

**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:** Skyline Realty Inc., Patrick M. Carroll and Carol J. Carroll

**MAILING ADDRESS OF APPLICANT:** P.O. Box 357, Mount Pleasant, SC 29465

**PHONE NUMBER AND E-MAIL OF APPLICANT:** (603) 986-6081 PatrickMcmahonCarroll@aol.com

**PROPERTY OWNER INFORMATION:**

Name(s) Same as Applicants

Address: \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

**ADDRESS OF SUBJECT SITE:** See attached list of properties

**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** See attached list of properties

**CURRENT ZONING DISTRICT(S):** LI and R3 **PROPOSED ZONING DISTRICT(S):** UMX

**TOTAL SITE AREA:** ± 2.37 acres

**PRE-APPLICATION MEETING:** \_\_\_\_\_  
(Date)

Date Received: 6/24/2024	Planner: Zac Smith
Case File # : Z-3-824	Fee Paid: \$555.00

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.

Please see attached Exhibit "A".

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.).**

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (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, 3<sup>rd</sup> 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. 3<sup>rd</sup> 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.
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## **Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION**

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**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;
- List of the names of owners, their addresses, and the tax parcel numbers of the properties within 300 feet of the subject property, including those separated by a street right-of-way. A list will be provided by planning staff;
- Two sets of business-size envelopes pre-addressed to the property owners within 300 feet of the subject property with the planning department's return address. All envelopes must have postage and metered postage must be *undated*. Envelopes should include the department's return address:  
 City of Wilmington Planning Department  
 PO Box 1810  
 Wilmington, NC 28402-1810
- Copy of the New Hanover Tax map that delineates the property requested for rezoning.

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**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 Matthew A. Nichols 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: Please see attached owner signature pages.

[OWNER SIGNATURE PAGE FOR SKYLINE REALTY, INC.]

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

SKYLINE REALTY, INC.

Owner of Parcel ID Nos.    R05413-017-003-000  
    R05413-017-008-000  
    R05413-017-005-000  
    R05413-034-012-000  
    R05413-034-011-000  
    R05413-034-009-000  
    R05413-034-013-000  
    R05413-017-006-000

Signature/Date:  4/15/24  
 By. Patrick M. Carroll, President

[OWNER SIGNATURE PAGE FOR PATRICK M. CARROLL and CAROL J. CARROLL]

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

PATRICK M. CARROLL and CAROL J. CARROLL  
Owners of Parcel ID No. R05413-034-008-000  
R05413-017-004-000  
R05413-017-009-000

Signature/Date: Patrick M. Carroll 4/15/24  
Patrick M. Carroll

Signature/Date: Carol J. Carroll APR. 15, 2024  
Carol J. Carroll

# EXHIBIT A TO REZONING APPLICATION

## Overview

The Applicants are proposing to rezone eight LI (Light Industrial) zoned parcels and three R-3 (Residential) zoned parcels (11 parcels total) located along South Front Street, Marstellar Street and South 2nd Street in the Southside neighborhood to UMX-Urban Mixed Use. Currently, all three of the subject R-3 zoned parcels and four of the LI zoned parcels are vacant. There are buildings on each of the other four LI zoned parcels: The two lots facing South 2nd Street contain single-story commercial buildings, another parcel contains a single-family residential structure on the corner of Marstellar Street and South 2nd Street, and the largest parcel contains a large industrial building built in approximately 1908, which faces South Front Street. This industrial building is specifically featured in the Southside Small Area Plan, as shown below. While this industrial building has generally been used for office and warehouse space, it provides an excellent opportunity for adaptive reuse under Wilmington’s UMX District and will serve as a focal point for this proposed new UMX District. Previously, a portion of this building was used on a regular basis for filming a popular television series.

Southside Small Area Plan—A Plan for the Dry Pond, The Bottom, and Lake Forest Neighborhoods

**Land Use**

Land use defines a community’s physical form and function. A solid mix of land uses can complement and enhance the neighborhood, protect property values, help prevent crime, and provide options for residents. A diverse yet compatible land use pattern offers residents consumer choices, housing options, and convenient personal services. The land use element of this plan provides guidance on where different land uses are needed and appropriate. The compatibility of land uses was identified by Southside stakeholders as an important element of the community. The strategies of this section reflect stakeholder input regarding the desired land use patterns of the Southside and are intended to complement the Recommended Land Use Map (appendix C).


The Recommended Land Use Map was developed from comments received during the public input process and is a general depiction of intended land uses for the Southside area. The map is not a zoning map. Whereas zoning establishes detailed requirements for setbacks, height, use, parking, etc., the land use categories of the Recommended Land Use Map represent a range of potentially appropriate land uses.

The Southside contains an array of land uses that enhance community character. Many unique resources exist in the Southside that are rare to other parts of the city. There are a number of large vacant tracts that may be suitable for mixed use projects, providing opportunities for residents to work and shop close to home. There are many smaller infill sites suitable for residential development that may provide additional affordable housing options.


While a healthy industrial base in the Southside is a critical element to the economic health of the area, some industrial uses are no longer viable or have relocated, leaving many buildings underutilized or abandoned. These sites provide unique opportunities for adaptive reuse and redevelopment. Creating and maintaining a land use pattern that protects the existing resources of the Southside while planning for future growth is a critical element of this plan.

While some strategies identified will require action by the city or other public agencies, the overall success of this plan will depend on the involvement of residents, property owners, and business owners of the Southside community. Strategies that require action by the city or other agencies often will require funding and it is up to the Southside community to point to the plan to help influence budgetary decisions.

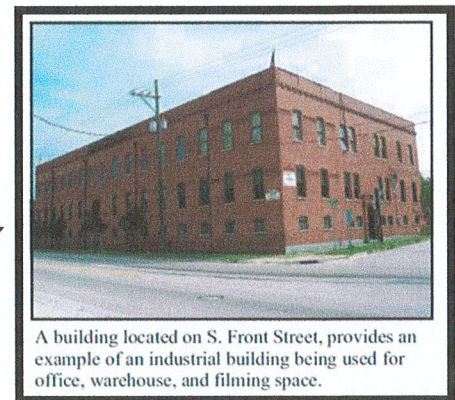
**Goal:** To provide a balanced mix of land uses that offer options for residents while ensuring new development is compatible with and enhances the neighborhood.



Almost an entire block in the Southside sits available for development.



A building located on S. Front Street, provides an example of an industrial building being used for office, warehouse, and filming space.



The proposed rezoning to UMX would allow for a wider range of possible residential and neighborhood commercial uses in this large industrial building and the surrounding properties and would help facilitate the redevelopment of these parcels, several of which have been vacant for some time.

Overall, this proposed UMX rezoning promotes many of the City’s planning and growth policies, goals and strategies in both the Create Wilmington Comprehensive Plan and the Southside Small Area Plan, including “provid[ing] a balanced mix of land uses that offer options for residents while ensuring new development is compatible with and enhances the neighborhood”. (Southside Small Area Plan, p. 41).

The subject area is also located within a Postindustrial & Inner-city Revitalization Area of Opportunity, which encourages adaptive reuse and mixed-use development.

**1. What changed or changing condition(s) justifies the passage of the amendment?**

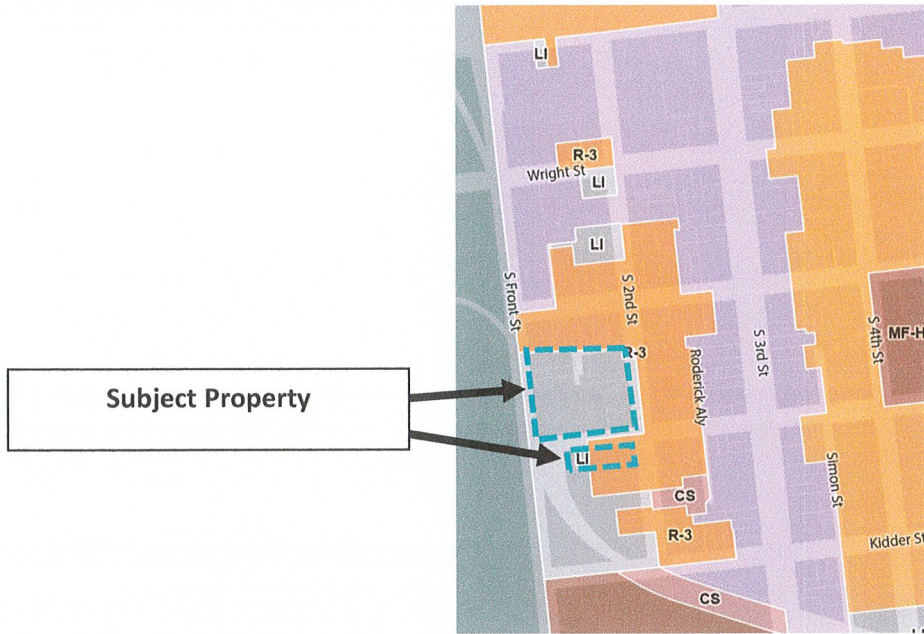
Population and economic growth in the City of Wilmington have encouraged revitalization and infill development throughout the City, and particularly in and near the downtown area. In 2016, Wilmington City Council adopted the Create Wilmington Comprehensive Plan in order to better plan for the City's growth. At that time, this area was designated as a Postindustrial & Inner-city Revitalization Area of Opportunity, encouraging mixed-use development, adaptive reuse of existing buildings, and the promotion of small business and entrepreneurship with context sensitive design and placemaking.

The intent of the UMX, Urban Mixed Use District is to reinforce and restore a historic urban pattern of development. As stated in LDC Sec. 18-41(A)(5) "[t]he 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." This is the type of development pattern the Applicant is attempting to achieve in this area through the framework of the UMX District provisions.

Several of the subject parcels have been vacant or underutilized for a long time under their current zoning designations. These properties would benefit from economic investment and redevelopment under the UMX District framework, which will also have a positive impact on the surrounding area. The large industrial building would also benefit from a broader range of permitted uses and neighborhood commercial uses under the UMX District, which will also help with the continued upkeep and preservation of this 100+ year old building.

Additionally, further illustrating that UMX is a more appropriate zoning district for this property than the current industrial zoning, large sections of the nearby areas along South Front, 2nd Street and 3rd Street have been zoned UMX in recent years. In fact, the surrounding area contains more UMX zoned parcels than LI zoned parcels as illustrated by the excerpt from the Wilmington Zoning Map below. The Applicant's property is essentially the last portion of LI zoned property remaining on the entire two blocks, except for the property to the south owned by the railroad company.





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

As illustrated below, the subject properties are located in a Postindustrial & Inner-city Revitalization Area of Opportunity. The proposed rezoning is consistent with many principles of this Area of Opportunity and will help address the challenges identified in the Growth Factors Report.

### Map 3: Areas of Opportunity

#### Postindustrial & Inner-city Revitalization Area of Opportunity

- Increase densities with full-block, yet pedestrian scale, mixed-use development.
- Encourage adaptive reuse of buildings.
- Promote entrepreneurship and small business development.
- Foster the identity of small urban neighborhoods and sub-districts.
- Repair street connectivity and block structure that has been lost over time.

The proposed rezoning is also consistent with numerous other policies of the Comprehensive Plan, including the following:

### **Policies Chapter 1: Development and City Building**

- 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 Maps. 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.
- 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.

### **Policies Chapter 10: Downtown Area**

- 10.1.2 - The redevelopment of underutilized sites, including surface parking lots, infill sites, and brownfields sites, should be prioritized and supported through the city’s development code and technical standards.
- 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 and residential areas.

### **Policies Chapter 11: Historic Preservation**

- 11.3.1 - Adaptive reuse of historic buildings and sites should be encouraged to support the goals of housing diversity and affordability, economic development, environmental sustainability, parks and recreation, and urban design, particularly in areas with a strong historic context.

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

The proposed rezoning will have a positive effect on the subject property and the surrounding neighborhood. As stated above, seven of the subject parcels are vacant, and a UMX zoning district would provide much more flexibility and opportunity to encourage development of these parcels into appropriately scaled residential and neighborhood commercial uses that enhance the neighborhood and benefit the area through economic investment and good urban design and placemaking. The UMX District allows and encourages a much more neighborhood-scale commercial use and

development than what is permitted under the current Light Industrial zoning existing on eight of the subject parcels.

Under a UMX zoning, the existing commercial buildings will have more flexibility and variety in their permitted uses, and therefore have the potential to offer a wider variety of goods and services to the neighborhood. Also, the additional commercial flexibility provided by the UMX District will provide better opportunities to assist in keeping the existing building economically viable.

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

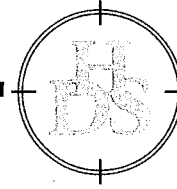
This proposed UMX rezoning of these eleven parcels presents an excellent redevelopment opportunity in this Postindustrial & Inner-city Revitalization Area of Opportunity. In addition to being consistent with many of the goals, policies and growth strategies in both the Comprehensive Plan and the Southside Small Area Plan, a UMX Zoning District designation on these parcels will facilitate redevelopment and economic investment in an area that is currently underutilized, providing the necessary flexibility to create new residences, neighborhood-scale commercial, and additional jobs within walking distance of the surrounding neighborhoods, and a wider variety of neighborhood-scale goods and commercial services to offer to the community.

PROPERTY OWNERS WITHIN 300 FEET

PARID	PROPERTY ADDRESS	OWNER	OWNER MAILING ADDRESS	
R05316-004-001-000	PT LT 6 BLK 16 WILMINGTON	CTI OF NORTH CAROLINA INC	PO BOX 576	SAVANNAH GA 31402
R05413-014-009-000	201 MEARES ST	NINE LIVES LLC	1422 GROVE POINT RD	WILMINGTON NC 28409
R05413-014-010-000	205 MEARES ST	CRAIG ALEXANDER ANDREA ALEXANDER	5936 TOPEKA DR	TARZANA CA 91356
R05413-014-011-000	209 MEARES ST	A&D BETTER RENTALS LLC	9100 SALEM CT	WILMINGTON NC 28411
R05413-014-012-001	211 MEARES ST	PHILIP L JEFFRIES IRENE P JEFFRIES	5122 ORIOLE DR	WILMINGTON NC 28403
R05413-015-005-000	102 WRIGHT ST	DTSC LLC	401 CHESTNUT ST SUITE A	WILMINGTON NC 28401
R05413-015-008-000	105 MEARES ST	REBECCA LIEBENBERG CHRISTIAAN LIEBENBERG ETAL	105 MEARES ST	WILMINGTON NC 28401
R05413-015-009-000	111 MEARES ST	BARBARA LEE B HOLLIS	111 MEARES ST	WILMINGTON NC 28401
R05413-015-010-000	113 MEARES ST	WNCJRE LLC	176 COVE RD	OYSTER BAY NY 11771
R05413-015-011-000	115 MEARES ST	HILL CONSTRUCTION LLC	817 BAILEY HARBOR LN	WILMINGTON NC 28411
R05413-015-012-000	117 MEARES ST	CAROLINA COMMERCIAL INVESTMENT PRO LLC	2922 PARK AVE	WILMINGTON NC 28403
R05413-016-002-000	1312 FRONT ST S	CTI OF NORTH CAROLINA INC	101 LATHROP AVE N	SAVANNAH GA 31415
R05413-016-003-000	1202 FRONT ST S	GAS CENTER INC	3610 COLLEGE RD S	WILMINGTON NC 28412
R05413-016-004-000	1108 FRONT ST S	CTI OF NORTH CAROLINA INC	PO BOX 576	SAVANNAH GA 31402
R05413-016-005-000	1002 FRONT ST S	CTI OF NORTH CAROLINA INC	PO BOX 576	SAVANNAH GA 31402
R05413-017-001-000	104 MEARES ST	ALOHA WILMINGTON DEVELOPMENT & CONSTRUCT	PO BOX 262	WRIGHTSVILLE BEACH NC 28480
R05413-017-002-000	1105 FRONT ST S	MESICK TONI LIFE ESTATE	1105 FRONT ST S	WILMINGTON NC 28401
R05413-017-003-000	1107 FRONT ST S	SKYLINE REALTY INC	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-004-000	1109 FRONT ST S	PATRICK M CARROLL CAROL J CARROLL	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-005-000	101 MARSTELLAR ST	SKYLINE REALTY INC	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-006-000	115 MARSTELLAR ST	SKYLINE REALTY INC	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-008-000	1112 2ND ST S	SKYLINE REALTY INC	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-009-000	1106 2ND ST S	PATRICK M CARROLL CAROL J CARROLL	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-017-010-000	1104 2ND ST S	R J CLAYBROOK RHEBA T CLAYBROOK	4519 PATRICK AVE	WILMINGTON NC 28403
R05413-017-011-000	118 MEARES ST	WNCJRE LLC	176 COVE RD	OYSTER BAY NY 11771
R05413-017-012-000	114 MEARES ST	FRANK BROWN	114 MEARES ST	WILMINGTON NC 28401
R05413-017-013-000	110 MEARES ST	JONATHAN HILL SARAH HILL	110 MEARES ST	WILMINGTON NC 28401
R05413-017-014-000	108 MEARES ST	ROBERT G UPFIELD II	427 VALLIE LN	WILMINGTON NC 28412
R05413-017-015-000	106 MEARES ST	GEORGE MOJICA	106 MEARES ST	WILMINGTON NC 28401
R05413-017-016-000	102 MEARES ST	ALOHA WILMINGTON DEVELOPMENT & CONSTRUCT	PO BOX 262	WRIGHTSVILLE BEACH NC 28480
R05413-018-001-000	202 MEARES ST	28401 HOLDINGS LLC	401 4TH ST S	WILMINGTON NC 28401
R05413-018-002-000	1103 2ND ST S	CHRISTOPHER D CROMARTIE	1103 2ND ST S	WILMINGTON NC 28401
R05413-018-003-000	1105 2ND ST S	TWO BROS HOMES LLC	324 SMILAX LN	WILMINGTON NC 28412
R05413-018-004-000	1107 2ND ST S	MADELINE BATSON	12965 117TH CT SE	OCKLAWAHA FL 32179
R05413-018-005-000	1109 2ND ST S	JEFFREY LOREN LOY	1109 2ND ST S	WILMINGTON NC 28401
R05413-018-006-000	1110 RODERICK ALY	MICHELLE D STANLEY	1110 RODERICK AVE	WILMINGTON NC 28401
R05413-018-007-000	1111 2ND ST S	WILLIAM SCOTT GROVES	1118 3RD ST S	WILMINGTON NC 28401
R05413-018-008-000	1112 RODERICK ALY	SCOTT GROVES	1118 3RD ST S	WILMINGTON NC 28401
R05413-018-009-000	1112 RODERICK ALY	NEW KELLYS CHAPEL AME CHURCH	1125 2ND ST S	WILMINGTON NC 28401
R05413-018-010-000	1125 2ND ST S	KELLYS CHAPEL AME CHURCH	109 TOM AVE	CASTLE HAYNE NC 28429
R05413-018-011-000	209 MARSTELLAR ST	J M BERG KAY BERG	422 6TH ST S	WILMINGTON NC 28401
R05413-018-012-000	211 MARSTELLAR ST	J M BERG KAY BERG	422 6TH ST S	WILMINGTON NC 28401
R05413-018-013-000	1126 3RD ST S	RIVERVIEW PROPERTIES LLC	PO BOX 252	KURE BEACH NC 28449
R05413-018-014-000	1122 3RD ST S	RIVERVIEW PROPERTIES LLC	PO BOX 252	KURE BEACH NC 28449
R05413-018-016-000	1118 3RD ST S	WILLIAM S GROVES FREDERICA E GROVES	1118 3RD ST S	WILMINGTON NC 28401
R05413-018-017-000	1120 3RD ST S	GRACE HODGKINS	6104 GREENVILLE LOOP RD	WILMINGTON NC 28409
R05413-018-018-000	1116 3RD ST S	CARL H LINK HEIRS	2623 FALLSTON DR	FALLSTON MD 21047
R05413-018-019-000	1110 3RD ST S	OTHER COMPANY LLC	8711 SHIPWATCH DR	WILMINGTON NC 28412
R05413-018-022-000	214 MEARES ST	WNCJRE LLC	176 COVE RD	OYSTER BAY NY 11771

R05413-018-023-000	212 MEARES ST	MINDY L HARMON	1567 TURCEAU TRL	LELAND NC 28451
R05413-018-024-000	210 MEARES ST	NISHIE MCLEOD	210 MEARES ST	WILMINGTON NC 28401
R05413-018-025-000	208 MEARES ST	NORA ALAN GROUP LLC	4003 PARK AVE	WILMINGTON NC 28403
R05413-033-001-000	202 MARSTELLAR ST	CITY OF WILMINGTON	PO BOX 1810	WILMINGTON NC 28402
R05413-033-002-000	1207 2ND ST S	HELEN L JAMES	1207 2ND ST S	WILMINGTON NC 28401
R05413-033-003-000	1209 2ND ST S	KISHA L SHORT	1209 2ND ST S	WILMINGTON NC 28401
R05413-033-005-000	1215 2ND ST S	COASTAL RENTALS OF CHARLESTON LLC	37 ETON RD	CHARLESTON SC 29407
R05413-033-006-000	1219 2ND ST S	JENNIFER M LOWE	1219 2ND ST S	WILMINGTON NC 28401
R05413-033-008-000	203 KIDDER ST	PATTLER R GODWIN	203 KIDDER ST	WILMINGTON NC 28401
R05413-033-015-000	1216 3RD ST S	AMO HOLDINGS LLC	1042 MONTGOMERY ST	SAN CARLOS CA 94070
R05413-033-016-000	1211 2ND ST S	CAPE FEAR HABITAT FOR HUMANITY	3310 FREDRICKSON RD	WILMINGTON NC 28401
R05413-033-019-000	214 MARSTELLAR ST	KELLYS CHAPEL AME CHURCH	25 NEW BERN ST	WILMINGTON NC 28405
R05413-033-021-000	210 MARSTELLAR ST	ALVIN RICKS	6532 BROOKSTONE LN APT 105	FAYETTEVILLE NC 28314
R05413-033-022-000	208 MARSTELLAR ST	CHRISTINA LIMON RAMIRO LIMON	10945 SUNRISE RIDGE CIR	AUBURN CA 95603
R05413-033-024-000	216 MARSTELLAR ST	MICHAEL L MOORE	2203 MARKET ST	WILMINGTON NC 28403
R05413-033-028-000	1208 3RD ST S	CAPE FEAR HABITAT FOR HUMANITY	3310 FREDRICKSON RD	WILMINGTON NC 28401
R05413-033-029-000	1223 2ND ST S	PAU HANA LLC	1768 SINGING ROSE DR	MYRTLE BEACH SC 29579
R05413-033-030-000	1227 2ND ST S	PAU HANA LLC	1768 SINGING ROSE DR	MYRTLE BEACH SC 29579
R05413-034-001-000	1212 2ND ST S	SEABOARD COAST LINE RR	3600 WEST BROAD ST	RICHMOND VA 23230
R05413-034-002-000	1220 2ND ST S	ELAINE H DANDRIDGE ETAL	10450 LOTTSFORD RD APT 163	BOWIE MD 20721
R05413-034-003-000	1218 2ND ST S	LOUIS HARGROVE JR	1220 2ND ST S	WILMINGTON NC 28401
R05413-034-004-000	1216 2ND ST S	HELEN H JOHNSON	1216 2ND ST S	WILMINGTON NC 28401
R05413-034-005-000	1210 2ND ST S	CAPE FEAR OIL CO	609 HILLVIEW DR	WILMINGTON NC 28405
R05413-034-006-000	1208 2ND ST S	GAVALINA ENTERPRISE LLC	6709 CARMEL TRL	WILMINGTON NC 28411
R05413-034-007-000	1206 2ND ST S	WANDA LEE BELLAMY	1206 2ND ST S	WILMINGTON NC 28401
R05413-034-008-000	116 MARSTELLAR ST	PATRICK M CARROLL CAROL J CARROLL	PO BOX 357	MOUNT PLEASANT SC 29465
R05413-034-009-000	112 MARSTELLAR ST	SKYLINE REALTY INC	1121 FRONT ST S	WILMINGTON NC 28401
R05413-034-011-000	108 MARSTELLAR ST	SKYLINE REALTY INC	1121 FRONT ST S	WILMINGTON NC 28401
R05413-034-012-000	104 MARSTELLAR ST	SKYLINE REALTY INC	1121 FRONT ST S	WILMINGTON NC 28401
R05413-034-013-000	114 MARSTELLAR ST	SKYLINE REALTY INC	1121 FRONT ST S	WILMINGTON NC 28401

Verified: 6/24/2024  
ZS




May 2, 2024

Re: Proposed Re-Zoning Description

Beginning at a point at the intersection of the western right of way of S. 2<sup>nd</sup> Street (66' public right of way) with the northern right of way of Marstellar Street (66' public right of way): Proceed from said point of beginning S 06°07'27" E a distance of 66.00'to the intersection of said western right of way of S. 2<sup>nd</sup> Street with the southern right of way of said Marstellar Street thence continuing with said western right of way S 06°07'27" E a distance of 66.00' to a point; thence leaving said right of way S 83°52'33" W a distance of 247.37'to a point ;thence N 06°07'27" W a distance of 66.00'to a point on the southern right of way of said Marstellar Street ;thence N 06°07'27" W a distance of 66.00'to a point on said northern right of way of Marstellar Street ;thence with the northern right of way of Masteller Street S 83°52'33" W a distance of 83.18'to the eastern right of way of S. Front Street (66' public right of way);thence with said eastern right of way N 06°07'27" W a distance of 284.00'to a point; thence leaving said eastern right of way N 87°56'40" E a distance of 281.87'to a point; thence N 83°52'33" E a distance of 49.11'to a point in said western right of way of S. 2<sup>nd</sup> Street ;thence with said western right of way S 06°11'08" E a distance of 264.00'to the point of beginning and containing 2.82 acres.

All bearings are N.C. Grid NAD 1988

  
Jonathan L. Wayne PLS 3391



**ADDRESS AND PROPERTY IDENTIFICATION NOS. OF SUBJECT PARCELS**

<b>ADDRESS</b>	<b>PIN</b>	<b>PROPERTY OWNER</b>
1107 S. FRONT ST.	R05413-017-003-000	SKYLINE REALTY, INC.
1109 S. FRONT ST.	R05413-017-004-000	PATRICK M. CARROLL and CAROL J. CARROLL
1106 S. 2nd ST.	R05413-017-009-000	PATRICK M. CARROLL and CAROL J. CARROLL
1112 S. 2nd ST.	R05413-017-008-000	SKYLINE REALTY, INC.
101 MARSTELLAR ST.	R05413-017-005-000	SKYLINE REALTY, INC.
104 MARSTELLAR ST.	R05413-034-012-000	SKYLINE REALTY, INC.
108 MARSTELLAR ST.	R05413-034-011-000	SKYLINE REALTY, INC.
112 MARSTELLAR ST.	R05413-034-009-000	SKYLINE REALTY, INC.
114 MARSTELLAR ST.	R05413-034-013-000	SKYLINE REALTY, INC.
115 MARSTELLAR ST.	R05413-017-006-000	SKYLINE REALTY, INC.
116 MARSTELLAR ST.	R05413-034-008-000	PATRICK M. CARROLL and CAROL J. CARROLL

AUTHORITY FOR APPOINTMENT OF PERSON  
TO ACT ON MY BEHALF

The undersigned owner, Patrick M. Carroll and Carol J. Carroll, does hereby appoint Matthew A. Nichols 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; and/or, e) street closing, 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 agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 4/15/24

Appointee's Name, Address & Telephone:

Matthew A. Nichols

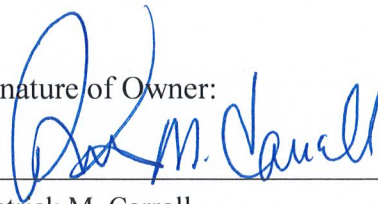
Law Office of Matthew A. Nichols

3205 Randall Pkwy., Suite 104

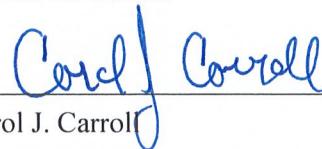
Wilmington, NC 28403

(910) 508-7476

Signature of Owner:



Patrick M. Carroll



Carol J. Carroll



AUTHORITY FOR APPOINTMENT OF PERSON  
TO ACT ON MY BEHALF

The undersigned owner, Skyline Realty, Inc., does hereby appoint Matthew A. Nichols 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; and/or, e) street closing, 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 agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 4/15/24

Appointee's Name, Address & Telephone:

Matthew A. Nichols

Law Office of Matthew A. Nichols

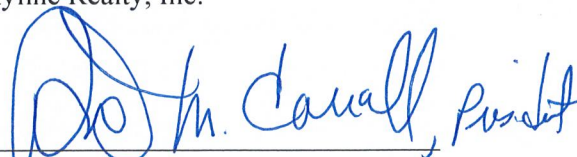
3205 Randall Pkwy., Suite 104

Wilmington, NC 28403

(910) 508-7476

Signature of Owner:

Skyline Realty, Inc.



Patrick M. Carroll, President

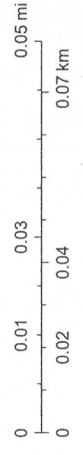
# Parcel Map



6/24/2024, 10:43:49 AM

- Property Owners
- Addresses
- Roads
- Major Roads
- Municipal Boundaries
- Parcel Boundaries

1:1,000



The information made available by this service originates from the county's building permitting and inspections records. This GIS rendering is refreshed on a monthly basis. New Hanover County, NC, New Hanover County, NC