

APPLICATION FOR
CONDITIONAL
ZONING 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 EMAIL OF APPLICANT: 910-620-2374 / cwolf@lobodemar.biz

PROPERTY OWNER INFORMATION:

Name(s) Robert Austin Mortensen, II

Address: 3766 Mudfish Lane, Kissimmee, FL 34744

Telephone: 919-247-1932

Email address: joe@tbmpartners.net (Contract Purchaser representative: Joe Cebina)

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

ADDRESS OF SUBJECT SITE: 508, 510, 512 & 516 McRae Street

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 312817.00.5844 (508) / 312817.00.5868 (510) / 312817.00.5911 (512) / 312817.00.5964 (516)

CURRENT ZONING DISTRICT(S): CB PROPOSED ZONING DISTRICT(S): R-3 (CD)

TOTAL SITE AREA: 24,770 s.f. (0.57 ac.+/-)

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: 6 Attached Townhomes

PRE-APPLICATION MEETING: 06/06/24
(Date)

NEIGHBORHOOD MEETING: 05/20/24 (report due prior to application submittal)
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: <u>05/28/24</u>	PLANNER: <u>Zac Smith</u>
CASE FILE #: <u>CD-2-724</u>	FEE PAID \$: <u>\$410</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).

The original commercial zoning for this tract never generated any development potential. The overall neighborhood has also been transitioning with redevelopment of antiquated structures and infill of vacant lots. The recent Housing Needs Assessment update shows the projected gap for more homes in our community.

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 identifies this tract as being in an Area of Opportunity for Neighborhood-Scale Infill Development. The visions and goals for growth & economic prosperity encourage safe & affordable housing to be available to every citizen. There is a focus on addressing the deficit of housing opportunities – which has had an adverse effect on affordability.

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

New residential building in a neighborhood statistically has a positive impact on surrounding property values, and enhancing aesthetics. 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 for residential development would be consistent with the concept of in-filling under-utilized land where existing urban services are available. Economic growth should be accommodated with a variety of housing types. This project will serve to upgrade the land, benefit tax base, and provide 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) All applications require a pre-application meeting prior to submittal. Applications may be submitted after pre-application meetings and all applications **MUST** be reviewed by planning staff for completeness **PRIOR** to the acceptance. Please **do not** leave your application materials without speaking to a planner. Applications left this way will not be processed or scheduled for planning commission review.
- (3) A receipt for applicable fees must accompany the application.
- (4) Applications shall be submitted according to the adopted filing calendar and will be considered by the planning commission at the regular meeting noted on the official acceptance form.
- (5) The applicant or agent should appear at all hearings. Planning commission meetings are typically held at 6:00 P. M. in at City Hall, council chambers (second floor) 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.
- (6) A written summary of at least one neighborhood meeting (Section 18-567), for which notification was sent to property owners within 300 feet of the subject site, must be submitted to the city clerk before an application will be accepted.
- (7) Conceptual site plan review (pre-TRC consultation) by the technical review committee (TRC) is required for all conditional district map amendment applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the TRC prior to rezoning application submittal. If a conceptual review has not occurred at time of application, the proposed development will be scheduled for conceptual review at the next available TRC meeting.

Section C. REQUIRED SUPPLEMENTAL INFORMATION

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

- Agent form if the applicant is not the property owner;
- Detailed project narrative describing the site, proposed rezoning, uses, and any applicable prescribed conditions;
- One digital copy (pdf) of the site plan, drawn to scale, that includes, at minimum, the site and proposed building information as indicated in Section D below;
- Legal description of property requested for rezoning, by metes and bounds;
- Receipt of application fee;
- 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. **Metered postage must be undated.** All envelopes should include the department's return address:
 City of Wilmington Planning Department
 PO Box 1810
 Wilmington, NC 28402-1810
- Current to-scale copy of the New Hanover County tax map delineating the subject property.

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

The following information is required to be shown on the site plan submitted with this application. If any of the required information is not included on the site plan, reasons for excluding that information must be given.

- A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and waterways, the date and north arrow;**
- All existing easements, reservations, and rights-of-way, existing and proposed;
- Approximate location on the site of proposed buildings, structures, and other improvements;
- Approximate dimensions, including height, of proposed buildings and structures;
- Proposed use of land and buildings, including the number of residential units and the total square footage of any nonresidential development;
- All required and proposed yards, buffers, screening, and landscaping;
- All existing and proposed points of access to public streets;
- Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps;
- Proposed phasing, if any;
- The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads, and bicycle and pedestrian facilities;
- Generalized traffic, parking, and circulation plans;
- Tree survey; and
- Traffic impact analysis, if required.

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

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

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

Signature/Date: Robert Austin Mortensen III 05/22/2024
Robert Austin Mortensen, II

AUTHORITY FOR APPOINTMENT OF AGENT

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

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

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

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

Date: 05/22/2024

Agent's Name, Address & Telephone:

Cindee Wolf / Design Solutions

P.O. Box 7221

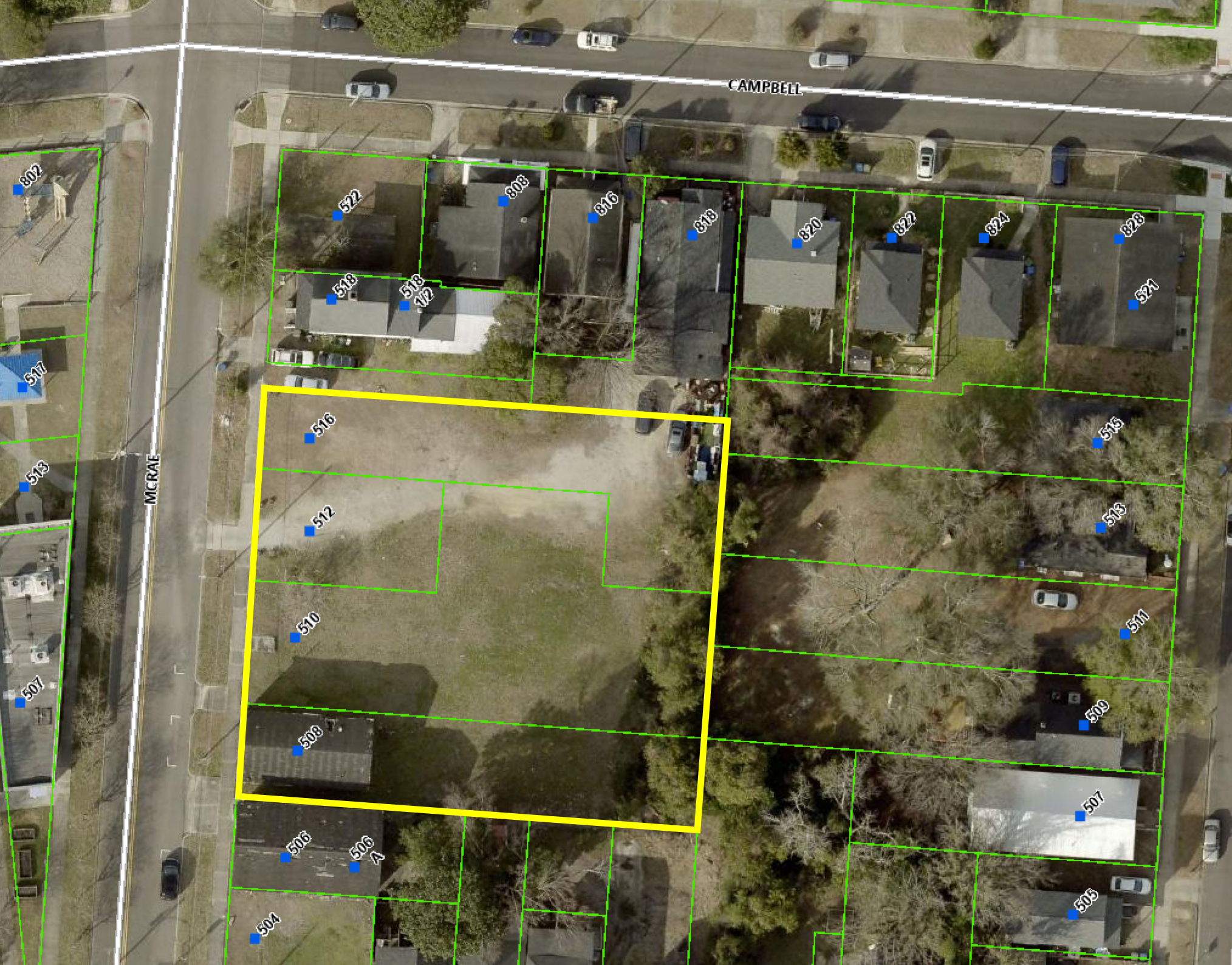
Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner(s):

Robert Austin Mortensen III

Robert Austin Mortensen, II



CAMPBELL

MCGRAE

802

522

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504

505



R-3

R-3

CB

**Z-3-704
8/3/2004**

Proposed
Rezone
from CB to
R-3 (CD)

CB

R-3

HDR

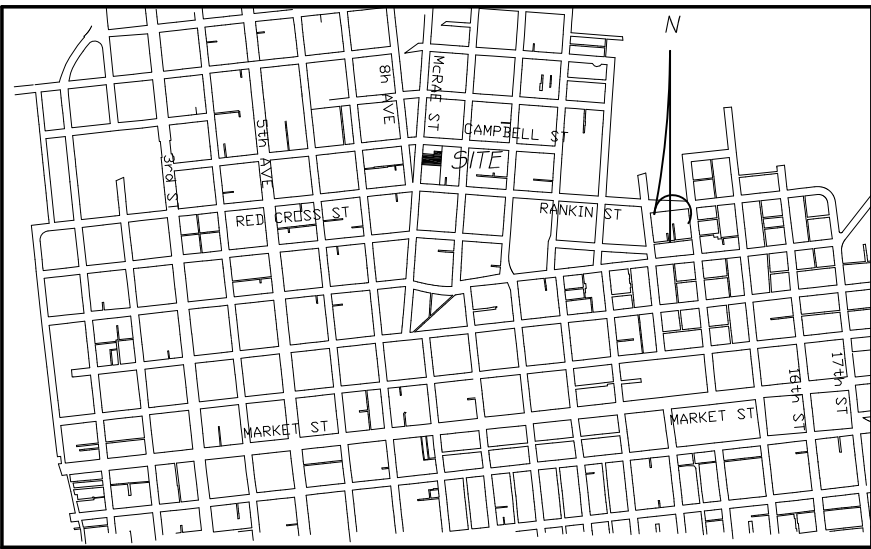
N 8th St

McRae St

Brooks Aly

Red Cross St

Rankin St

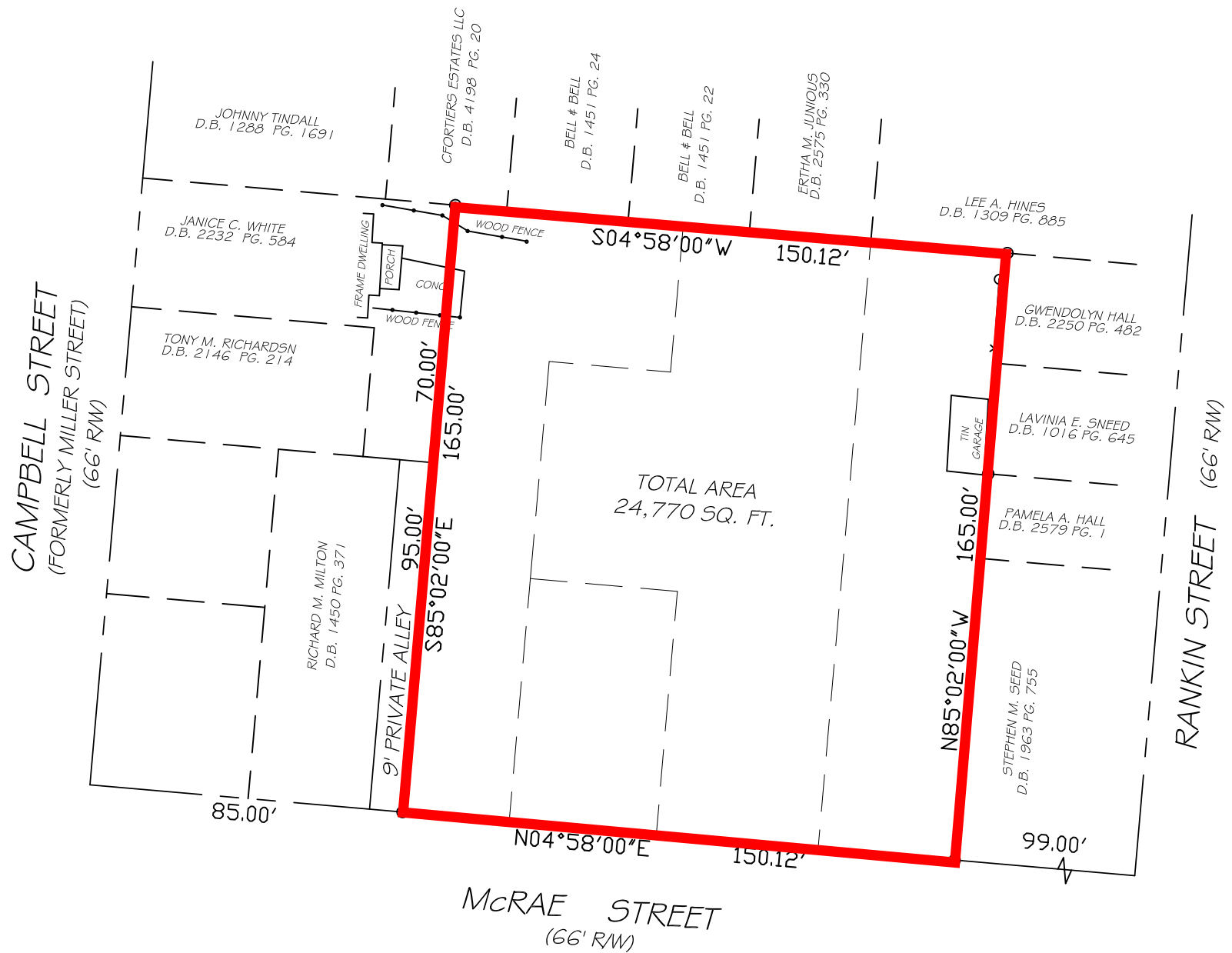


SURVEY REFERENCE

M.B. 11 PG. 11
 D.B. 2394 PG. 74
 D.B. 4208 PG. 367
 D.B. 4061 PG. 223
 D.B. 1729 PG. 400



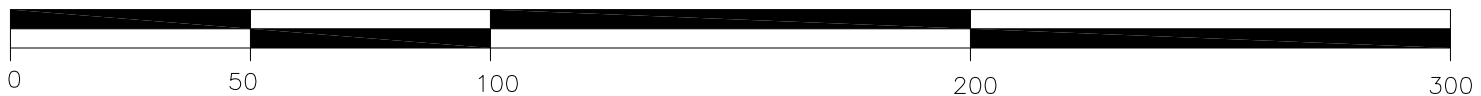
LOCATION MAP NTS



SURVEY OF TRACT
 FOR
CHRISTOPHER C. GAUSE, JR.

PART OF LOTS 2, 3, AND 4 IN BLOCK 239 CITY OF WILMINGTON
 WILMINGTON TOWNSHIP NEW HANOVER COUNTY, N.C.
 SCALE 1" = 40' APRIL 21, 2004

SCALE IN FEET



THE RATIO OF PRECISION OF THIS SURVEY IS 1: 10,000
 THIS LOT IS NOT IN A FLOOD HAZARD ZONE

ROGER M. SEITTER
 PROFESSIONAL LAND SURVEYOR
 N.C.P.L.S. No. L-4719
 244 PRINCESS STREET
 WILMINGTON, N.C. 28401
 PHONE (910) 763-0261

LEGEND:

- N.I.P. ○ NEW IRON PIPE
- E.I.P. ● EXISTING IRON PIPE

Legal Description for
Conditional Rezoning of
508, 510, 512 & 516 McRae Street

Beginning in the eastern boundary of McRae Street, a 66' public right-of-way; said point being located North 04°58'00" East, 99.00 feet from its intersection with the northern boundary of Rankin Street, a 66' public right-of-way; and running thence with the McRae Street right-of-way:

North 04°58'00" East, 150.12 feet to a point at its intersection with an unimproved, 9' private alley right-of-way; thence with that alley,
South 85°02'00" East, 95.00 feet to a point; thence
South 85°02'00" East, 70.00 feet to a point; thence
South 04°58'00" West, 150.12 feet to a point; thence
North 85°02'00" West, 165.00 feet to the point and place of beginning, containing 24,770 square-feet, or 0.57 acres, more or less.

Project Narrative for
Conditional District Rezoning of
508, 510, 512 & 516 McRae Street

The subject property is zoned for business use, but has never been developed as such. Although there was once a commercial structure at 508 McRae Street, it was demolished in April, 2023. The entire subject tract is now vacant.

The R-3 zoning district was established for compatible uses in the central city – with the intent to preserve the character of established neighborhoods with it, and thereby safeguard the inner-city’s housing resources. Adjacent properties to the North & East, and a majority of the lots to the South are zoned R-3, and used for residences.

Although the Northside Community Plan identified a goal to develop new stores and businesses in that community, which it hoped would revitalize the area and creating job opportunities, the overall focus was to improve the quality of life for surrounding residents. The vacancy of the tract has not contributed to that strategy.

The current Create Wilmington plan identifies the site as within an area of Opportunity for Neighborhood-scale In-fill. The conditional district process promotes quality design and site planning so that new development can be implemented with minimal adverse impacts on the desired character of the existing built environment.

The proposed project of six (6) new homes, attached in structures of three (3) units each, will serve to increase the housing supply in an area that has existing urban services.

Architectural design will feature street-facing façades and walkways connecting to public sidewalks. The 3-story structures have rear-loaded parking. Garages are included, along with individual outside parking pads, and additional spaces for guests.

Although the development scheme is to create two (2) R-3 lots, each lot would have attached, single-family homes. As triplexes, thereby constituting a “common plan of development,” the detailed design, review and permitting would be processed accordingly by the Technical Review Committee, in accordance with all City, County and State requirements.

The project provides a compact pattern that reinforces the efficient provision of public services and utilities, preserves open space, and reduces the opportunity for negative impacts that commercial development of this site might have on the surrounding community. Infill with like use, and new construction can enhance and improve the character of the area.

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

To: Penelope Spicer-Sidbury, City Clerk

Case No.: Project Name – McRae Townhomes

Location: 508, 510, 512 & 516 McRae Street

Proposed Zoning: R-3 (CD)

The undersigned hereby certifies that written notice of a community meeting on the above proposed zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) May 8, 2024. A copy of the written notice is also attached. A sign was also posted at the frontage of the properties (picture attached).

The meeting was held at the following time and place: Monday, May 20th, 6:00 p.m.;
at the Hemenway Center Park, 517 McRae Street.

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

The following issues were discussed at the meeting: The proposed rezoning to replace the existing commercial zoning district with a residential district for the development of six (6) townhomes was explained. Information was given on the conditional district process, and the dates for which this project would probably be reviewed in public hearings. Attendees were from the surrounding neighborhood. Their questions revolved primarily on the impacts that the new construction would have on surrounding property owners – both on a daily basis to life-style, and on property values. The general consensus was positive for improvement of the community.

As a result of the meeting, the following changes were made to the proposed plan: The single structure shown on the meeting exhibit has been divided into two 3-unit buildings to reduce the architectural massing.

Date: May 22, 2024
Applicant: Design Solutions
By: Cindee Wolf

cc: Wilmington Planning Staff

Community Information Meeting

508, 510, 512 & 516 McRae Towhomes

Date: Monday, May 20, 2024

Name	Address	Email (Optional)
Janice Green	722 Campbell St.	
Pamela Hall	805, 807, 809 Rankin	Kdouble94@aol.com
Katy Houlifield	808 Campbell St.	
Riley Gary	803 Rankin St	rileygary93@gmail.com
Andrew Aguilar	803 Rankin St	andrawaguilar94@gmail.com
Janice White	516 Campbell St	White-Janice37@yahoo.com
Joe Cebina	Developer	joe@tbmpartners.net
Cindee Wolf	Project Planner	cwolf@lobodemar.biz



P.O. Box 7221
Wilmington, NC 28406

Design Solutions

NEW HANOVER COUNTY
230 GOV CENTER DR
WILMINGTON, NC 28403



IA
28401-9966



P.O. Box 7221
Wilmington, NC 28406

Design Solutions

CAPE FEAR COLLECTIVE AFFORDABLE
157 FAIRVIEW DR
WILMINGTON, NC 28401

NSS
28401-9966

RALEIGH NC 275
Research Triangle Region
8 MAY 2024 PM 2 L



NIXIE 276 DE 1 0005/16/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 28406722121 *0780-05054-09-01

RALEIGH NC 275
Research Triangle Region
8 MAY 2024 PM 2 L



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RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 28406722121 *0780-01275-09-02

P.O. Box 7221
Wilmington, NC 28406



VAUGHT ELEASE ETAL
1184 DARTMOUTH DR
MEBANE, NC 27302

NIXIE 274 7E 1 0205/16/24
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NOT DELIVERABLE AS ADDRESSED
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BC: 28406722121 *9789-04651-09-01

9236080169521999

UTF
284067221

From: cwolf@lobodemar.biz
To: "Beth Orcutt"
Cc: "Joe Cebina"
Subject: RE: McRae Rezoning Meeting
Date: Monday, May 13, 2024 9:07:00 AM

Beth,

We appreciate your support. My client is active here in the Wilmington area with a project off Masonboro Loop Road. That will be a mixture of housing product, but you could click on the link for that community to see the quality of the construction.

www.eastandmason.com

Since this proposal on McRae is a more urban setting, and the homes will have rear garages, they will be designing this architecture from scratch. I don't have anything more detailed as yet.

Cindee

From: Beth Orcutt <bethy821@gmail.com>
Sent: Sunday, May 12, 2024 5:35 PM
To: cwolf@lobodemar.biz
Subject: Re: McRae Rezoning Meeting

Thank you for your quick reply. Wow, this is fantastic! So happy to hear it & very excited to see what comes. I think it will be a wonderful addition to McRae Street.

Is there any chance you can share the name of the developer? I'm so curious now and would love to see their previous work.

Beth Orcutt

On Sun, May 12, 2024 at 2:05 PM <cwolf@lobodemar.biz> wrote:

Ms. Orcutt,

The properties at 508, 510, 512 & 516 McRae are currently zoned for commercial use. My client has the property under contract, and would like to develop a townhome project. That will require a rezoning approval by the City back to a "residential" district. Your property, and other lots surrounding this tract are zoned R-3. That is what we will be proposing. R-3 does allow "attached townhomes."

The letter & sketch plan that was mailed to everyone with a 300' perimeter is attached. It appears your property must have been just a bit further, as you were not on the list I received from the City. It gives a little more information on "conditional" zoning.

Please don't hesitate to reach out with questions. Thanks for your interest.

Cindee
Tel. 910-620-2374

From: Beth Orcutt <bethy821@gmail.com>

Sent: Saturday, May 11, 2024 8:04 PM

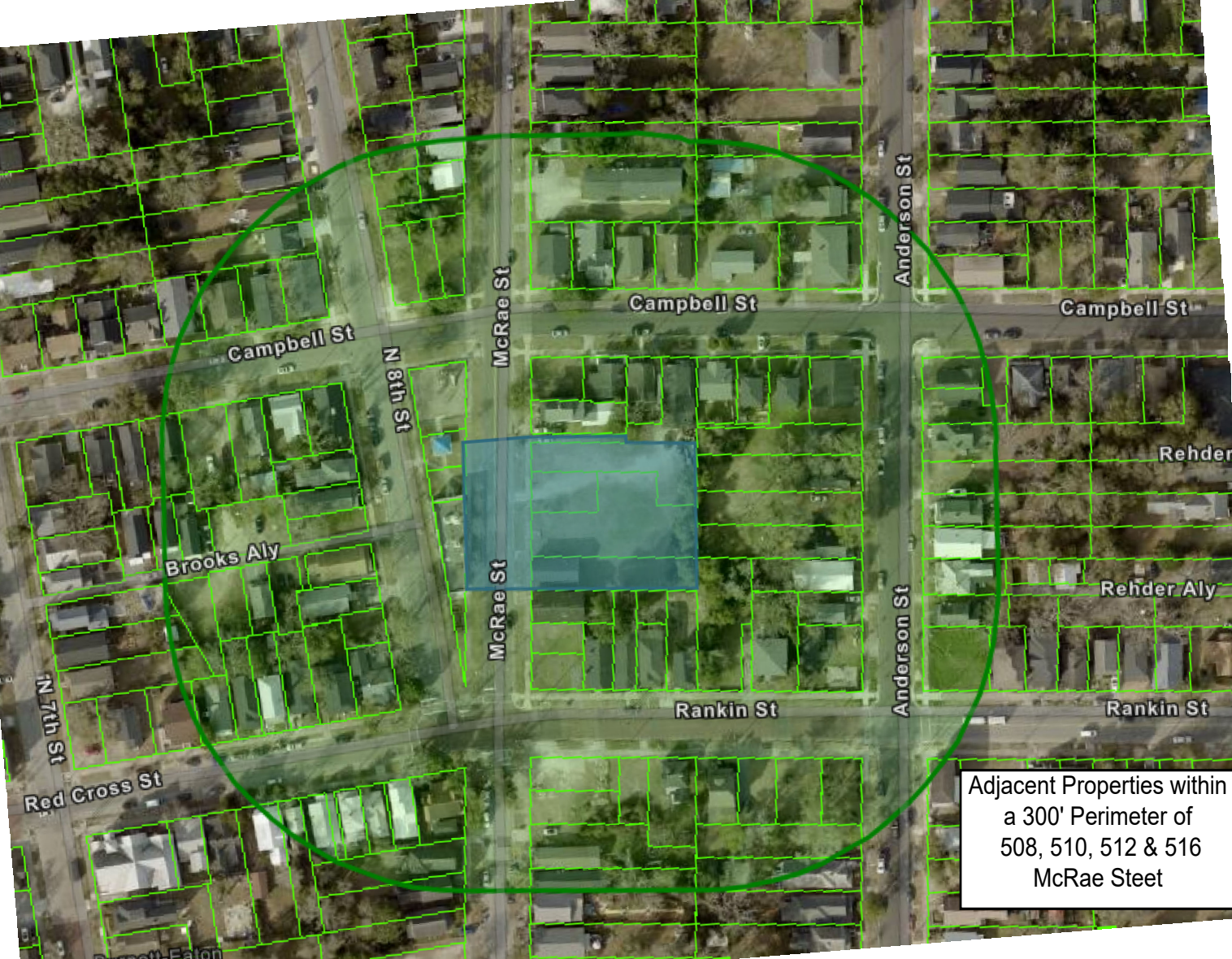
To: cwolf@lobodemar.biz

Subject: McRae Rezoning Meeting

Hello!

I'm a resident of McRae Street and saw the notice of a rezoning meeting this Monday. Unfortunately I won't be able to make it. Is there any details that you could possibly share? Any information would be greatly appreciated.

Beth Orcutt



Adjacent Properties within
a 300' Perimeter of
508, 510, 512 & 516
McRae Steet

PROPERTIES WITHIN A 300' PERIMETER OF 508, 510, 512 & 516 McRAE STREET:

SUBJECT PROPERTIES OWNER

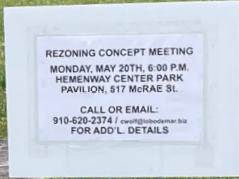
MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	312817.00.5868.000	R04813-023-005-000	510 MCRAE	ST
MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	312817.00.5844.000	R04813-023-006-000	508 MCRAE	ST
MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	312817.00.5911.000	R04813-023-004-000	512 MCRAE	ST
MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	312817.00.5964.000	R04813-023-003-000	516 MCRAE	ST

ADJACENT OWNERS

	NUM	STREET	ST SUF	CITY	STATE	ZIP	MAP ID (PIN)	PID	ADR	ADRSTR	SUF
414 MCRAE STREET LLC	414	MCRAE	ST	WILMINGTON	NC	28401	312817.00.5523.000	R04813-037-003-000	414	MCRAE	ST
816 RANKING LLC	223	DEER SPRING	LN	SIMPSONVILLE	SC	29680	312817.00.7610.000	R04813-037-021-000	816	RANKIN	ST
ARMSTRONG GERALDINE	19	STONE	RD	CASTLE HAYNE	NC	28429	312817.00.4691.000	R04813-037-001-001	418	MCRAE	ST
ARMSTRONG GERALDINE	19	STONE	RD	CASTLE HAYNE	NC	28429	312817.00.4693.000	R04813-037-001-000			
BELEN DELORIS C HEIRS	506	N 7TH	ST	WILMINGTON	NC	28401	312817.00.0767.000	R04813-025-007-000	506	N 7TH	ST
BIG GOALS HOUSING LLC	734	WINDEMERE	RD	WILMINGTON	NC	28405	312817.00.1957.000	R04813-025-034-000	714	CAMPBELL	ST
BOELSTER GERARD MARY A	901	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.9131.000	R04813-021-009-000	901	CAMPBELL	ST
BOONE BOBBY JR SUSAN K	413	ANDERSON	ST	WILMINGTON	NC	28401	312817.00.6582.000	R04813-037-018-000	413	ANDERSON	ST
BROOKS CEDRIC E ETAL	345	CLINTON	AVE APT #5A	BROOKLYN	NY	11238	312817.00.7816.000	R04813-023-021-000	509	ANDERSON	ST
BROWN MICHAEL IRVIN	716	CAMPBELL	ST	WILMINGTON	NC	28401	312817.00.2908.000	R04813-025-032-000	716	CAMPBELL	ST
BROWN WILLIAM L		PO BOX 691		WILMINGTON	NC	28402	312817.01.4203.000	R04813-019-011-000	607	MCRAE	ST
BROWN WILLIE LEE ETAL	12	TWIN OAKS	DR	CASTLE HAYNE	NC	28429	312817.00.6899.000	R04813-023-022-000	511	ANDERSON	ST
BROWN WILLIE LEE ETAL	12	TWIN OAKS	DR	CASTLE HAYNE	NC	28429	312817.00.6992.000	R04813-023-023-000	513	ANDERSON	ST
CAPE FEAR COLLECTIVE AFFORDABLE HOUSING	157	FAIRVIEW	DR	WILMINGTON	NC	28401	312817.01.2123.000	R04813-018-013-000	719	CAMPBELL	ST
CAPE FEAR COLLECTIVE IMPACT OPPORTUNITY	3916	OLEANDER	DR UNIT 7743	WILMINGTON	NC	28406	312817.00.9766.000	R04813-022-010-000	907	RANKIN	ST
CAPE FEAR COLLECTIVE IMPACT OPPORTUNITY	3916	OLEANDER	DR UNIT 7743	WILMINGTON	NC	28406	312817.00.3705.000	R04813-025-016-000	719	RED CROSS	ST
CAPE FEAR COLLECTIVE IMPACT OPPORTUNITY	3916	OLEANDER	DR UNIT 7743	WILMINGTON	NC	28406	312817.00.5517.000	R04813-037-002-000	416	MCRAE	ST
CAPE FEAR REGIONAL COMMUNITY DEV CORP	500	COMPTON	ST	WILMINGTON	NC	28401	312817.00.9949.000	R04813-022-022-000	906	CAMPBELL	ST
CCH INVESTMENTS LLC	9100	SALEM	CT	WILMINGTON	NC	28411	312817.00.9733.000	R04813-022-009-001	905	RANKIN	ST
CENTRAL BAPTIST CHURCH	702	REDCROSS	ST	WILMINGTON	NC	28401	312817.00.2680.000	R04813-036-019-000	716	RED CROSS	ST
CHINN RICHARD R LELENE M ETAL	1549	LODI	AVE	SAN MATEO	CA	94401	312817.00.2593.000	R04813-036-014-000	413	MCRAE	ST
CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401	312817.00.2586.000	R04813-036-015-000	415	MCRAE	ST
CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401	312817.00.3652.000	R04813-036-016-000	722	RED CROSS	ST
CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401	312817.00.2765.000	R04813-025-015-000	717	RED CROSS	ST
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312817.00.3983.000	R04813-024-003-000	513	MCRAE	ST
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312817.01.3082.000	R04813-024-001-000	802	CAMPBELL	ST
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312817.00.3987.000	R04813-024-002-000	517	MCRAE	ST
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312817.00.3898.000	R04813-024-004-000	507	MCRAE	ST
COLE JULIE ANN	609	ANDERSON	ST	WILMINGTON	NC	28401	312817.01.7265.000	R04813-020-015-000	609	ANDERSON	ST
CREDENCE HOLDINGS LLC	219	GREGORY	RD	WILMINGTON	NC	28405	312817.01.5053.000	R04813-023-030-000	808	CAMPBELL	ST
CREDENCE HOLDINGS LLC	219	GREGORY	RD	WILMINGTON	NC	28405	312817.01.5091.000	R04813-023-029-000	816	CAMPBELL	ST
DETERS SHANE E	709	RED CROSS	ST	WILMINGTON	NC	28401	312817.00.1742.000	R04813-025-011-000	709	RED CROSS	ST
DEVANE HAYWOOD HRS ETAL	1312	SHENANDOAH	ST	WILMINGTON	NC	28405	312817.00.5810.000	R04813-023-007-000	506	MCRAE	ST
FIELDS MARIETTA ETAL	813	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.5155.000	R04813-020-009-000	813	CAMPBELL	ST
FRAZIER GRENOLDO R HEIRS	109	E AMERICANA	DR	MOORESVILLE	NC	28115	312817.00.2527.000	R04813-036-021-000	712	RED CROSS	ST
FREEMAN FANNIE D WINN	813	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.5195.000	R04813-020-010-000	813	CAMPBELL	ST
GAUSE ROGER LEO TRUST	1214	S 7TH	ST	WILMINGTON	NC	28401	312817.00.8783.000	R04813-022-009-000			
GRADY SARAH HEIRS	813	RANKIN	ST	WILMINGTON	NC	28401	312817.00.7759.000	R04813-023-019-000	505	ANDERSON	ST
GREENE JANICE	722	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.2070.000	R04813-025-030-000	722	CAMPBELL	ST
GROOTERS BENJAMIN B ETAL	713	RED CROSS	ST	WILMINGTON	NC	28401	312817.00.2705.000	R04813-025-013-000	713	RED CROSS	ST
HALL PAMELA A	805	RANKIN	ST	WILMINGTON	NC	28401	312817.00.5784.000	R04813-023-012-000	807	RANKIN	ST
HALL PAMELA A ETAL	805	RANKIN	ST	WILMINGTON	NC	28401	312817.00.7650.000	R04813-037-020-000	820	RANKIN	ST
HALL PAMELA A ETAL	805	RANKIN	ST	WILMINGTON	NC	28401	312817.00.6715.000	R04813-023-013-000	809	RANKIN	ST
HALL PAMELA ANN ETAL	805	RANKIN	ST	WILMINGTON	NC	28401	312817.00.5766.000	R04813-023-011-000	805	RANKIN	ST
HALL PAMELA ETAL	805	RANKIN	ST	WILMINGTON	NC	28401	312817.00.5789.000	R04813-023-012-001			
HAWKINS GARY	610	MCRAE	ST	WILMINGTON	NC	28401	312817.01.5276.000	R04813-020-005-000	610	MCRAE	ST
HERNANDEZ EDEN		PO BOX 1441		LELAND	NC	28451	312817.00.9847.000	R04813-022-005-000	512	ANDERSON	ST
HILL CONSTRUCTION LLC	817	BAILEY HARBOR	LN	WILMINGTON	NC	28411	312817.00.8798.000	R04813-022-008-000	506	ANDERSON	ST
HILL CONSTRUCTION LLC	817	BAILEY HARBOR	LN	WILMINGTON	NC	28411	312817.00.9801.000	R04813-022-007-000	508	ANDERSON	ST
HILL CONSTRUCTION LLC	817	BAILEY HARBOR	LN	WILMINGTON	NC	28411	312817.00.2952.000	R04813-025-028-000	513	8TH	N ST
HINES LEE A	813	RANKIN	ST	WILMINGTON	NC	28401	312817.00.6850.000	R04813-023-015-000	811	RANKIN	ST
HINES LEWIS A JR	813	RANKIN	ST	WILMINGTON	NC	28401	312817.00.7707.000	R04813-023-016-000	813	RANKIN	ST
HINES LEWIS JR	813	RANKIN	ST	WILMINGTON	NC	28401	312817.00.7754.000	R04813-023-018-000	815	RANKIN	ST
HOLLIFIELD KATHERINE T	822	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.7000.000	R04813-023-026-000	822	CAMPBELL	ST
HOOPER JEROME EDWARD SR	607	ANDERSON	ST	WILMINGTON	NC	28401	312817.01.7230.000	R04813-020-014-000	607	ANDERSON	ST
HORTON EDGAR W III ETAL	522	MCRAE	ST	WILMINGTON	NC	28401	312817.01.5003.000	R04813-023-001-000	522	MCRAE	ST
HYMAN MATTHEW ERICA	3220	WATKINS GLEN	CT	RALEIGH	NC	27613	312817.00.1910.000	R04813-025-025-000	707	BROOKS	ALY
JOHNSON NAOMI RUTH ETAL	128	HARGROVE	DR	WILMINGTON	NC	28405	312817.00.8559.000	R04813-038-001-000	902	RANKIN	ST
JOHNSON NAOMI RUTH ETAL	128	HARGROVE	DR	WILMINGTON	NC	28405	312817.00.9509.000	R04813-038-018-000	904	RANKIN	ST
JOHNSON REUBEN	609	MCRAE	ST	WILMINGTON	NC	28401	312817.01.3296.000	R04813-019-012-000	609	MCRAE	ST
JONES JACQUELINE L ETAL	906	CAMPBELL	ST	WILMINGTON	NC	28401	312817.00.8998.000	R04813-022-002-000			
JONES JACQUELINE L ETAL	906	CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.9001.000	R04813-022-001-000	906	CAMPBELL	ST
LENNON LAWRENCE E RENA S	211	N 7TH	ST	WILMINGTON	NC	28401	312817.01.5282.000	R04813-020-006-000	606	MCRAE	ST
LENNON LAWRENCE E RENA S	211	N 7TH	ST	WILMINGTON	NC	28401	312817.01.5115.000	R04813-020-008-000	811	CAMPBELL	ST
LIBERTY COASTAL RENTALS LLC	6309	MALLARD	DR	WILMINGTON	NC	28403	312817.00.7979.000	R04813-023-025-000	828	CAMPBELL	ST
MACK ALBERT J ETAL	1208	E HARGETT	ST	RALEIGH	NC	27610	312817.01.3263.000	R04813-019-006-000	608	8TH	N ST
MAS PURA VIDA LLC	813	SANTA MARIA	AVE	WILMINGTON	NC	28411	312817.00.7812.000	R04813-023-020-000	507	ANDERSON	ST
MCKNIGHT CLARA D HRS	516	ANDERSON	ST	WILMINGTON	NC	28401	312817.00.9943.000	R04813-022-003-000	516	ANDERSON	ST
MEACCI CHARLES G ET UX	709	BROOKS	ALY	WILMINGTON	NC	28401	312817.00.1930.000	R04813-025-026-000	709	BROOKS	ALY
METRO PROPERTIES OF WILMINGTON LLC		PO BOX 1144		WILMINGTON	NC	28402	312817.01.7164.000	R04813-020-013-000	603	ANDERSON	ST

METRO PROPERTIES OF WILMINGTON LLC	14 JACKSONVILLE	ST	WILMINGTON	NC	28403	312817.00.9950.000	R04813-022-004-000	514 ANDERSON	ST
MIRAYA JOE ET UX	808 RANKIN	ST	WILMINGTON	NC	28401	312817.00.5691.000	R04813-037-026-000	808 RANKIN	ST
MONTELEONE FRANCESCO	2713 WILLOW	ST	WILMINGTON	NC	28405	312817.00.7924.000	R04813-023-031-000	515 ANDERSON	ST
MONTELEONE FRANCESCO A	2713 WILLOW	ST	WILMINGTON	NC	28405	312817.01.7020.000	R04813-023-032-000	824 CAMPBELL	ST
MORRIS KAEAL N	507 N 8TH	ST	WILMINGTON	NC	28401	312817.00.2872.000	R04813-025-018-000	507 N 8TH	ST
MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	312817.00.4784.000	R04813-023-009-000		
NEW HANOVER COUNTY	230 MARKET PLACE	DR #190	WILMINGTON	NC	28403	312817.01.6286.000	R04813-020-016-000	609 ANDERSON	ST
NEW HANOVER COUNTY	230 MARKET PLACE	DR #190	WILMINGTON	NC	28403	312817.00.4788.000	R04813-023-008-000	504 MCRAE	ST
NEW LINDA P	815 CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.6134.000	R04813-020-011-000	815 CAMPBELL	ST
NEWMAN PATRICK	6511 LOWER MARLBORO	LN	OWINGS	MD	20736	312817.00.2955.000	R04813-025-029-000	515 N 8TH	ST
NGUYEN PHOEBE ET VIR	604 ANDERSON	ST	WILMINGTON	NC	28401	312817.01.9134.000	R04813-021-008-000	604 ANDERSON	ST
NORTH METRO PROPERTIES LLC	PO BOX 1144		WILMINGTON	NC	28402	312817.00.2876.000	R04813-025-019-000	509 N 8TH	ST
NORTH METRO PROPERTIES LLC	PO BOX 1144		WILMINGTON	NC	28402	312817.00.2825.000	R04813-025-020-000	716 BROOKS	ALY
NOVA CAPITAL GROUP LLC	1054 ANCHORS BEND	WAY	WILMINGTON	NC	28411	312817.00.3600.000	R04813-036-018-000	718 RED CROSS	ST
OHARE ANGELA	1208 TREMONT	CT	WILMINGTON	NC	28411	312817.01.2030.000	R04813-025-031-000	720 CAMPBELL	ST
PATE MICHAEL F ET UX	2209 BRISBAYNE	CIR	RALEIGH	NC	27615	312817.01.5289.000	R04813-020-004-000	612 MCRAE	ST
PATRICK AMMIE	510 ANDERSON	ST	WILMINGTON	NC	28401	312817.00.9844.000	R04813-022-006-000	510 ANDERSON	ST
PBW HOLDINGS LLC	18 PALMETTO	DR	WRIGHTSVILLE BEACH	NC	28480	312817.00.1918.000	R04813-025-035-000	712 CAMPBELL	ST
PICKETT RE LLC	1724 PEMBROKE JONES	DR	WILMINGTON	NC	28405	312817.00.1970.000	R04813-025-027-001	715 BROOKS	ALY
REVAMPED PROPERTIES LLC	3039 CASTLE HAYNE	RD	CASTLE HAYNE	NC	28429	312817.01.6174.000	R04813-020-012-000	819 CAMPBELL	ST
ROBERTS JOSEPH B	714 BROOKS	ALY	WILMINGTON	NC	28401	312817.00.1893.000	R04813-025-021-000	714 BROOKS	ALY
RUCKER CARTER	715 RED CROSS	ST	WILMINGTON	NC	28401	312817.00.2725.000	R04813-025-014-000	715 RED CROSS	ST
SADLER MARGARET M	412 MCRAE	ST	WILMINGTON	NC	28401	312817.00.5520.000	R04813-037-004-000	412 MCRAE	ST
SCHOOLER REUBEN PAMELA LYNN S	810 RANKIN	ST	WILMINGTON	NC	28401	312817.00.6631.000	R04813-037-023-000	810 RANKIN	ST
SCHOOLER REUBEN PAMELA LYNN S	810 RANKIN	ST	WILMINGTON	NC	28401	312817.00.6670.000	R04813-037-022-000	812 RANKIN	ST
SCHOOLER REUBEN PAMELA LYNN S	810 RANKIN	ST	WILMINGTON	NC	28401	312817.00.6585.000	R04813-037-019-000	415 ANDERSON	ST
SHELLREEF LLC	29051 MODJESKA PEAK	LN	TRABUCO CANYON	CA	92679	312817.00.9851.000	R04813-022-018-000	901 REHDER	ALY
SHELTON INVESTMENTS LLC	116 LAKE	DR	STERLING	VA	20164	312817.00.5736.000	R04813-023-010-000	803 RANKIN	ST
SHERMAN TODD MELISSA	508 N 7TH	ST	WILMINGTON	NC	28401	312817.00.0850.000	R04813-025-006-000	508 N 7TH	ST
SINGH GURNAVTEJ	6612 NEWBURY	WAY	WILMINGTON	NC	28411	312817.00.5939.000	R04813-023-002-000	518 MCRAE	ST
SOUTH DOGWOOD PARTNERS LLC	614 SANDFIDDLER POINTE	RD	WILMINGTON	NC	28409	312817.00.9968.000	R04813-022-021-000	908 CAMPBELL	ST
SPENCER LIONEL	306 TATE	RD	WILLARD	NC	28478	312817.00.2950.000	R04813-025-027-000	511 N 8TH	ST
SPENCER LIONEL ETAL	306 TATE	RD	WILLARD	NC	28478	312817.00.2799.000	R04813-025-017-000	505 N 8TH	ST
SUNNYSIDE SOUTH LLC	1104 CHERYL	LN	WILMINGTON	NC	28405	312817.00.1774.000	R04813-025-012-000	711 RED CROSS	ST
THAMES OMAR JULIUS	309 S 16TH	ST	WILMINGTON	NC	28401	312817.01.3166.000	R04813-019-008-000	801 CAMPBELL	ST
THAMES OMAR JULIUS	309 S 16TH	ST	WILMINGTON	NC	28403	312817.01.3280.000	R04813-019-007-000		
THAMES OMAR JULIUS	309 S 16TH	ST	WILMINGTON	NC	28401	312817.01.4117.000	R04813-019-010-000	805 CAMPBELL	ST
THOMAS RICARDO	1504 DOCK	ST	WILMINGTON	NC	28401	312817.00.1823.000	R04813-025-023-000	710 BROOKS	ALY
THOMAS RICARDO ROSLYN E	1504 DOCK	ST	WILMINGTON	NC	28401	312817.00.1862.000	R04813-025-022-000	712 BROOKS	ALY
TINDALL PEGGY ANNE	820 CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.6061.000	R04813-023-027-000	820 CAMPBELL	ST
TINDALL ROY BETTY	411 ANDERSON	ST	WILMINGTON	NC	28401	312817.00.6499.000	R04813-037-017-000	411 ANDERSON	ST
TODD REBEKAH	1941 MOSS	ST	WILMINGTON	NC	28403	312817.01.2164.000	R04813-018-014-000	721 CAMPBELL	ST
TSCHUDI ROBERT MARILYN	715 CAMPBELL	ST	WILMINGTON	NC	28401	312817.01.1183.000	R04813-018-012-000	715 CAMPBELL	ST
VAUGHT ELEASE ETAL	1184 DARTMOUTH	DR	MEBANE	NC	27302	312817.01.3186.000	R04813-019-009-000	803 CAMPBELL	ST
WALK PROPERTY GROUP LLC	7 S 4TH	ST	WILMINGTON	NC	28401	312817.00.2549.000	R04813-036-020-000	714 RED CROSS	ST
WHITE JANICE C	818 CAMPBELL	ST	WILMINGTON	NC	28401	312817.00.6929.000	R04813-023-028-000	818 CAMPBELL	ST
WILD OLD WOMEN LLC	413 ANDERSON	ST	WILMINGTON	NC	28401	312817.00.5651.000	R04813-037-029-000	806 RANKIN	ST
WILLIAMS JOHNATHAN P ET AL	101 LACUNA WOODS	LN	APEX	NC	27539	312817.01.1188.000	R04813-018-015-000	605 N 8TH	ST
WORSHAM MATTHEW T ETUX	720 RED CROSS	ST	WILMINGTON	NC	28401	312817.00.3631.000	R04813-036-017-000	720 RED CROSS	ST

Verified: ZS
5/28/24



REZONING CONCEPT MEETING
MONDAY, MAY 20TH, 6:00 P.M.
HEMENWAY CENTER PARK
PAVILION, 517 McRAE ST.

CALL OR EMAIL:
910-620-2374 / cew@louisianapark.com
FOR ADD'L. DETAILS

Sign Posted at
512 McRae Street on
Friday, May 10, 2024



Notice of Community Information Meeting

May 8, 2024

To: Adjacent Property Owners

Re: TBM Townhomes

A residential townhome project is being proposed for the land at 508, 510, 512 & 516 McRae Street. The tract is currently zoned for commercial use, and needs to be rezoned for the development of six (6) new homes. An exhibit of the layout is attached.

The proposal will be submitted to the City of Wilmington as a Conditional District rezoning. A Conditional District allows only particular uses to be established in accordance with specific standards and conditions pertaining to an individual site. Essentially, it means that only this layout and defined use can occur, if approved by the City Council.

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

An information meeting will be held on Monday, May 20th, 6:00 p.m., at the covered pavilion, Hemenway Center Park, just across the street from the site, 517 McRae Street.

If you have questions or are not able to attend, you can also contact **Cindee Wolf** at Telephone # [910-620-2374](tel:910-620-2374), or email cwolf@lobodemar.biz, with comments and/or questions.

The Developer appreciates your interest and looks forward to building a project that will be a good neighbor and an asset to the community.

Campbell Street

McRae Street

Rankin Street

