

**APPLICATION FOR  
GENERAL MAP  
AMENDMENT**



City of Wilmington  
Planning and Development

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

**Section A. APPLICANT INFORMATION**

**NAME OF APPLICANT:** Design Solutions / Cindee Wolf

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

**PHONE NUMBER AND E-MAIL OF APPLICANT:** 910-620-2374 / cwolf@lobodemar.biz

**PROPERTY OWNER INFORMATION:**

Name(s) Geraldine Armstrong

Address: 19 Stoney Road, Castle Hayne, NC 28429

Telephone: 919-247-1932 (Joe Cebina - Contracted Purchaser Representative)

Email Address: joe@tbmpartners.net

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

**ADDRESS OF SUBJECT SITE:** 418 & 420 McRae Street

**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** 312817.00.4691 & 312817.00.4693

[R04813-037-001-001] & [R04813-037-001-000]

**CURRENT ZONING DISTRICT(S):** CB & R-5      **PROPOSED ZONING DISTRICT(S):** R-3

**TOTAL SITE AREA:** 5,841 s.f. / 0.134 ac.+/-

**PRE-APPLICATION MEETING:** 5/10/24  
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: <u>6/20/24</u>	PLANNER: <u>PO</u>
CASE FILE #: <u>Z-2-824</u>	FEE PAID \$: <u>205</u>

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.

The commercial zoning on the corner lot, at just 33' x 88.5' is not consistent with how the surrounding has been infilling over recent years. Residential zoning to the R-3 district would allow construction of homes which are sorely needed in the community.

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.).**

The Create Wilmington Plan shows an Area of Opportunity as Neighborhood-Scale Infill Development. The rezone will allow development to be more consistent with the surrounding community.

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

Although the rest of the City "block" is zoned R-5, an R-3 zoning overlay will allow the existing lots to become "conforming" within the R-3 district. New home construction generally enhances the appeal and land values in an older housing neighborhood.

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

Rezoning this property for "conforming" residential development would be consistent with the concept of in-filling under-utilized land where existing urban services are already available.

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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 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:

*Geraldine Armstrong*      *6-13-24*

Geraldine Armstrong

**AUTHORITY FOR APPOINTMENT OF AGENT**

The undersigned owner(s) Geraldine Armstrong 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: 6-13-24

Agent's Name, Address & Telephone:

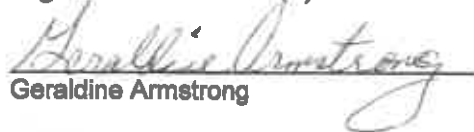
Cindee Wolf / Design Solutions

P.O. Box 7221

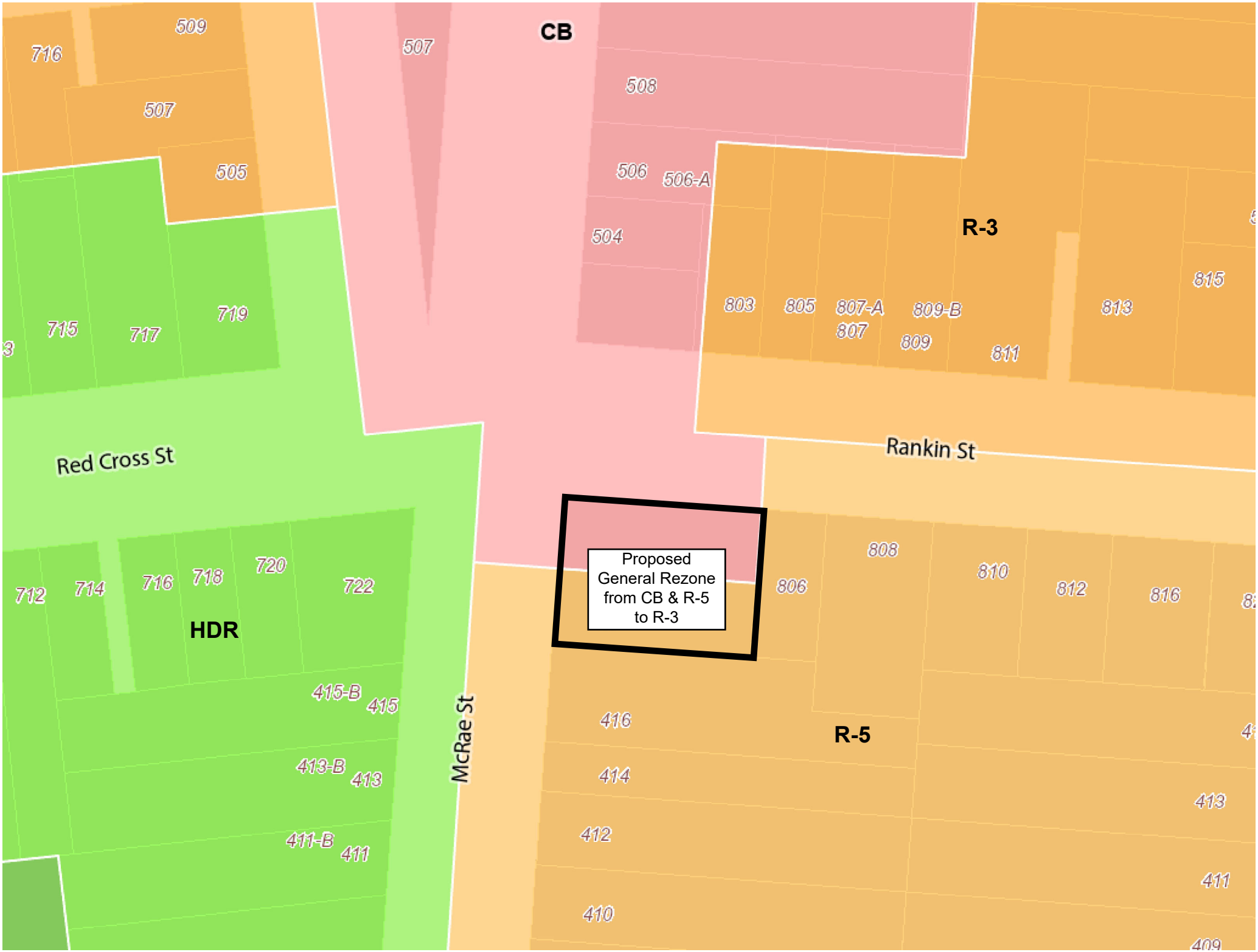
Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner(s):

  
Geraldine Armstrong





**CB**

**R-3**

**HDR**

**R-5**

Proposed  
General Rezone  
from CB & R-5  
to R-3

716

509

507

508

507

505

506

506-A

504

803

805

807-A  
807

809-B  
809

811

813

815

715

717

719

Red Cross St

Rankin St

712

714

716

718

720

722

**HDR**

415-B

415

413-B

413

411-B

411

McRae St

806

808

810

812

816

416

414

412

410

**R-5**

413

411

409

Legal Description for  
Conditional Rezoning of  
418 & 420 McRae Street

Beginning at the intersection of the eastern boundary of McRae Street, a 66' public right-of-way, with the southern boundary of Rankin Street, a 66' public right-of-way; and running thence with the Rankin Street right-of-way:

South 85°02'00" East, 88.5 feet to a point; thence

South 04°58'00" West, 66.00 feet to a point; thence

North 85°02'00" West, 88.50 feet to a point in the eastern boundary of McRae Street; thence  
with that right-of-way,

North 04°58'00" East, 66.00 feet to the point and place of beginning, containing 5,841 square-  
feet, or 0.134 acres, more or less.





PROPERTIES WITHIN A 300' PERIMETER OF 418 & 420 MCRAE STREET:

TAX PIN	PARID	ADRNO	ADRSTR	ADRSUF	OWNER	NUM	STREET	TYPE	CITY	STATE	ZIP
SUBJECT PROPERTIES:											
312817.00.4691	R04813-037-001-001	418	MCRAE	ST	ARMSTRONG GERALDINE	19	STONEY	RD	CASTLE HAYNE	NC	28429
312817.00.4693	R04813-037-001-000	420	MCRAE	ST	ARMSTRONG GERALDINE	19	STONEY	RD	CASTLE HAYNE	NC	28429
ADJACENT PROPERTIES:											
312817.00.5523	R04813-037-003-000	414	MCRAE	ST	414 MCRAE STREET LLC	414	MCRAE	ST	WILMINGTON	NC	28401
312817.00.7610	R04813-037-021-000	816	RANKIN	ST	816 RANKING LLC	223	DEER SPRING	LN	SIMPSONVILLE	SC	29680
312817.00.5335	R04813-037-028-000	807	WALNUT	ST	ARMSTRONG ADAM A	807	WALNUT	ST	WILMINGTON	NC	28401
312817.00.4355	R04813-037-027-000	801	WALNUT	ST	BECK JAMES L	612	S 3RD	ST UNIT C	WILMINGTON	NC	28401
312817.00.0767	R04813-025-007-000	506	N 7TH	ST	BELEN DELORIS C HEIRS	506	N 7TH	ST	WILMINGTON	NC	28401
312817.00.0397	R04813-036-006-000	404	N 7TH	ST	BODNAR MICHAEL S ANNE ETAL	614	SOUTH STAFFORD	ST	ARLINGTON	VA	22204
312817.00.6582	R04813-037-018-000	413	ANDERSON	ST	BOONE BOBBY JR SUSAN K	413	ANDERSON	ST	WILMINGTON	NC	28401
312817.00.6463	R04813-037-015-000	407	ANDERSON	ST	BOWDEN DEBORAH A	4928	CORNELIA	DR	CHARLOTTE	NC	28269
312817.00.1586	R04813-036-022-000	710	RED CROSS	ST	BRENNAN BRIAN P DANIELLE E	710	RED CROSS	ST	WILMINGTON	NC	28401
312817.00.7816	R04813-023-021-000	509	ANDERSON	ST	BROOKS CEDRIC E ETAL	345	CLINTON	AVE APT 5A	BROOKLYN	NY	11238
312817.00.6899	R04813-023-022-000	511	ANDERSON	ST	BROWN WILLIE LEE ETAL	12	TWIN OAKS	DR	CASTLE HAYNE	NC	28429
312817.00.6992	R04813-023-023-000	513	ANDERSON	ST	BROWN WILLIE LEE ETAL	12	TWIN OAKS	DR	CASTLE HAYNE	NC	28429
312817.00.3705	R04813-025-016-000	719	RED CROSS	ST	CAPE FEAR COLLECTIVE IMPACT OPPORTUNITY	3916	OLEANDER	DR UNIT 7746	WILMINGTON	NC	28406
312817.00.5517	R04813-037-002-000	416	MCRAE	ST	CAPE FEAR COLLECTIVE IMPACT OPPORTUNITY	3916	OLEANDER	DR UNIT 7746	WILMINGTON	NC	28406
312817.00.2680	R04813-036-019-000	716	RED CROSS	ST	CENTRAL BAPTIST CHURCH	702	REDCROSS	ST	WILMINGTON	NC	28401
312817.00.2593	R04813-036-014-000	413	MCRAE	ST	CHINN RICHARD R LELENE M ETAL	1549	LODI	AVE	SAN MATEO	CA	94401
312817.00.2586	R04813-036-015-000	415	MCRAE	ST	CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401
312817.00.3652	R04813-036-016-000	722	RED CROSS	ST	CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401
312817.00.5366	R04813-037-008-000	811	WALNUT	ST	CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401
312817.00.2765	R04813-025-015-000	717	RED CROSS	ST	CHINN RICHARD R LELENE M L	1549	LODI	AVE	SAN MATEO	CA	94401
312817.00.3983	R04813-024-003-000	513	MCRAE	ST	CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402
312817.00.3987	R04813-024-002-000	517	MCRAE	ST	CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402
312817.00.3898	R04813-024-004-000	507	MCRAE	ST	CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402
312817.00.6344	R04813-037-010-000	815	WALNUT	ST	DEATON CLAUDIA SUZANNE	815	WALNUT	ST	WILMINGTON	NC	28401
312817.00.1742	R04813-025-011-000	709	RED CROSS	ST	DETERS SHANE E	709	RED CROSS	ST	WILMINGTON	NC	28401
312817.00.5810	R04813-023-007-000	506	MCRAE	ST	DEVANE HAYWOOD HRS ETAL	1312	SHENANDOAH	ST	WILMINGTON	NC	28405
312817.00.9414	R04813-038-005-000	408	ANDERSON	ST	DICKEY GLEN	410	ANDERSON	ST	WILMINGTON	NC	28401
312817.00.9417	R04813-038-004-000	410	ANDERSON	ST	DICKEY GLENN LEE	410	ANDERSON	ST	WILMINGTON	NC	28401
312817.00.9500	R04813-038-003-000	414	ANDERSON	ST	DICKEY GLENN LEE ETAL	410	ANDERSON	ST	WILMINGTON	NC	28401
312817.00.6399	R04813-037-014-000	405	ANDERSON	ST	FOUST FLORENCE A LIFE EST	600	GRACE	ST	WILMINGTON	NC	28401
312817.00.2527	R04813-036-021-000	712	RED CROSS	ST	FRAZIER GRENOLDO R HEIRS	109	AMERICANA	DR E	MOORESVILLE	NC	28115

312817.00.8783	R04813-022-009-000			GAUSE ROGER LEO TRUST	1214 S 7TH	ST	WILMINGTON	NC	28401	
312817.00.7759	R04813-023-019-000	505	ANDERSON	ST	GRADY SARAH HEIRS	813 RANKIN	ST	WILMINGTON	NC	28401
312817.00.7314	R04813-037-012-000	819	WALNUT	ST	GREENE MARY H	405 CAMPBELL	ST	WILMINGTON	NC	28401
312817.00.2705	R04813-025-013-000	713	RED CROSS	ST	GROOTERS BENJAMIN B ETAL	713 RED CROSS	ST	WILMINGTON	NC	28401
312817.00.5784	R04813-023-012-000	807	RANKIN	ST	HALL PAMELA A	805 RANKIN	ST	WILMINGTON	NC	28401
312817.00.7650	R04813-037-020-000	820	RANKIN	ST	HALL PAMELA A ETAL	805 RANKIN	ST	WILMINGTON	NC	28401
312817.00.6485	R04813-037-016-000	409	ANDERSON	ST	HALL PAMELA A ETAL	805 RANKIN	ST	WILMINGTON	NC	28401
312817.00.6715	R04813-023-013-000	809	RANKIN	ST	HALL PAMELA A ETAL	805 RANKIN	ST	WILMINGTON	NC	28401
312817.00.5766	R04813-023-011-000	805	RANKIN	ST	HALL PAMELA ANN ETAL	805 RANKIN	ST	WILMINGTON	NC	28401
312817.00.5789	R04813-023-012-001			HALL PAMELA ETAL	805 RANKIN	ST	WILMINGTON	NC	28401	
312817.00.2469	R04813-036-013-000	411	MCRAE	ST	HILL CONSTRUCTION LLC	817 BAILEY HARBOR	LN	WILMINGTON	NC	28411
312817.00.2952	R04813-025-028-000	513	N 8TH	ST	HILL CONSTRUCTION LLC	817 BAILEY HARBOR	LN	WILMINGTON	NC	28411
312817.00.6850	R04813-023-015-000	811	RANKIN	ST	HINES LEE A	813 RANKIN	ST	WILMINGTON	NC	28401
312817.00.7707	R04813-023-016-000	813	RANKIN	ST	HINES LEWIS A JR	813 RANKIN	ST	WILMINGTON	NC	28401
312817.00.7754	R04813-023-018-000	815	RANKIN	ST	HINES LEWIS JR	813 RANKIN	ST	WILMINGTON	NC	28401
312817.00.5417	R04813-037-005-000	410	MCRAE	ST	I&T PROPERTY INVESTMENT LLC	10100 ALABASTER	DR	DAVIDSON	NC	28036
312817.00.4396	R04813-037-007-000	805	WALNUT	ST	JACKSON COLLIN T ETAL	805 WALNUT	ST	WILMINGTON	NC	28401
312817.00.8559	R04813-038-001-000	902	RANKIN	ST	JOHNSON NAOMI RUTH ETAL	128 HARGROVE	DR	WILMINGTON	NC	28405
312817.00.5412	R04813-037-006-000	408	MCRAE	ST	JONES HUNT MCCOY HEIRS	408 MCRAE	ST	WILMINGTON	NC	28401
312817.00.8594	R04813-038-002-000	416	ANDERSON	ST	MARKET PROPERTIES LLC	PO BOX 1144		WILMINGTON	NC	28402
312817.00.7812	R04813-023-020-000	507	ANDERSON	ST	MAS PURA VIDA LLC	813 SANTA MARIA	AVE	WILMINGTON	NC	28411
312817.00.1400	R04813-036-005-000	406	N 7TH	ST	MCINTYRE HARRIS M LAURA C	109 SPRING CREEK	LN	WILMINGTON	NC	28405
312817.00.5691	R04813-037-026-000	808	RANKIN	ST	MIRAYA JOE ET UX	808 RANKIN	ST	WILMINGTON	NC	28401
312817.00.7924	R04813-023-031-000	515	ANDERSON	ST	MONTELEONE FRANCESCO	2713 WILLOW	ST	WILMINGTON	NC	28405
312817.00.2872	R04813-025-018-000	507	N 8TH	ST	MORRIS KAELA N	507 N 8TH	ST	WILMINGTON	NC	28401
312817.00.5868	R04813-023-005-000	510	MCRAE	ST	MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744
312817.00.4784	R04813-023-009-000			MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744	
312817.00.5844	R04813-023-006-000	508	MCRAE	ST	MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744
312817.00.5911	R04813-023-004-000	512	MCRAE	ST	MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744
312817.00.5964	R04813-023-003-000	516	MCRAE	ST	MORTENSEN ROBERT AUSTIN II	3766 MUDFISH	LN	KISSIMMEE	FL	34744
312817.00.4788	R04813-023-008-000	504	MCRAE	ST	NEW HANOVER COUNTY ETAL	230 MARKET PLACE	DR #190	WILMINGTON	NC	28403
312817.00.2955	R04813-025-029-000	515	N 8TH	ST	NEWMAN PATRICK	6511 LOWER MARLBORO	LN	OWINGS	MD	20736
312817.00.6375	R04813-037-011-000	817	WALNUT	ST	NIXON LAMAR J	817 WALNUT	ST	WILMINGTON	NC	28401
312817.00.2876	R04813-025-019-000	509	N 8TH	ST	NORTH METRO PROPERTIES LLC	PO BOX 1144		WILMINGTON	NC	28402
312817.00.2825	R04813-025-020-000	716	BROOKS	ALY	NORTH METRO PROPERTIES LLC	PO BOX 1144		WILMINGTON	NC	28402
312817.00.3600	R04813-036-018-000	718	RED CROSS	ST	NOVA CAPITAL GROUP LLC	1054 ANCHORS BEND	WAY	WILMINGTON	NC	28411
312817.00.6316	R04813-037-009-000	813	WALNUT	ST	PEARCE KAELA I ETUX	6516 BAKERSFIELD	DR	RALEIGH	NC	27606
312817.00.1970	R04813-025-027-001	715	BROOKS	ALY	PICKETT RE LLC	1724 PEMBROKE JONES	DR	WILMINGTON	NC	28405
312817.00.1893	R04813-025-021-000	714	BROOKS	ALY	ROBERTS JOSEPH B	714 BROOKS	ALY	WILMINGTON	NC	28401
312817.00.1545	R04813-036-023-000	708	RED CROSS	ST	ROGERS LARRY J SHERLYNN	708 REDCROSS	ST	WILMINGTON	NC	28401

312817.00.2725	R04813-025-014-000	715 RED CROSS	ST	RUCKER CARTER	715 RED CROSS	ST	WILMINGTON	NC	28401
312817.00.5520	R04813-037-004-000	412 MCRAE	ST	SADLER MARGARET M	412 MCRAE	ST	WILMINGTON	NC	28401
312817.00.6631	R04813-037-023-000	810 RANKIN	ST	SCHOOLER REUBEN PAMELA LYNN	810 RANKIN	ST	WILMINGTON	NC	28401
312817.00.6670	R04813-037-022-000	812 RANKIN	ST	SCHOOLER REUBEN PAMELA LYNN	810 RANKIN	ST	WILMINGTON	NC	28401
312817.00.6585	R04813-037-019-000	415 ANDERSON	ST	SCHOOLER REUBEN PAMELA LYNN	810 RANKIN	ST	WILMINGTON	NC	28401
312817.00.5736	R04813-023-010-000	803 RANKIN	ST	SHELTON INVESTMENTS LLC	116 LAKE	DR	STERLING	VA	20164
312817.00.3309	R04813-036-011-000	713 WALNUT	ST	SHILOH MISSIONARY BAPTIST	719 WALNUT	ST	WILMINGTON	NC	28401
312817.00.5939	R04813-023-002-000	518 MCRAE	ST	SINGH GURNAVTEJ	6612 NEWBURY	WAY	WILMINGTON	NC	28411
312817.00.1436	R04813-036-004-000	410 N 7TH	ST	SPELLER DERRICK M ETAL	410 N 7TH	ST	WILMINGTON	NC	28401
312817.00.2950	R04813-025-027-000	511 N 8TH	ST	SPENCER LIONEL	306 TATE	RD	WILLARD	NC	28478
312817.00.2799	R04813-025-017-000	505 N 8TH	ST	SPENCER LIONEL ETAL	306 TATE	RD	WILLARD	NC	28478
312817.00.1774	R04813-025-012-000	711 RED CROSS	ST	SUNNYSIDE SOUTH LLC	1104 CHERYL	LN	WILMINGTON	NC	28405
312817.00.1823	R04813-025-023-000	710 BROOKS	ALY	THOMAS RICARDO	1504 DOCK	ST	WILMINGTON	NC	28401
312817.00.1862	R04813-025-022-000	712 BROOKS	ALY	THOMAS RICARDO ROSLYN E	1504 DOCK	ST	WILMINGTON	NC	28401
312817.00.6499	R04813-037-017-000	411 ANDERSON	ST	TINDALL ROY BETTY	411 ANDERSON	ST	WILMINGTON	NC	28401
312817.00.2549	R04813-036-020-000	714 RED CROSS	ST	WALK PROPERTY GROUP LLC	7 S 4TH	ST	WILMINGTON	NC	28401
312817.00.1508	R04813-036-024-000	706 RED CROSS	ST	WALK PROPERTY GROUP LLC	7 S 4TH	ST	WILMINGTON	NC	28401
312817.00.7333	R04813-037-013-000	821 WALNUT	ST	WALLACE JESSICA A	821 WALNUT	ST	WILMINGTON	NC	28401
312817.00.2315	R04813-036-010-000	711 WALNUT	ST	WALLACE SHAUNITA M ETAL	711 WALNUT	ST	WILMINGTON	NC	28401
312817.00.6929	R04813-023-028-000	818 CAMPBELL	ST	WHITE JANICE C	818 CAMPBELL	ST	WILMINGTON	NC	28401
312817.00.5651	R04813-037-029-000	806 RANKIN	ST	WILD OLD WOMEN LLC	413 ANDERSON	ST	WILMINGTON	NC	28401
312817.00.3631	R04813-036-017-000	720 RED CROSS	ST	WORSHAM MATTHEW T ETUX	720 RED CROSS	ST	WILMINGTON	NC	28401