

**REPORT OF COMMUNITY MEETING REQUIRED BY  
THE WILMINGTON CITY CODE FOR CD  
REZONINGS**

To: Penelope Spicer-Sidbury, City Clerk

Case No.: Pending – CD - - 226

Location: 53242 Wrightsville Avenue

Proposed Zoning: R-5 (CD)

The undersigned hereby certifies that written notice of a community meeting on the above proposed zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) November 22, 2025. A copy of the written notice is also attached. Signs were also posted at the both frontages of the properties (pictures attached).

The meeting was held at the following time and place: Thursday, December 4, 2025,  
6:00 p.m. at Design Solutions office, 107 Stokley Drive, Unit 104.

The persons in attendance at the meeting were: (Ref. Attached Sign-in List)

The following issues were discussed at the meeting: No one attended

As a result of the meeting, the following changes were made to the proposed plan: None.

Date: December 15, 2025  
Applicant: Design Solutions  
By: Cindee Wolf

cc: Wilmington Planning Staff





Properties within  
300' Perimeter of  
5324 Wrightsville Avenue

PROPERTIES WITHIN A 300' PERIMETER OF 5324 WRIGHTSVILLE AVE:

| SUBJECT PROPERTY OWNER         | NUM   | STREET          | TYPE        | CITY               | STATE | ZIP   | MAPIDKEY       | PARID              | NO    | UNIT | ADRSTR       | SUF |
|--------------------------------|-------|-----------------|-------------|--------------------|-------|-------|----------------|--------------------|-------|------|--------------|-----|
| GREENWOOD COTTAGES LLC         |       | PO BOX 344      |             | BLOWING ROCK       | NC    | 28605 | 314606.49.4850 | R06205-004-008-000 | 5324  |      | WRIGHTSVILLE | AVE |
| ADJACENT OWNERS                | NUM   | STREET          | TYPE        | CITY               | STATE | ZIP   | MAPIDKEY       | PARID              | NO    | UNIT | ADRSTR       | SUF |
| 5320 PARK AVENUE UNIT D LLC    | 139   | MERRICK         | RD 1ST FLR  | LYNBROOK           | NY    | 11563 | 314606.49.0349 | R06205-005-034-000 | 5320  | D    | PARK         | AVE |
| 5322 D PARK AVENUE LLC         | 1612  | MILITARY CUTOFF | RD STE 200  | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-018-000 | 5322  | D    | PARK         | AVE |
| BACA DONNA S                   | 5326  | WRIGHTSVILLE    | AVE UNIT A  | WILMINGTON         | NC    | 28403 | 314606.49.6708 | R06205-004-006-000 | 5326A |      | WRIGHTSVILLE | AVE |
| BAUM DEBRA R SHANE             | 118   | CHEYENNE        | TRL         | WILMINGTON         | NC    | 28409 | 314718.40.9003 | R06205-003-003-000 | 5409  |      | WRIGHTSVILLE | AVE |
| BERNARD ANDREW P               | 1422  | WESTPRONG       | WAY         | WILMINGTON         | NC    | 28403 | 314606.49.5729 | R06205-004-007-000 | 5326  |      | WRIGHTSVILLE | AVE |
| BLACKBEARDS COLLECTIONS NC     | 516   | LINKSIDER       | DR APT 2    | WILMINGTON         | NC    | 28412 | 314606.49.0349 | R06205-005-022-000 | 5318  | D    | PARK         | AVE |
| BOWMAN DANIEL TATUM TRUSTEES   | 215   | PENINSULA       | DR          | CAROLINA BEACH     | NC    | 28428 | 314606.49.8735 | R06205-004-003-000 | 5332  |      | WRIGHTSVILLE | AVE |
| BURNEY ROSEMARY                | 5322  | PARK            | AVE APT C   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-017-000 | 5322  | C    | PARK         | AVE |
| CHRISTIAN BRITANNY R           | 202   | HUNTINGTON      | RD          | WILMINGTON         | NC    | 28403 | 314718.40.7174 | R05617-010-031-000 | 202   |      | HUNTINGTON   | RD  |
| CINEMA OAKS COA                | 165   | MILITARY CUTOFF | RD #200     | WILMINGTON         | NC    | 28403 | 314606.49.6330 | R06205-005-035-000 | 5333  |      | OLEANDER     | DR  |
| COLEMAN SANICA C               | 884   | HEART WOOD LOOP | RD          | LELAND             | NC    | 28451 | 314606.49.0349 | R06205-005-019-000 | 5318  | A    | PARK         | AVE |
| CORBETT ROBERT P JR ETAL HEIRS | 204   | HUNTINGTON      | RD          | WILMINGTON         | NC    | 28403 | 314718.40.7275 | R05617-010-030-000 | 204   |      | HUNTINGTON   | RD  |
| COWEN GRACE RACHELLE           | 6642  | HIGH POINT      | DR          | SEATTLE            | WA    | 98126 | 314606.49.0349 | R06205-005-027-000 | 5324  | A    | PARK         | AVE |
| COX JESSE THOMAS JR            | 4     | PELICAN         | DR UNIT B   | WRIGHTSVILLE BEACH | NC    | 28480 | 314606.49.0349 | R06205-005-026-000 | 5328  | D    | PARK         | AVE |
| DAVEY STEVEN ANQL              | 33    | GOLD            | ST APT 320  | NEW YORK           | NY    | 10038 | 314606.49.0349 | R06205-005-013-000 | 5326  | C    | PARK         | AVE |
| DAVID G PHILLIP                | 821   | INLET VIEW      | DR          | WILMINGTON         | NC    | 28409 | 314606.48.3929 | R06205-005-008-000 | 5323  |      | OLEANDER     | DR  |
| DE JESUS RAMIREZ ANGEL         | 5412  | WRIGHTSVILLE    | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.9831 | R06205-004-002-000 | 5412  |      | WRIGHTSVILLE | AVE |
| DT BUILDERS LLC                | 7930  | CHAMPLAIN       | DR          | WILMINGTON         | NC    | 28412 | 314606.49.3801 | R06205-004-010-000 | 5320  |      | WRIGHTSVILLE | AVE |
| ELLZEY KENNETH LAUREL          | 5317  | WRIGHTSVILLE    | AVE         | WILMINGTON         | NC    | 28403 | 314718.40.2018 | R06205-002-034-000 | 5317  |      | WRIGHTSVILLE | AVE |
| EVOLVE OLEANDER LLC            | 2918  | MARTINSVILLE    | RD STE A    | GREENSBORO         | NC    | 27408 | 314606.49.6330 | R06205-005-035-001 | 5333  |      | OLEANDER     | DR  |
| HAGESTROM DENNIS A TRACEE L    | 920   | RIPTIDE         | LN          | CAROLINA BEACH     | NC    | 28428 | 314718.40.8023 | R06205-003-002-000 | 5407  |      | WRIGHTSVILLE | AVE |
| HALL WOODROW G SARAH F         | 109   | KING ARTHUR     | DR          | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-033-000 | 5320  | C    | PARK         | AVE |
| HARNEY 4 LLC                   | 3167  | VISTA DEL RIO   |             | FALLBROOK          | CA    | 92028 | 314606.49.6330 | R06205-005-035-002 | 5329  |      | OLEANDER     | DR  |
| HAWTHORNE @ OLEANDER APTS      | 2918  | MARTINSVILLE    | RD          | GREENSBORO         | NC    | 27408 | 314606.49.9007 | R06205-005-010-000 | 5335  |      | OLEANDER     | DR  |
| HAWTHORNE PARK COA INC         | 1650  | MILITARY CUTOFF | RD          | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-005-000 |       |      |              |     |
| HOLSENBACK MARCUS E            | 5328  | WRIGHTSVILLE    | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.6777 | R06205-004-005-000 | 5328  |      | WRIGHTSVILLE | AVE |
| HORNE STEVEN E                 | 309   | COLONIAL        | DR          | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-021-000 | 5318  | C    | PARK         | AVE |
| HUWE ELYSE H                   | 5328  | PARK            | AVE UNIT C  | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-025-000 | 5328  | C    | PARK         | AVE |
| JOYNES STEVEN P MARCIE B       | 8768  | TILBURY         | DR          | WILMINGTON         | NC    | 28411 | 314606.49.0349 | R06205-005-012-000 | 5326  | B    | PARK         | AVE |
| KOGGE DAVID ALEXANDER ETAL     | 5314  | WRIGHTSVILLE    | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.0884 | R06205-004-013-000 | 5314  |      | WRIGHTSVILLE | AVE |
| LABRIOLA MICHAEL E             | 5402  | PARK            | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.4585 | R06205-005-004-002 |       |      |              |     |
| LABRIOLA MICHAEL E ROBIN F     | 5402  | PARK            | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.5347 | R06205-005-008-002 | 5402  |      | PARK         | AVE |
| LEWIS KATHERINE C              | 5322  | PARK            | AVE APT A   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-015-000 | 5322  | A    | PARK         | AVE |
| LOOKMAN M SHAMEER MARIA G      |       | PO BOX 12650    |             | WILMINGTON         | NC    | 28405 | 314606.49.0349 | R06205-005-016-000 | 5322  | B    | PARK         | AVE |
| MCNICHOLAS SANDRA              | 13703 | SAILING         | RD          | OCEAN CITY         | MD    | 21842 | 314606.49.0349 | R06205-005-029-000 | 5324  | C    | PARK         | AVE |
| MELTON JAMES T JOANNE U        | 13950 | MAINSAIL        | ST          | CORPUS CHRISTI     | TX    | 78418 | 314718.40.5023 | R06205-002-007-000 | 5323  |      | WRIGHTSVILLE | AVE |
| MINTZ LISA C ETAL              | 5328  | PARK            | AVE APT A   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-023-000 | 5328  | A    | PARK         | AVE |
| MITCHELL STEVE L NICOLE A      | 718   | WOODLAND FOREST | CT          | WILMINGTON         | NC    | 28403 | 314606.49.1853 | R06205-004-012-000 | 5316  |      | WRIGHTSVILLE | AVE |
| MORRIS BENJAMIN                | 1563  | GREY CLIFF      | RUN         | WILMINGTON         | NC    | 28405 | 314606.49.0349 | R06205-005-020-000 | 5318  | B    | PARK         | AVE |
| N & R PROPERTIES LLC           | 7411  | RICHFIELD       | CT          | WILMINGTON         | NC    | 28411 | 314718.40.4201 | R05617-007-011-000 | 203   |      | FOREST       | RD  |
| NAVARRO BARBARA                | 5324  | PARK            | AVE APT D   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-030-000 | 5324  | D    | PARK         | AVE |
| NOVANT HEALTH REGIONAL         |       | PO BOX 1649     |             | WILMINGTON         | NC    | 28402 | 314718.40.1019 | R06205-002-003-000 | 5313  |      | WRIGHTSVILLE | AVE |
| NSA PROPERTY HOLDINGS LLC      | 8400  | E PRENTICE      | AVE 9TH FLR | ENGLEWOOD          | CO    | 80111 | 314606.49.1115 | R06205-005-006-000 | 5319  |      | OLEANDER     | DR  |
| NUCCI STEPHEN SYLVIA B         | 446   | GREENWOOD       | RD          | WILMINGTON         | NC    | 28409 | 314606.49.7756 | R06205-004-004-000 | 5330  |      | WRIGHTSVILLE | AVE |
| PARK AVENUE INVESTMENTS LLC    |       | PO BOX 12676    |             | WILMINGTON         | NC    | 28405 | 314606.39.8574 | R06205-006-011-000 | 5308  |      | PARK         | AVE |
| PROPERTY BROTHERS NC LLC       | 2712  | WARLUCK         | DR          | WILMINGTON         | NC    | 28409 | 314606.49.0349 | R06205-005-028-000 | 5324  | B    | PARK         | AVE |
| REISER BROTHERS LLC            | 2029  | EASTWOOD        | RD APT 143  | WILMINGTON         | NC    | 28403 | 314606.39.9798 | R06205-004-023-000 | 5321  |      | PARK         | AVE |
| RICHARDSON HEATHER E           | 5320  | PARK            | AVE APT A   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-031-000 | 5320  | A    | PARK         | AVE |
| SAWYER NICHOLAS ET UX          | 5326  | PARK            | AVE Apt d   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-014-000 | 5326  | D    | PARK         | AVE |
| SCUBA TRAINING POOLS LLC       |       | PO BOX 1491     |             | WRIGHTSVILLE BEACH | NC    | 28480 | 314606.49.2832 | R06205-004-011-000 | 5318  |      | WRIGHTSVILLE | AVE |
| SHARPE STEVEN A MARIA L        | 5412  | PARK            | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.7487 | R06205-005-004-000 | 5412  |      | PARK         | AVE |
| SOUND SIDE WRIGHTSVILLE LLC    | 211   | SUMMER REST     | RD          | WILMINGTON         | NC    | 28405 | 314718.40.7024 | R06205-003-001-000 | 5401  |      | WRIGHTSVILLE | AVE |
| STATON G ERIC                  |       | PO BOX 1230     |             | WRIGHTSVILLE BEACH | NC    | 28480 | 314606.49.0349 | R06205-005-024-000 | 5328  | B    | PARK         | AVE |
| SUMMERVILLE MARTIN ETAL        | 5320  | PARK            | AVE APT B   | WILMINGTON         | NC    | 28403 | 314606.49.0349 | R06205-005-032-000 | 5320  | B    | PARK         | AVE |
| TREE HOUSE RECOVERY NC INC     | 5321  | OLEANDER        | DR          | WILMINGTON         | NC    | 28403 | 314606.49.2162 | R06205-005-007-000 | 5321  |      | OLEANDER     | DR  |
| WERTHEIMER DANIEL P            | 105   | BEAGLE          | TRL         | WILMINGTON         | NC    | 28409 | 314606.49.0349 | R06205-005-011-000 | 5326  | A    | PARK         | AVE |
| WILSON MATTHEW J LAUREN P      | 5413  | PARK            | AVE         | WILMINGTON         | NC    | 28403 | 314606.49.9618 | R06205-004-020-000 | 5413  |      | PARK         | AVE |



Sign Posted along Park Avenue  
behind 5324 Wrightsville Avenue  
November 23, 2025

Sign Posted along frontage of  
5324 Wrightsville Avenue  
November 23, 2025

**REZONING CONCEPT MEETING**  
**THURS., DECEMBER 4th / 6:00 P.M.**  
**DESIGN SOLUTIONS**  
**107 STOKLEY DR. / UNIT 103**

**CALL: 910-620-2374 OR**  
**EMAIL: [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz)**  
**FOR ADD'L. DETAILS**





## Notice of Community Information Meeting

November 22, 2025

To: Adjacent Property Owners

Re: 5324 Wrightsville Avenue

The attached sketch plan will be submitted to the City of Wilmington for approval of a Conditional District rezoning to subdivide the current parcel into two (2) lots, with the existing house being re-addressed on Park Avenue. A new home and accessory dwelling will be construction on the vacant, Wrightsville Avenue lot.

This process allows only particular uses to be established in accordance with specific standards and conditions pertaining to an individual site. Essentially, it means that only this layout can occur, if approved.

The City requires that the developer notify the property owners within a 300' adjacency to the project and hold a meeting for any and all interested parties. This is intended to provide neighbors with an opportunity for explanation of the proposal, and for questions to be answered concerning project improvements, benefits, and impacts.

An information meeting will be held on [Thursday, December 4<sup>th</sup>, 6:00 p.m.](#), at the Design Solutions office – [107 Stokley Drive, Unit 104](#).

If you're not able to attend, you can contact Cindee Wolf at Tel. # [910-620-2374](tel:910-620-2374), or email [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz), with comments and/or questions.

We appreciate your interest and look forward to being a good neighbor and an asset to the community.

*P.O. Box 7221, Wilmington, NC 28406 \* Telephone: 910-620-2374 \* Email:  
cwife@lobodemar.biz*

Wrightsville Avenue

5322



5326

Park Avenue