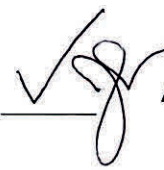


Agenda Item#: 1.Request: 524 S. College Road – rezone from
O&I, Office and Institutional to CB, Community
Business (Conditional District)Case Number: CD-6-226Hearing Date: 7/8/2026

Planning Commission Consistency Statement
(To be read into the record as a motion, seconded and voted upon)

 **Approval** - this request is consistent with the objectives and policies of the following plans
adopted by the City of Wilmington:

- | | |
|--|---|
| ☒ Create Wilmington Comprehensive Plan | ☐ South 17 th St/Independence Blvd. |
| ☐ Wrightsville Avenue 2030 (WA2030) | Corridor Plan |
| ☐ Vision 2020: A Waterfront Downtown | ☐ NorthSide Community Plan |
| ☐ Carolina Beach Road Corridor Plan | ☐ SouthSide Small Area Plan |
| ☐ College Road Corridor Plan | ☐ Market Street Corridor Study |
| ☐ Market Street Corridor Plan | ☐ Wrightsville Sound Small Area Plan |
| ☐ Oleander Drive Corridor Plan | ☐ Other: _____ |
| ☐ Dawson-Wooster Corridor Plan | |

The Planning Commission considers its approval to be reasonable and in the public interest
because: (Please provide reasons which can be found in the staff report (maybe found under
strong support sections or through public hearing)

The proposal provides compatible infill, introduces additional goods and services, and maintains
the existing character of the surrounding area.

Therefore, the Planning Commission recommends approval of this request.

Rejected - this request is not consistent with the objectives and policies of the following plans
adopted by the City of Wilmington:

- | | |
|--|---|
| ☒ Create Wilmington Comprehensive Plan | ☐ South 17 th St/Independence Blvd. |
| ☐ Wrightsville Avenue Land Use Plan | Corridor Plan |
| ☐ Vision 2020: A Waterfront Downtown | ☐ NorthSide Community Plan |
| ☐ Carolina Beach Road Corridor Plan | ☐ SouthSide Small Area Plan |
| ☐ College Road Corridor Plan | ☐ Market Street Corridor Study |
| ☐ Market Street Corridor Plan | ☐ Wrightsville Sound Small Area Plan |
| ☐ Oleander Drive Corridor Plan | ☐ Other: _____ |
| ☐ Dawson-Wooster Corridor Plan | |

The Planning Commission considers its rejection to be reasonable and in the public interest
because:

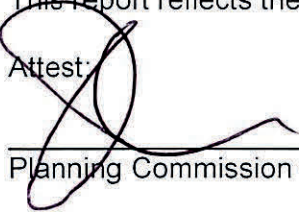
The proposal is not consistent with the desired character of the surrounding area.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

This report reflects the recommendation of the City of Wilmington Planning Commission, this the
8th day of July 2026.

Attest:

 6-0 In favor
Planning Commission Chairman John Lennon

Conditions as Outlined in Case Summary:

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, 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 August 4, 2026.
5. Any existing trees removed within the right of way must be relocated onsite unless existing utilities prevent relocation.
6. All doors located on the street-facing façade shall be designed to present an inviting and pedestrian-oriented appearance through glazing, architectural detailing, or other design features that contribute to a welcoming, human-scaled building entry.
7. A pedestrian connection to the adjacent site zoned MD-17 to the west shall be provided to allow for pedestrian access upon the redevelopment of the adjacent site.
8. Parking and loading areas along the primary frontage of the site shall be screened with shrubbery, a grade change, low wall, or planted berm or any combination that serves to screen the parking from the adjacent roadway. The screen shall be at least 3 feet in height and may be incorporated into streetscape landscaping. The planting strip shall be at least four feet in width. Depressions and curb cuts shall be allowed for water quality protection.