

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) NourishNC, Inc.

Address: 3606 Market Street, Wilmington, NC 28406

Telephone: 910-465-0995 (Ext. 101)

Email Address: director@nourishnc.org (Contact: Steve McCrossan - Executive Director)

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

ADDRESS OF SUBJECT SITE: 3606 Market Street

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 313817.20.1263 [PID R04913-010-004-000]

CURRENT ZONING DISTRICT(S): O&I **PROPOSED ZONING DISTRICT(S):** CS

TOTAL SITE AREA: 0,818 s.f. / 2.08 ac.

PRE-APPLICATION MEETING: Conversation w/ Zac Smith 03/18/25
(Date)

RECEIVED

By ZS at 8:03 am, Mar 24, 2025

INTERNAL USE ONLY

DATE RECEIVED: _____

PLANNER: _____

CASE FILE #: Z-7-525

FEE PAID \$: \$840

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 building on the subject site was originally developed as a restaurant, a permitted use in the Office & Institutional zoning district. In 2019, NourishNC purchased the tract for relocation of their non-profit organization administration and activities. At that time, the use was defined as “social services,” also permitted in the O&I district.

However, the use of the property is now being defined as a “warehouse,” which is not permitted in the overlying district. Rezoning is necessary for continued use and upgrade of the center.

- 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, focuses on public health & well-being, disaster preparedness & resilience – all efforts of the NourishNC organization. The visions and goals for growth & economic prosperity & thriving neighborhoods encourage equitable access to vital nourishment for every City citizen.

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

Prior to the occupancy of NourishNC on this property, the building had been unoccupied & under-utilized for some time. The current use has had no adverse impact to the surrounding neighborhood, has not impacted surrounding property values, and has enhanced aesthetics. The zoning district along the entire eastern boundary of the tract is already Commercial Services, and all activity is to the east of the building – thereby reducing any effects to the motel use on the western side.

- 4. Other circumstances which tend to justify the amendment in the public interest.**

The proposed rezoning amendment is in the public interest because it directly supports NourishNC's mission to combat childhood food insecurity in New Hanover Co. By facilitating the expansion and operational efficiency of programs—including the Backpack Program, Market on Market (MoM), Mobile Market on Market, and Food Farmacy. The rezoning will allow an expansion project for increased food storage, streamlined distribution, and enhanced service delivery. The project will also house an all-weather emergency drive-thru, pre-stocked with disaster relief supplies such as heater meals, MREs, freeze-dried food, and water, to better serve families during emergency response and recovery. Accessibility will be enhanced for families in underserved communities, ensuring children have reliable access to nutritious food regardless of their socioeconomic status.

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
 - (2) The petition **MUST** be reviewed by the planning department for completeness **PRIOR** to the acceptance of any application or petition. Please do not leave your application materials without speaking to a planner. If you do, your application may not be processed.
 - (3) Receipt for the paid applicable fee must accompany the application.
 - (3) Applications must be officially accepted by the planning department, 305 Chestnut Street, 3rd floor, Wilmington. Applications mailed in or left without official acceptance will not be processed or scheduled for planning commission review.
 - (4) The planning commission will consider the application, if properly completed, at the applicable meeting. The applicant should appear at all hearings. Planning commission meetings are typically held at 6:00 p.m. in council chambers, City Hall, 102 N. 3rd Street, Wilmington, North Carolina, usually on the first Wednesday of each month. Applicants will be informed of any change in date, time or location of meetings. **Complete applications must be received by the planning department no later than 1:00 PM on the deadline day** to allow time for processing and advertisement as required the North Carolina General Statutes.
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Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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

- ☐ Completed application form;
- ☐ Agent form if the applicant is not the property owner;
- ☐ Receipt for application fee;
- ☐ Legal description of property requested for rezoning, by metes and bounds;
- ☐ ~~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.

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: _____

Steve McCrossan - Executive Director / NourishNC, Inc.

AUTHORITY FOR APPOINTMENT OF AGENT

The undersigned owner(s) NourishNC, Inc. 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: 3/21/25

Agent's Name, Address & Telephone:

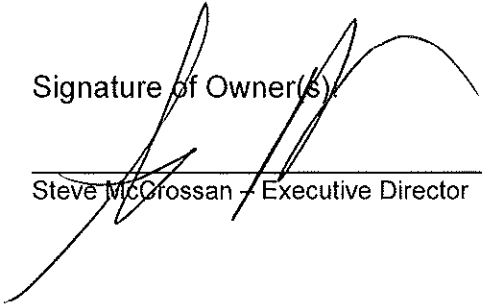
Cindee Wolf / Design Solutions

P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner(s)


Steve McCrossan - Executive Director



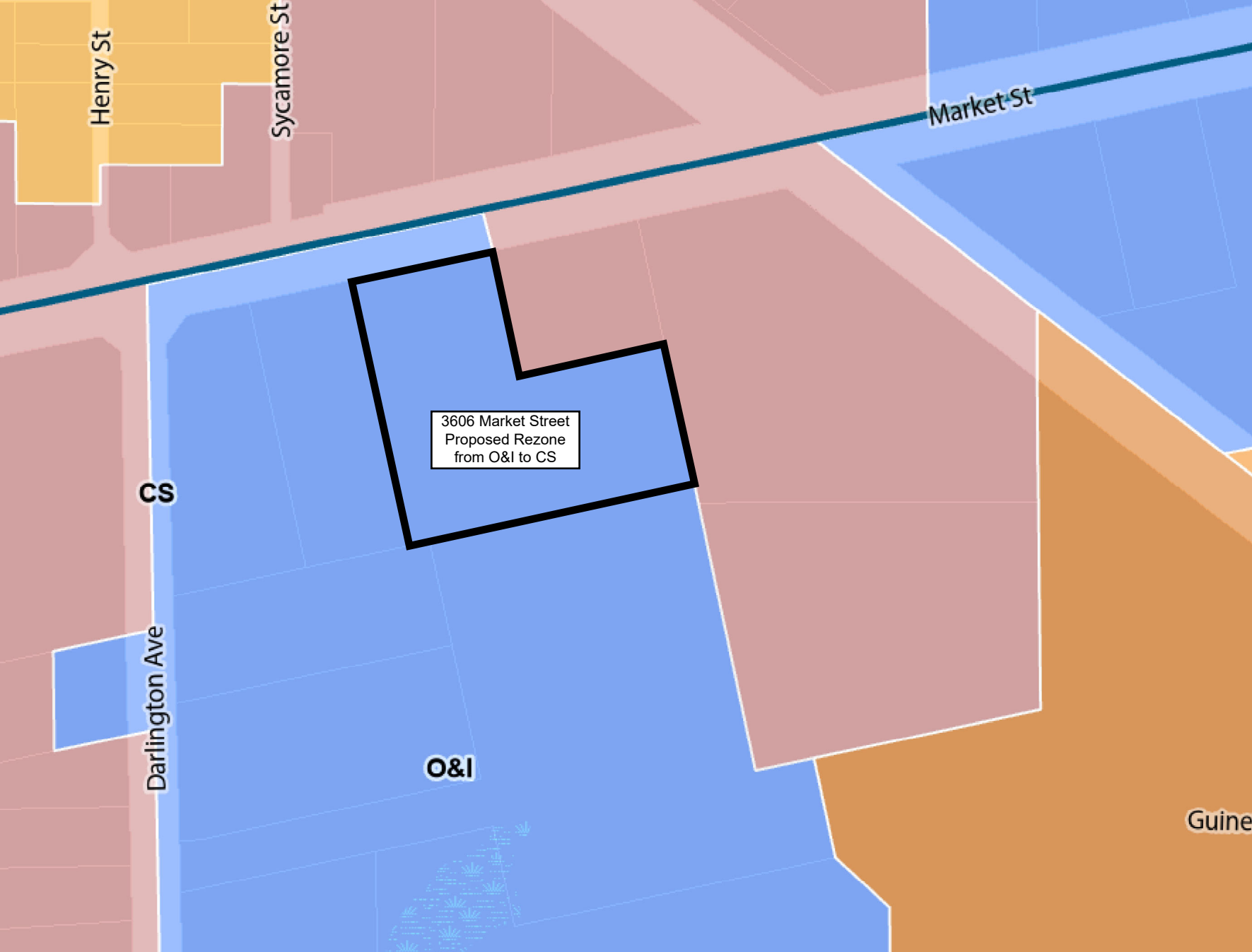
SYCAMORE

MARKET

DARLINGTON

3606 Market Street
(2.08 Ac.)

PIN: 31387.20.1263
PID: R04913-010-004-000



Henry St

Sycamore St

Market St

3606 Market Street
Proposed Rezone
from O&I to CS

CS

Darlington Ave

O&I

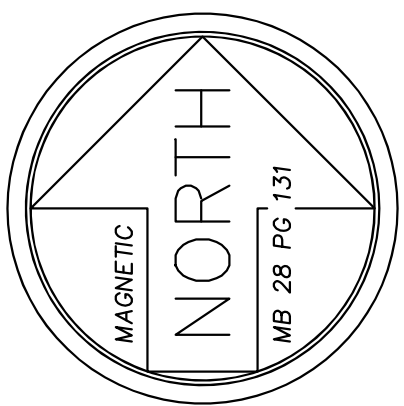
Guinea

MAP FOR

NOURISHNC, INC.

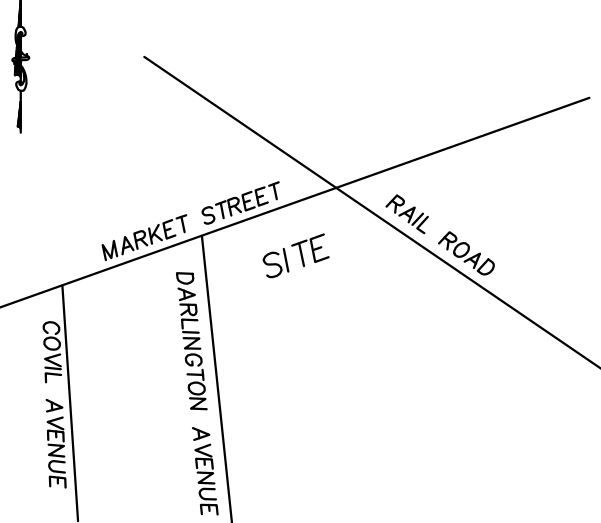
CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
REFERENCE: BOOK 6263 PAGE 565, MAP BOOK 28 PAGE 131
DATE: MARCH 11, 2024

MARKET STREET
100' PUBLIC RIGHT OF WAY



LOCATION MAP

(NOT TO SCALE)



PROPERTY ZONED O&I
SETBACK PER CITY ZONING (TABLE 18-73)
FRONT - 20'
SIDE - 0'
REAR - 20'

- NOTES
1. AREA COMPUTED BY COORDINATE METHOD
 2. ALL DISTANCES ARE HORIZONTAL
 3. 2.08 Ac. (90,818 S.F.) TOTAL AREA
 4. SURVEYED OCT. 2019, UPDATED MARCH 2024

LEGEND

E.I.P. = EXISTING IRON PIPE
E.I. = EXISTING IRON
E.C.M. = EXISTING CONCRETE MONUMENT
R\W = RIGHT OF WAY
C.P. = COMPUTED POINT

PROPERTY LINE
BUILDING SETBACK
CENTERLINE
EASEMENT
COMPUTED PROPERTY LINE
LIGHT

AC WILMINGTON
ASSOCIATION LLC
BOOK 5991 PAGE 2264

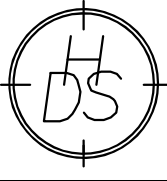
ELMAN WILMINGTON
ASSOCIATION LLC
BOOK 5852 PAGE 916

Preliminary

20' 10' 0 20'
SCALE IN FEET
1" = 20 FT.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS

1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597
15133 2024



Legal Description for
Zoning Map Amendment of
3606 Market Street

Beginning at a point in the southern boundary of Market Street (U.S. Hwy. 17 / Business), a 100' public right-of-way; said point being North 81°56'32" East, 264.25 feet from its intersection with the eastern boundary of Darlington Drive, a 60' public right-of-way; and running thence with the Market Street right-of-way,

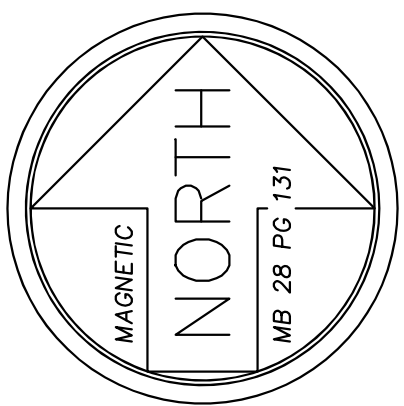
North 81°56'32" East, 176.27 feet to a point; thence
South 08°05'52" East, 157.45 feet to a point; thence
North 81°50'40" East, 182.00 feet to a point; thence
South 08°07'24" East, 176.23 feet to a point; thence
South 81°55'42" West, 358.27 feet to a point; thence
North 08°06'41" West, 333.46 feet to the point and place of beginning, containing
90,818 square feet, or 2.08 acres, more or less.

MAP FOR

NOURISHNC, INC.

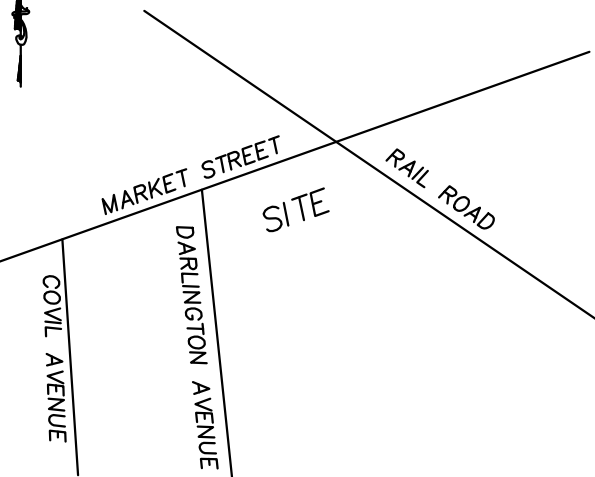
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