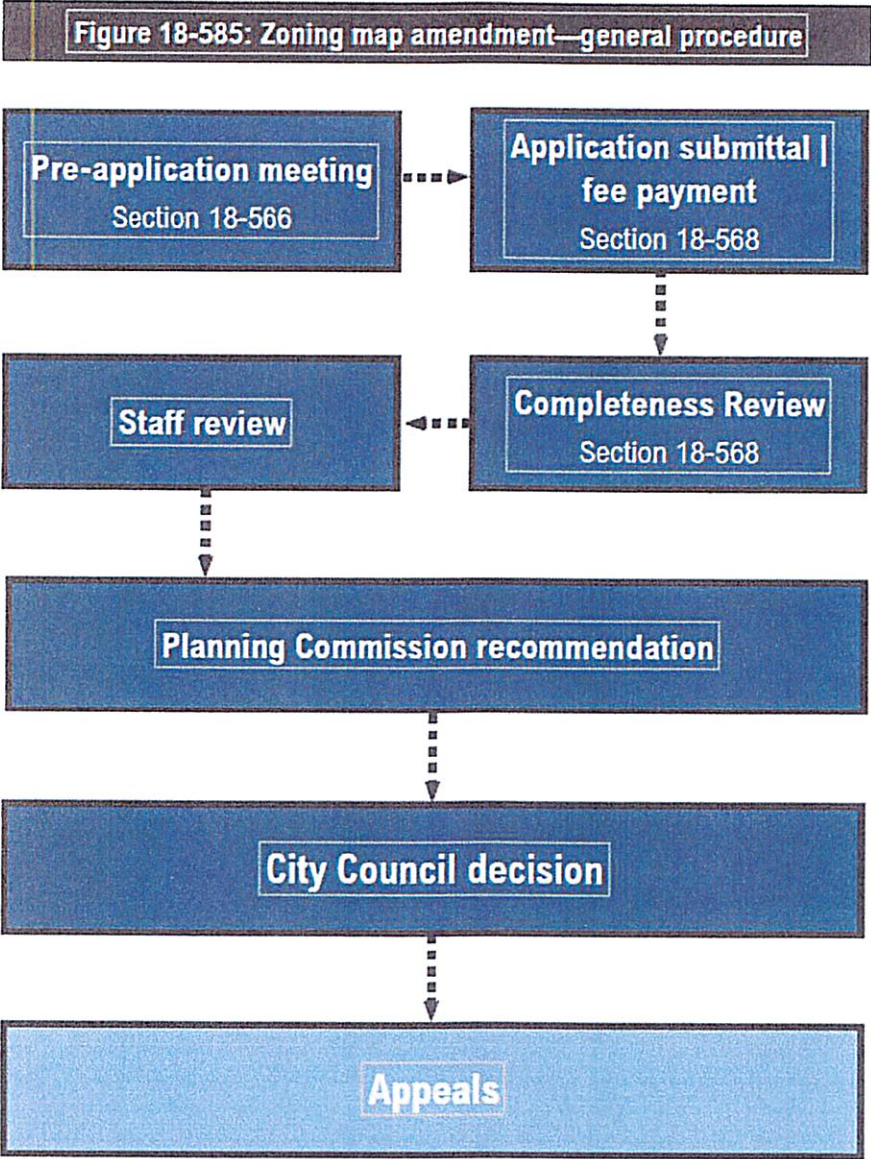
OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate* Christopher Cadamore *to act on my behalf*

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: _____



11-25-24



- NOTES:
- 1.) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X-COIBER (AREAS) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON PANEL No. 11212, FLOOD INSURANCE RATE MAP No. OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 - 2.) ALL DISTANCES ARE GROUND HORIZONTAL.
 - 3.) NO ALG.CS. FOUND WITHIN 2000'.
 - 4.) SURVEY AND MAP SUBJECT TO ANY CHANGES THAT MAY BE DISCLOSED BY A CURRENT TITLE OPINION.
 - 5.) AREA CREATED BY COORDINATE METHOD.
 - 6.) SEWER SERVICES PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
 - 7.) WATER SERVICES PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.

CERTIFICATE OF APPROVAL BY THE
CAPE FEAR PUBLIC UTILITY AUTHORITY

[Signature]
REVIEW OFFICER
DATE 11/11/2023

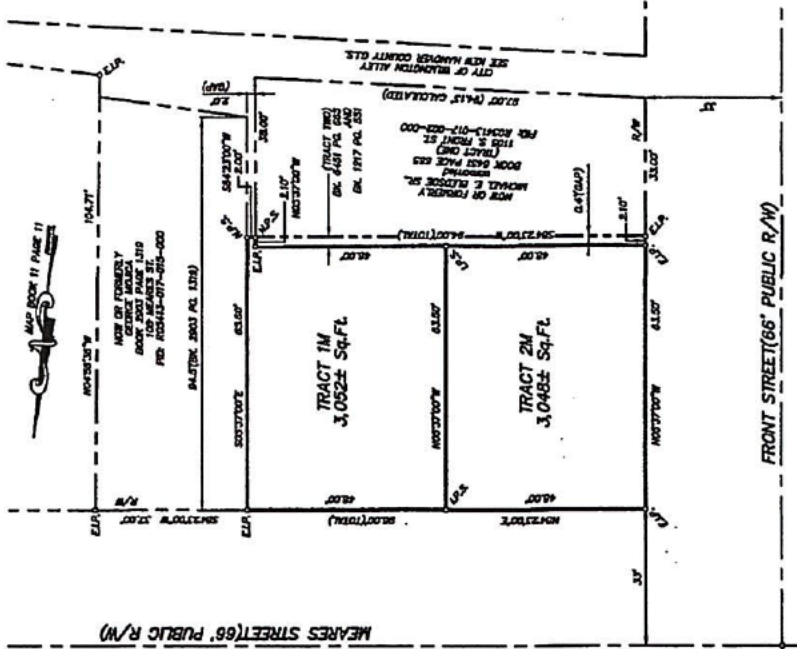
[Signature]
Senior Project Manager
DATE 11/11/2023

11/11/2023

CERTIFICATE OF REGISTRATION
BY REGISTERED SURVEYOR

NORTH CAROLINA NEW HANOVER COUNTY FIELD FOR REGISTRATION ON THE 15th DAY OF MARCH 2023. REGISTERED IN MAP BOOK 74 PAGE 77. REGISTRATION NO. 202302020

Margaret Betty Collins,
Registrar of Deeds
by: William G. Hill,
Deputy



MAP NOT SUBJECT TO CITY OF WILMINGTON SUBMITTAL REQUIREMENTS

12-18-23
DATE

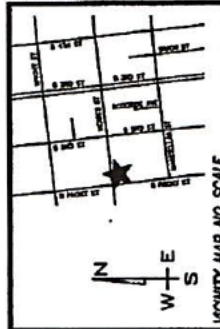
12-18-23
DATE

12-18-23
DATE

Owner: ALPHA WILMINGTON DEVELOPMENT and CONSTRUCTION, LLC
PO BOX 2823
Highlands Beach, NC 28450
c/c: Christian Cardomano
Commercial & Residential Broker / Property Manager
Keller Williams Realty
Elaborate (810) 665-1100
cmsh@christiancardomano.com

Legend:
NO POINT SET
IRON PIPE SET
EXISTING BRON PIPE
EXISTING IRON REBAR

N.P.S.
L.P.S.
E.I.P.
E.I.R.



VICINITY MAP NO SCALE

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. UNDERWOOD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A POINT OF BEGINNING AS SHOWN ON THE PLAT. THE BOUNDARIES AND DEPARTMENTS ARE SHOWN AS CALCULATED BY LATITUDE AND DEPARTMENTS AS CALCULATED BY LONGITUDE. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF G.S. 1-202 AND 1-203. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 1-202 AND 1-203.

WITNESSES MY HAND AND SEAL THIS 25th DAY OF NOVEMBER 2023.

Michael J. Underwood
REGISTERED SURVEYOR 1-2588

CERTIFICATE OF OWNERSHIP AND DESIGN

I, MICHAEL J. UNDERWOOD, CERTIFY THAT THIS SURVEY IS A RECONSTRUCTION OF EXISTING PARCELS, EXCEPT TO THE EXTENT OF SUBDIVISION.

Michael J. Underwood
REGISTERED SURVEYOR 1-2588

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. UNDERWOOD, CERTIFY THAT THIS SURVEY IS A RECONSTRUCTION OF EXISTING PARCELS, EXCEPT TO THE EXTENT OF SUBDIVISION.

Michael J. Underwood
REGISTERED SURVEYOR 1-2588

DATE 11-12-23

BY: CHRISTIAN CARDOMANO (OWNER)
MAP REVIEW OFFICER

MAP FOR RECORD (RECONSTRUCTION)

ALPHA WILMINGTON DEVELOPMENT and CONSTRUCTION, LLC DIVISION
TRACT 1M AND 2M
3,052± Sq.Ft. AND 3,046± Sq.Ft.

PART OF LOT 1, BLOCK 3
OFFICIAL PLAN OF THE CITY OF WILMINGTON
WILMINGTON TOWNSHIP NEW HANOVER COUNTY
NORTH CAROLINA

REGISTERED SURVEYOR 1-2588

ADDRESS 1103 S. Front St.
CITY WILMINGTON
COUNTY NEW HANOVER
STATE NORTH CAROLINA

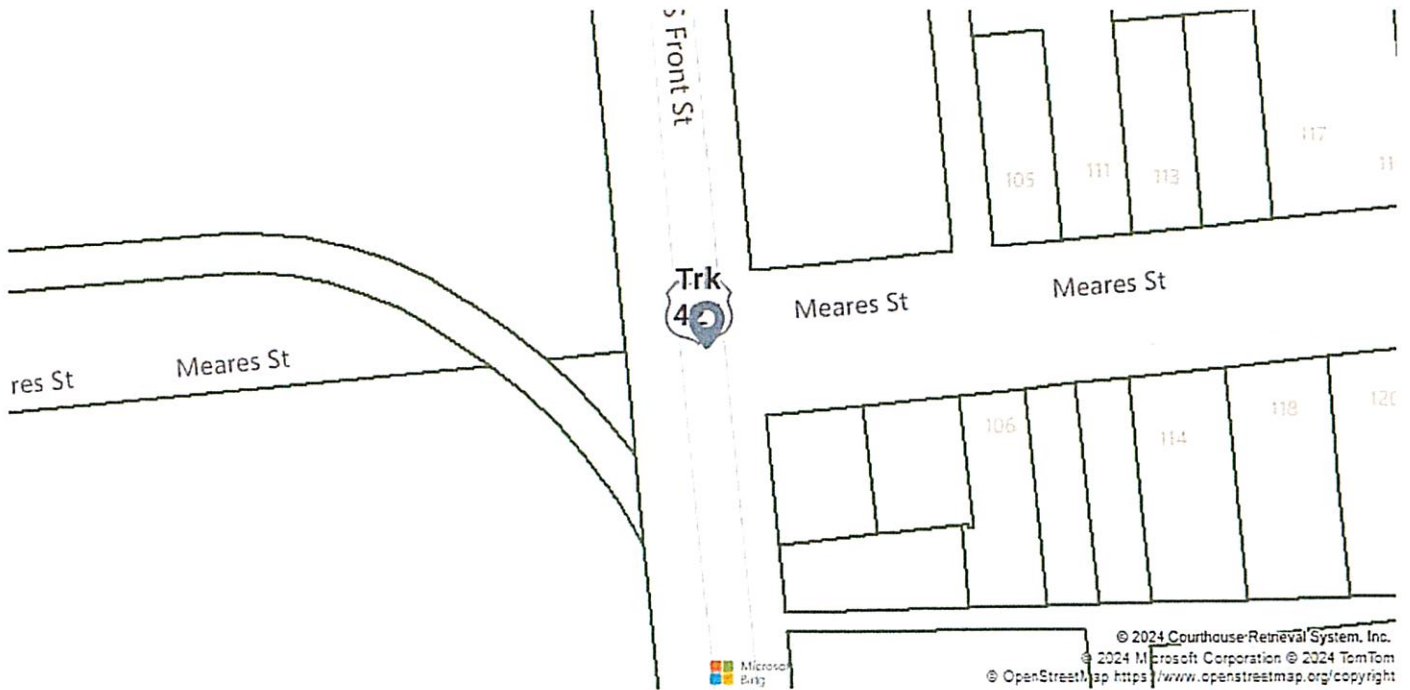
DATE 11-12-23

DATE 11-12-23

DATE 11-12-23

RECEIVED
By Todd Rademacher at 10:41 am, Dec 11, 2024

Friday, November 22, 2024



LOCATION

Property Address 102 Meares St
Wilmington, NC 28401-5635

Subdivision

County New Hanover County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID R05413-017-016-000

Alternate Parcel ID

Account Number

District/Ward Wilmington City

2020 Census Trct/Blk 113/2

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Unused Land

Improvement Type

Square Feet

CURRENT OWNER

Name Aloha Wilmington Development Construct

Mailing Address Po Box 262
Wrightsville Beach, NC 28480-0262

SCHOOL ZONE INFORMATION

Snipes Academy Of Arts And Design 2.0 mi

Elementary: K to 5 Distance

Williston Middle School 1.0 mi

Middle: 6 to 8 Distance

New Hanover High School 1.3 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 11/01/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/2/2023		Aloha Wilmington Development & Construct	Hunter Elliot G Morris B Etal	Quit Claim Deed	2	6672/2037

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024

RECEIVED
By Todd Rademacher at 10:41 am, Dec 11, 2024

Appraised Land	\$107,400	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$107,400	Total Assessment	\$107,400
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	Fire District Taxes	County Taxes	Total Taxes
2024	\$451.08	\$460.75	\$934.38

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Unused Land	Lot Dimensions	
Block/Lot	3/1	Lot Square Feet	3,093
Latitude/Longitude	34.221449°/-77.947047°	Acreage	0.071

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	Level With Street
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R-3	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	3/1	District/Ward	Wilmington City
Description	Pt Lot 1 Blk 3 Tr 2M Wilm Child Of Split From R05413-017-001-00		

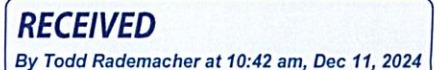
INTERNET ACCESS

courtesy of Fiberhomes.com

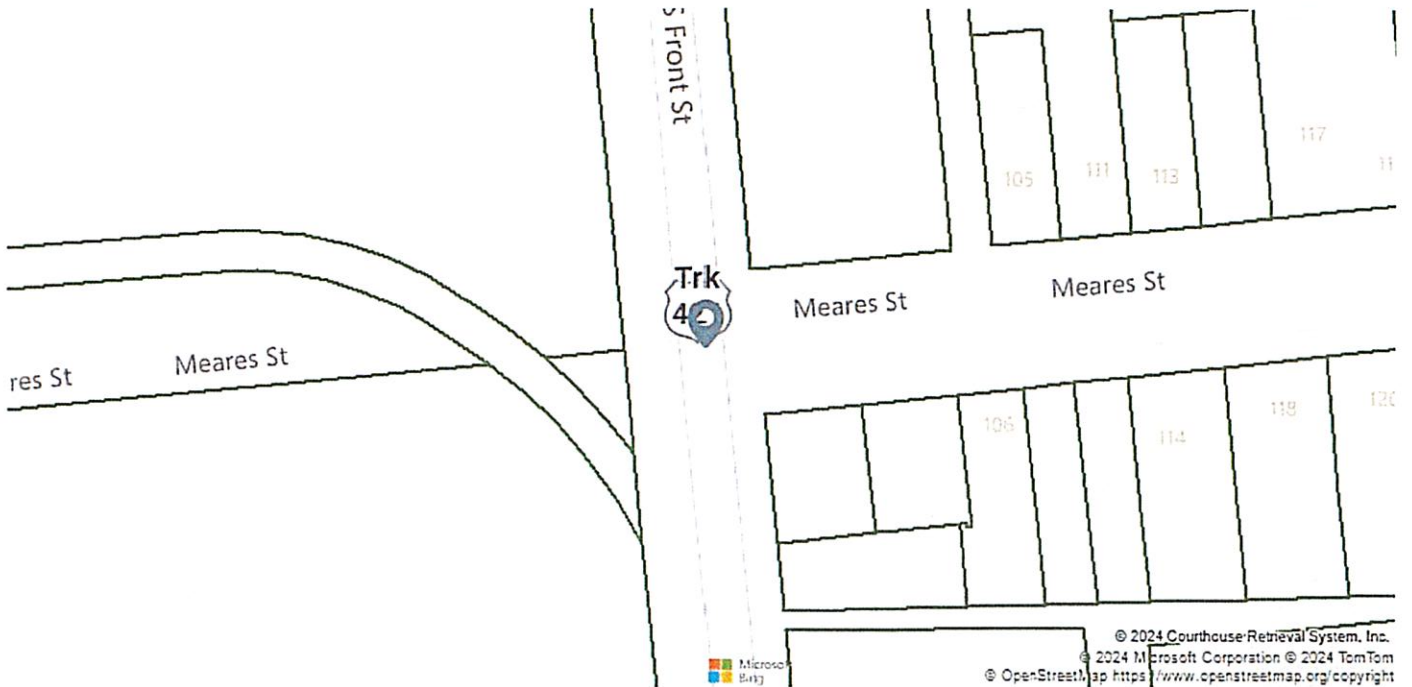
Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
AT&T	FIBER	No	1000 Mbps	
Spectrum	CABLE	No	1000 Mbps	
Starlink	SATELLITE	No	100 Mbps	

LISTING ARCHIVE

No Listings found for this parcel.



Friday, November 22, 2024



LOCATION

Property Address 102 Meares St
Wilmington, NC 28401-5635

Subdivision

County New Hanover County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID R05413-017-016-000

Alternate Parcel ID

Account Number

District/Ward Wilmington City

2020 Census Trct/Blk 113/2

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Residential

Land Use Unused Land

Improvement Type

Square Feet

CURRENT OWNER

Name Aloha Wilmington Development Construct

Mailing Address Po Box 262
Wrightsville Beach, NC 28480-0262

SCHOOL ZONE INFORMATION

Snipes Academy Of Arts And Design 2.0 mi

Elementary: K to 5 Distance

Williston Middle School 1.0 mi

Middle: 6 to 8 Distance

New Hanover High School 1.3 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 11/01/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/2/2023		Aloha Wilmington Development & Construct	Hunter Elliot G Morris B Etal	Quit Claim Deed	2	6672/2037

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024

RECEIVED
By Todd Rademacher at 10:42 am, Dec 11, 2024

Property Report for 102 MEARES ST. cont.

Appraised Land	\$107,400	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$107,400	Total Assessment	\$107,400
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	Fire District Taxes	County Taxes	Total Taxes
2024	\$451.08	\$460.75	\$934.38

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Unused Land	Lot Dimensions	
Block/Lot	3/1	Lot Square Feet	3,093
Latitude/Longitude	34.221449°/-77.947047°	Acreage	0.071

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	Level With Street
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	R-3	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	3/1	District/Ward	Wilmington City
Description	Pt Lot 1 Blk 3 Tr 2M Wilm Child Of Split From R05413-017-001-00		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
AT&T	FIBER	No	1000 Mbps	
Spectrum	CABLE	No	1000 Mbps	
Starlink	SATELLITE	No	100 Mbps	

LISTING ARCHIVE

No Listings found for this parcel.

**City of Wilmington
102 Meares Street (Tract 2M)
Aloha Wilmington Development and Construction, LLC Division**

Beginning at a Point located in the east right-of-way line of Front Street (66' Public R/W) at its intersection with the south right-of-way line Mears Street (66' Public R/W) as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry; said point being the **Point of Beginning**; thence along and with aforementioned south right-of-way line Mears Street (66' Public R/W) North 84 degrees 23 minutes 00 second East a distance of 48.00 feet to an existing iron pipe; thence leaving said south right-of-way line Mears Street (66' Public R/W) as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry South 05 degrees 37 minutes 00 seconds East a distance of 63.50 feet to a point; thence South 84 degrees 23 minutes 00 seconds West a distance of 48.00 feet to an existing iron pipe located in the east right-of-way line of Front Street (66' Public R/W) as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry; thence North 05 degrees 37 minutes 00 second West a distance of 63.50 feet to the **Point of Beginning**; **containing (3,048± Sq. Ft.), more or less, the same being tract of land labeled Tract 2M as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry.**

**PRELIMINARY
NOT TO BE USED FOR
RECORDATION OR
OTHER CONVEYANCE**

City of Wilmington

104 Meares Street (Tract 1M)

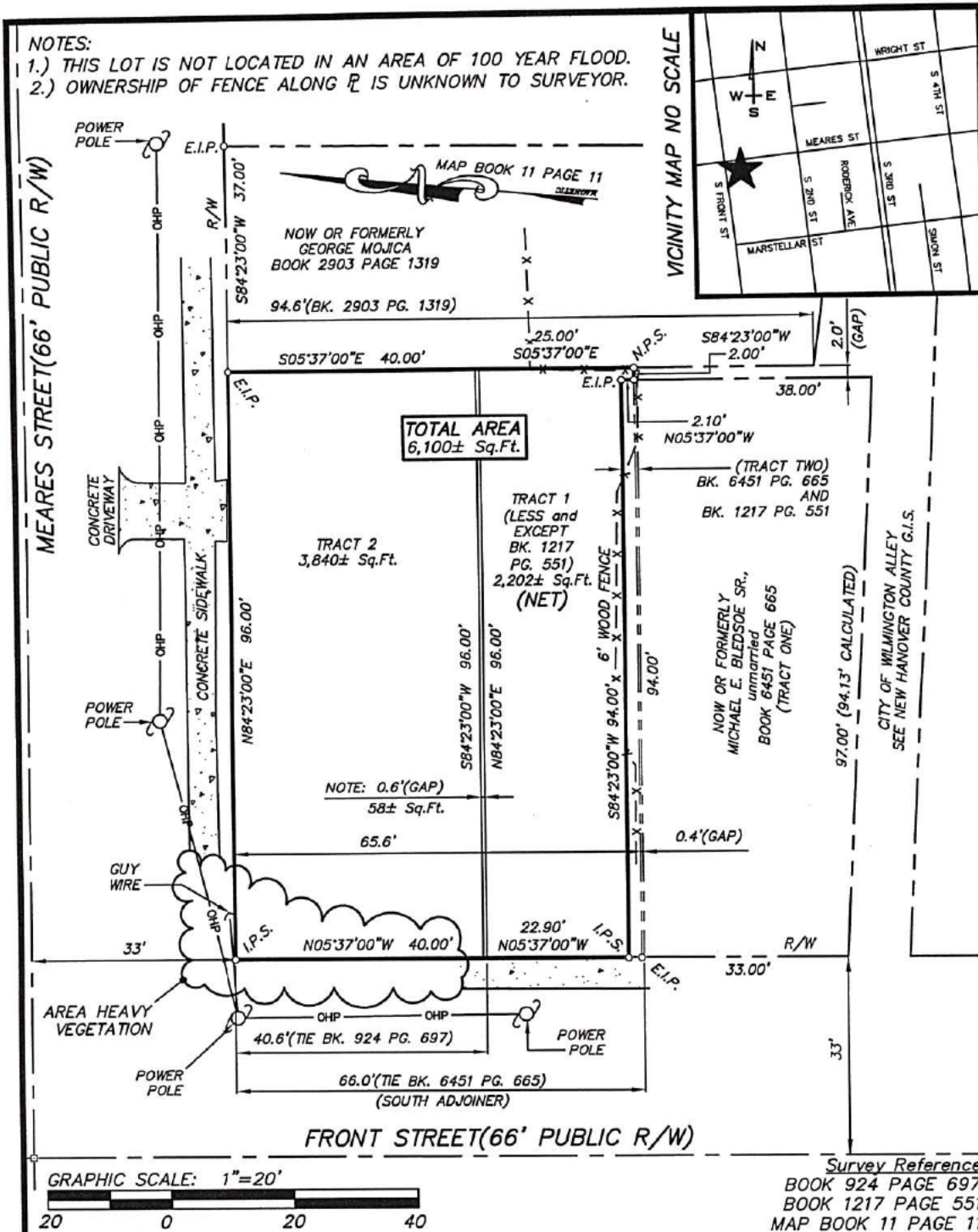
Aloha Wilmington Development and Construction, LLC Division

Commence at a Point located in the east right-of-way line of Front Street (66' Public R/W) at its intersection with the south right-of-way line Mears Street (66' Public R/W) as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry; thence along and with aforementioned south right-of-way line Mears Street (66' Public R/W) North 84 degrees 23 minutes 00 second East a distance of 48.00 feet to an existing iron pipe, said point being the **Point of Beginning**; thence North 84 degrees 23 minutes 00 second East a distance of 48.00 feet to an existing iron pipe; thence leaving said south right-of-way line Mears Street (66' Public R/W) as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry South 05 degrees 37 minutes 00 seconds East a distance of 65.60 feet to a point; thence South 84 degrees 23 minutes 00 seconds West a distance of 2.00 feet to a point; thence North 05 degrees 37 minutes 00 second West a distance of 2.10 feet to an existing iron pipe; thence South 84 degrees 23 minutes 00 seconds West a distance of 46.00 feet to an existing iron pipe; thence North 05 degrees 37 minutes 00 second West a distance of 63.50 feet to the **Point of Beginning**; **containing (3,052± Sq. Ft.), more or less, the same being tract of land labeled Tract 1M as shown on record map of Aloha Wilmington Development and Construction, LLC Division recorded in Map Book 74 Page 77 of the New Hanover County Registry.**

**PRELIMINARY
NOT TO BE USED FOR
RECORDATION OR
DEEDS CONVEYANCE**

NOTES:

- 1.) THIS LOT IS NOT LOCATED IN AN AREA OF 100 YEAR FLOOD.
- 2.) OWNERSHIP OF FENCE ALONG R/L IS UNKNOWN TO SURVEYOR.



Plat of Survey For:
ALOHA WILMINGTON DEVELOPMENT and CONSTRUCTION, LLC
 TRACT 1 and TRACT 2(BOOK 924 PAGE 697)
 PART of LOT 1, BLOCK 3
 LESS and EXCEPT(BOOK 1217 PAGE 551)
 OFFICIAL PLAN of the CITY of the WILMINGTON
 WILMINGTON TOWNSHIP NEW HANOVER COUNTY
 WILMINGTON, NORTH CAROLINA

Legend:
 E.I.R. EXISTING IRON REBAR
 R/L PROPERTY LINE OHP OVERHEAD POWER
 I.P.S. IRON PIPE SET N.P.S. NO POINT SET
 E.I.P. EXISTING IRON PIPE

Address: 1103 S. FRONT ST.

MICHAEL UNDERWOOD and ASSOCIATES, PA
 102 CINEMA DRIVE, SUITE A WILMINGTON, NC 28403
 PH.: (910)815-0650 email: mua-office@mua-pa.com
 Firm License Number: C-0615

NORTH CAROLINA
NEW HANOVER COUNTY

I, **MICHAEL N. UNDERWOOD**, SURVEYOR,
 WAS DRAWN UNDER MY SUPERVISION AND
 SURVEY MADE UNDER MY SUPERVISION AND
 SHOWN ON THE FACE OF THIS PLAT AND
 AS CALCULATED BY COMPUTER AND
 BOUNDARIES NOT SURVEYED BY ME
 LINES PLOTTED FROM INFORMATION
 THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE
 STANDARDS OF PRACTICE FOR LAND SURVEYING IN
 NORTH CAROLINA WITNESS MY ORIGINAL SIGNATURE,
 LICENSE NUMBER AND SEAL THIS 1ST DAY OF
 NOVEMBER A.D., 2023.

Michael N. Underwood
MICHAEL N. UNDERWOOD, P.L.S.
 LICENSE NUMBER L-2962
 SEAL OR STAMP
 © 2023 MICHAEL UNDERWOOD and ASSOCIATES, PA

RECEIVED
 By Todd Rademacher at 10:44 am, Dec 11, 2024