

Ordinance



City Council
City of Wilmington
North Carolina

Introduced By: Rebecca L. Hawke, City Manager

Date: 7/15/2025

Ordinance Amending the Official Zoning Maps of the City of Wilmington to Rezone Property Containing 2.08 Acres Located at 3606 Market Street from O&I, Office and Institutional District, to CS, Commercial Services District (Z-7-525)

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, N.C.G.S. §§160D-102, 160D-108(d), 160D-603, and 160D-702, authorize local governments to change or modify zoning boundaries within their jurisdiction; and,

WHEREAS, the amendment set out below is made in accordance with N.C.G.S. §160D-601, and Article 7, Divisions 1 and 2, of the City of Wilmington Land Development Code.

THEREFORE, BE IT ORDAINED:

SECTION 1: The official zoning maps of the City of Wilmington are hereby amended by removing the hereinafter described property from the present O&I, Office and Institutional District, and putting it in the CS, Commercial Services District, classification, said property being more particularly described as follows:

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.

SECTION 2: The City is authorized to change the zoning maps on file in the office of the City Clerk, so as to make them comply with this ordinance.

SECTION 3: Any person violating the provisions of this ordinance shall be subject to the penalties set forth in Section 18-648 of the City of Wilmington Land Development Code.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6: This ordinance shall be effective immediately upon its adoption.

Adopted at a _____ meeting
On _____ 2025

Bill Saffo, Mayor

Approved As To Form:

Attest:

Penelope Spicer-Sidbury, City Clerk

City Attorney