

**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 / [REDACTED]

PROPERTY OWNER INFORMATION:

Name(s) 906 South 8th, L.L.C.

Address: 305 Pettigrew Drive, Wilmington, NC 28412

Telephone: 910-367-9782

Email Address: [REDACTED] (LLC Managing Member- Barry Coppedge)

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

ADDRESS OF SUBJECT SITE: 910 S. 8th Street

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 312713.04.9325 [PID R05409-037-018-000]

CURRENT ZONING DISTRICT(S): R-5 **PROPOSED ZONING DISTRICT(S):** UMX

TOTAL SITE AREA: 5445 s.f. / 0.125 ac.

PRE-APPLICATION MEETING: 10/17/25 (Phone Conversation w/ Pat O'Mahony)
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: <u>1/2/26</u>	PLANNER: <u>PO</u>
CASE FILE #: <u>Z-3-326</u>	FEE PAID \$: <u>\$500</u>

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).

In 2021, the corridor along Dawson Street was rezoned by the City for Urban Mixed-Use. However, only parcels specifically fronting the corridor were included. The subject property Owner also owns the adjacent UMX parcel. The requested rezoning will simply expand that existing UMX district.

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, continues to focus on small-lot in-fill development. The visions and goals for growth & economic prosperity encourage the concept of in-filling under-utilized land where existing urban services are available.

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

New building in a neighborhood statistically has a positive impact on surrounding property values, and enhancing aesthetics. The expansion of an existing, adjacent UMX project should not have any adverse effect on the surrounding neighborhood. Similar development has occurred throughout the City limits over the past several years, and there has been no evidence of adverse impact to property values.

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

Rezoning this property to simply expand an existing Urban Mixed-Use project, along a busy road corridor, provides for increased economic growth. upgrades the land, benefits the tax base, and will provide for more new homes without adverse effect to the community.

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.
-

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;
 - Receipt of mailing fee;
 - o An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Note that this cost will include two mailings, one mailing notifying property owners for planning commission review and a second mailing notifying property owners of city council review. Payment must be made within 5 business days of the invoice.
 - 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: _____ 12/31/25

Barry Coppedge -
Managing Member / 906 South 8th, L.L.C.

AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF

The undersigned owner, 906 South 8th, L.L.C., does hereby appoint Design Solutions / Cindee Wolf to act on my behalf for the purpose of petitioning the City of Wilmington for: a) an amendment to the text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district; e) street closing, and/or f) approval of preliminary subdivision plan as applicable to the property described in the attached petition.

The owner does hereby covenant and agree with the City of Wilmington that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give testimony and make 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 owner's 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 appointment shall continue in effect and final disposition of the petition submitted in conjunction with this appointment.

Dated: 12/31/25

Appointee's Name, Address & Telephone:

Design Solutions

P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner:



Barry Coppedge -
Managing Member / 906 South 8th, L.L.C.

BK: RB 6820
PG: 611 - 613

RECORDED:

12/22/2025

12:52:39 PM

BY: KELLIE GILES

DEPUTY

2025033654

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$360.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: **Price & Williams, P.A.**
 5725 Oleander Dr., STE C-3
 Wilmington, NC 28403

Return to: **Bailey & Busby, PLLC**

This instrument is prepared by D. Robert Williams, Jr., a North Carolina licensed attorney. Delinquent taxes, if any, will be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds. The Preparer has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate.

Excise Tax: \$ 360.00

Parcel No. **R05409-037-018-000**

Brief Description for the Index: **Pt Lot 2, Block 37, City of Wilmington**

THIS DEED, made this 18th day of December, 2025, by and between:

GRANTOR	GRANTEE
<p>Georgetowne Five, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 5725 Oleander Drive Suite C-3 Wilmington, NC 28405</p>	<p>910-3 Partners, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 1883 W Royal Hunte Drive, Suite 200 Cedar City, UT 84720</p>

PLEASE CHECK ONE: This property does / does not include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Bailey & Busby, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

Beginning at a point in the Western line of Eighth Street 92 feet Southwardly from its intersection with the Southern line of Dawson Street; running thence Southwardly along said Western line of Eighth Street 33 feet; thence Westwardly parallel with Dawson Street 165 feet; thence Northwardly parallel with Eighth Street 33 feet; thence Eastwardly and parallel with Dawson Street 165 feet to the point of Beginning, same being the Southeast quarter (1/4) of Lot 2, in Block 37, according to the Official Plan of the City of Wilmington; being the same property conveyed to Thelma D. Spicer by deed recorded July 2, 1981 in Book 1188, Page 537, New Hanover County Registry.

Also being the same property described in that deed to Georgetowne Five, LLC recorded August 8, 2025 in Book 6792, Page 2314 of the aforementioned Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

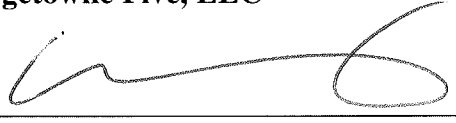
Title to the property hereinabove described is subject to the following exceptions:

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2025 and future years.

****SIGNATURES FOLLOW ON NEXT PAGE****

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Georgetowne Five, LLC

By: 

Name: D. Robert Williams, Jr.

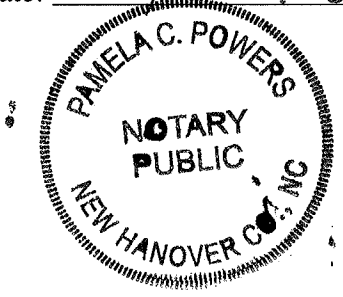
Title: Manager

STATE OF North Carolina

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, having been properly identified by a driver's license or other photo identification, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **D. Robert Williams, Jr., Manager of Georgetowne Five, LLC**

Date: 12-18, 2025. 
[Notary's signature as name appears on seal]



Pamela C. Powers, Notary Public
[Notary's printed name as appears on seal]

My commission expires: 6-15, 2026

[Affix Official Seal in Space Above]

BK: RB 6820
PG: 614 - 616

RECORDED:

12/22/2025

12:52:40 PM

BY: KELLIE GILES

DEPUTY

2025033655

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

Excise Tax \$0

Parcel No.: R05409-037-018-000

This instrument was prepared by
and return to:

Bailey & Busby, PLLC

Brief description for Index

Part of Lot 2, Block 37, City of Wilmington

QUITCLAIM DEED

The attorney preparing this instrument has made no record search or title examination to the property herein described, unless the same is shown by his written and signed certificate. Further no tax advice of any nature has been rendered to the parties to this instrument.

THIS DEED made this the 22 day of December, 2025, by and between:

If initialed, the Grantor confirms this property was his/her primary residence _____

GRANTOR	GRANTEE
910-3 Partners, LLC, a North Carolina limited liability company	906 SOUTH 8TH, LLC, a North Carolina limited liability company
176 Mine Lake Court Ste. 100 Raleigh, NC 27615	305 Pettigrew Dr. Wilmington, NC 28409

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Bailey & Busby, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the western line of Eighth Street 92 feet southwardly from its intersection with the southern line of Dawson Street; running thence southwardly along said western line of Eighth Street 33 feet; thence Westwardly parallel with Dawson Street 165 feet; thence Northwardly parallel with Eighth Street 33 feet; thence Eastwardly parallel with Dawson Street 165 feet to the point of beginning, the same being the southeast $\frac{1}{4}$ of Lot 2 in Block 37, and being the same lands conveyed to J.W. Allen and wife, by deed recorded in Book 85, Page 524, New Hanover County Registry.

The property described was acquired by Grantor by a Deed recorded in Book _____, Page _____ of the New Hanover County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

910-3 Partners, LLC

By: [Signature] (SEAL)
Barry Coppedge, Managing Member

STATE OF North Carolina

COUNTY OF New Hanover

I, Stephen R. Outten, a Notary Public of the County and State aforesaid, certify that **Barry Coppedge**, personally came before me this day and acknowledged that he is Managing Member of 910-3 Partners, LLC, and that he as Managing Member, being authorized to do so, executed the foregoing on behalf of the limited liability company.

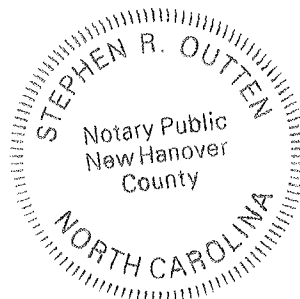
Witness my hand and official seal on this date shown.

[Signature]

Date: December 22, 2025

Notary Public

My Commission Expires: 12/17/27





DAWSON

DAWSON

H118

H118

VIRGIE RHODES



74 ft

36 ft

59 ft

74.67 ft

74.3

40 ft

26 ft

74.5

54 ft

31.7

112 ft

82 ft

MILLS

33 ft

59 ft

66 ft

708

59 ft

33 ft

33 ft

718

59 ft

99 ft

92 ft

906

59 ft

125 ft

33 ft

33 ft

66 ft

33 ft

34 ft

33 ft

125 ft

66 ft

165 ft

910

33 ft

33 ft

66 ft

165 ft

33 ft

66 ft

914

66 ft

153.35 ft

143.51 ft

808

809

70

15

62 ft

39

50.5 ft

927

87 ft

Dawson St

UMX
Z-3-1212
3/19/2013

708 Dawson St

718 Dawson St

906 S 8Th St Bldg

S 8th St

Proposed
Rezone from
R-5 to UMX

910 S 8Th St

914 S 8Th St

R-5

Legal Description for
Rezoning Map Amendment
910 S. 8th Street

Beginning at a point in the centerline of S 8th Street, a 66' public right-of-way; said point being located South 05°36'31" East, 132.00 feet, along the centerline from its intersection with the centerline of Dawson Street, a 80' public right-of-way; and running thence from the point of beginning, along said centerline:

South 05°36'31" East, 33.00 feet to a point; thence

South 84°23'29" West, 198.00 feet, passing the western right-of-way of S. 8th Street at 33.00 feet, to a point; thence

North 05°36'31" West, 33.00 feet to a point; thence

North 84°23'29" East, 198.00 feet, passing the western right-of-way of S. 8th Street at 165.00 feet, to the point and place of beginning, containing 6,534 square feet, or 0.15 acres, more or less.