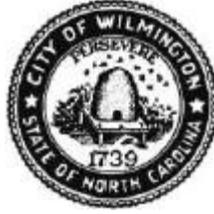


# Ordinance



City Council  
City of Wilmington  
North Carolina

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**Introduced By:** Rebecca L. Hawke, City Manager

**Date:** 3/3/2026

**Ordinance Amending the Official Zoning Maps of the City of Wilmington to Rezone Property Containing 0.38 Acres Located at 5324 Wrightsville Avenue from R-15, Moderate-density Single-dwelling District to R-5(CD), Medium-density Mixed Residential (Conditional District) for a Residential Development (CD-7-226)**

**LEGISLATIVE INTENT/PURPOSE:**

WHEREAS, N.C.G.S. §§160D-102, 160D-108(d), 160D-603, and 160D-702 authorize local governments to change or modify zoning boundaries within their jurisdiction; and,

WHEREAS, the amendment set out below is requested under N.C.G.S. §160D-601 and Article 7, Divisions 1 and 2, of the City of Wilmington Land Development Code (“LDC”).

**THEREFORE, BE IT ORDAINED:**

**SECTION 1:** The official zoning maps of the City of Wilmington are hereby amended by removing the hereinafter described tract of land from the present R-15, Moderate-density Single-dwelling District Classification and putting it in the R-5 (CD), Medium-density Mixed Residential (Conditional District) Classification, said tract being more particularly described as follows:

Beginning at a point in the southern boundary of Wrightsville Avenue, a 60’ public right-of-way; said point being located along that boundary eastwardly 825’ from its intersection with the eastern boundary of Hawthorne Drive, a 60’ public right-of-way; and running thence from that beginning point, with the Wrightsville Avenue boundary,

South 79°33’ East, 75.00 feet to a point; thence South 10°27’ West, 224.23 feet to a point in the northern boundary of Park Avenue, a 100’ public right-of-way; thence with that boundary,

North 79°22’ West, 75.00 feet to a point; thence North 10°27’ East, 223.99 feet to the point and place of beginning, containing 16,808 square feet, or 0.386 acres, more or less.

Being also described as Lot 12 of Block “G”, Piney Acres, a division recorded among the land records of the New Hanover County Registry in Map Book 513, at Page 62 ½.

**SECTION 2:** The following rules, regulations, and conditions shall apply to the property described in this ordinance:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the LDC, the City of Wilmington Technical Standards and Specifications Manual, and any other applicable federal, state, or local law, ordinance, or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid, or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect, and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial compliance with the site plan and elevations as submitted and accepted by City Council on March 3, 2026.

**SECTION 3:** The City Clerk and the Planning Director are hereby authorized and directed under the supervision of the City Manager to change the Zoning Maps on file in the office of the City Clerk and the Planning Department, to conform with this ordinance.

**SECTION 4:** Any person violating the provisions of this ordinance, including the approved site plan, shall be subject to the penalties set forth in Section 18-648 of the LDC.

**SECTION 5:** Any prior rezoning related to this property in conflict with this ordinance is hereby repealed to the extent of such conflict.

**SECTION 6:** If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 7:** This ordinance shall be effective upon both its adoption by City Council, and the City’s receipt of written acceptance by the applicant of all conditions adopted by the City.

Adopted at a \_\_\_\_\_ meeting

On \_\_\_\_\_ 2026

Attest:

\_\_\_\_\_  
Penelope Spicer-Sidbury, City Clerk

\_\_\_\_\_  
Bill Saffo, Mayor

Approved As To Form:

\_\_\_\_\_  
City Attorney