

Agenda Item#: 1.  
Request: 5324 Wrightsville Avenue— rezone from R-15 to R-5(CD), Medium-density Mixed Residential (Conditional District)

Case Number: CD-7-226  
Hearing Date: 2/4/2026

**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
- Wrightsville Avenue 2030 (WA2030)
- Vision 2020: A Waterfront Downtown
- Carolina Beach Road Corridor Plan
- College Road Corridor Plan
- Market Street Corridor Plan
- Oleander Drive Corridor Plan
- Dawson-Wooster Corridor Plan
- South 17<sup>th</sup> St/Independence Blvd. Corridor Plan
- NorthSide Community Plan
- SouthSide Small Area Plan
- Market Street Corridor Study
- Wrightsville Sound Small Area Plan
- Other: \_\_\_\_\_

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 while maintaining consistency with the desired 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
- Wrightsville Avenue 2030 (WA2030)
- Vision 2020: A Waterfront Downtown
- Carolina Beach Road Corridor Plan
- College Road Corridor Plan
- Market Street Corridor Plan
- Oleander Drive Corridor Plan
- Dawson-Wooster Corridor Plan
- South 17<sup>th</sup> St/Independence Blvd. Corridor Plan
- NorthSide Community Plan
- SouthSide Small Area Plan
- Market Street Corridor Study
- Wrightsville Sound Small Area Plan
- Other: \_\_\_\_\_

The Planning Commission considers its rejection to be reasonable and in the public interest because:  
The proposed development is inconsistent with the existing development pattern and the established precedent for new infill development along this segment of Wrightsville Avenue.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

This report reflects the recommendation of the City of Wilmington Planning Commission, this the 4<sup>th</sup> day of February 2026.

Attest:   
Planning Commission Chairman John Lennon

Aye - Adams  
Woodruff  
Cofer  
Pollack  
Lennon  
- ~~Wrightsville Sound~~