

# Planning Commission Comment Form



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Agenda item (address or brief description) 910 South 8th Street - R5 to UMX

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Dear Members of the Wilmington Planning Commission,  
I respectfully oppose the rezoning of 910 S. 8th Street from R-5 to UMX. This request is incompatible with the surrounding residential block and would eliminate an existing single-family home—exactly the type of attainable housing Wilmington cannot afford to lose. The property is not vacant or underutilized. It contains a functioning single-family home that contributes to neighborhood stability and provides one of the few remaining opportunities for affordable homeownership in the Southside. Rezoning to UMX would create strong incentives for demolition and redevelopment into higher-density rental units, accelerating a growing trend where developers replace owner-occupied homes with investor-driven rentals. This pattern increases density without increasing homeownership. Families who could build equity and generational wealth through a modest home are instead pushed into permanent renting. Losing single-family homes undermines the American dream for working families and erodes long-term affordability in a historically vulnerable neighborhood. UMX zoning is also incompatible with the area's infrastructure, which already struggles with traffic, parking, and stormwater. The Comprehensive Plan directs mixed-use intensity to appropriate corridors—not interior residential streets where stability and predictability are essential, despite the ownership of the adjacent parcel on Dawson. Preserving R-5 zoning protects an existing home, supports homeownership, and maintains the character of the Southside. I urge the Commission to deny this rezoning request. Please include this letter in the docket / record for this agenda item.  
Sincerely,  
Kenneth Sundberg  
Wilmington NC