

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: _____

MAILING ADDRESS OF APPLICANT: _____

PHONE NUMBER AND E-MAIL OF APPLICANT: _____

PROPERTY OWNER INFORMATION:

Name(s) _____

Address: _____ Zip _____

Telephone: _____

Email Address: _____

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

ADDRESS OF SUBJECT SITE: _____

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): _____

CURRENT ZONING DISTRICT(S): _____ **PROPOSED ZONING DISTRICT(S):** _____

TOTAL SITE AREA: _____

PRE-APPLICATION MEETING: _____
(Date)

RECEIVED

By ZS at 2:43 pm, Apr 17, 2025

INTERNAL USE ONLY

DATE RECEIVED: _____

PLANNER: _____

CASE FILE #: _____

FEE PAID \$: _____

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 by 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 Angela Roseman 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: _____



1. What changed or changing conditions justifies the passage of this amendment.

- a. Given the infill and redevelopment nature of this specific location, a mix of uses (and users) is a more desirable user profile than, say, an office building (ie neighborhood services, potential office space, retail uses and potential restaurants.)
- b. CB is less restrictive and more marketable to a wider range of users than O&I would be at this location.
- c. The site is small, less than an acre. With a maximum allowable footprint of 8,000 SF. This limits the typical O&I users / space needs.

2. Explain how the map amendment would be consistent with the Create Wilmington Comprehensive Plan and adopted special areas.

- a. Composite Growth Map, Mixed Use Centers, Areas of Opportunity and Transit that Works all highlight this area along Market Street for growth, density and a mix of uses.

3. Explain the expected impacts on the area if the proposed zoning map amendment is approved.

- a. Planned housing, (adjacent, Switchyard Townhomes) additional infill / re-development (adjacent HOPE Community Church) and existing access (vehicular, transit and pedestrian) should limit the required travel distance for patrons and neighbors.
- b. An NC DOT turn lane has been approved and installed at the proposed location.

4. Describe other circumstances that justify the proposed amendment in the public interest.

- a. This site enjoys a shared parking agreement with the adjacent property owners (ie a 9a-5p Monday-Friday office, a Sunday church use). Efficient use of land, limiting the amount of surface parking and built-upon area.
- b. Smaller spaces, smaller footprints, mix of uses. Potential users are more likely to be smaller, locally established, owner operated businesses.



Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

LEGAL DESCRIPTION
LOT 1, TRACT 2 FERNSIDE, WILMINGTON
CITY OF WILMINGTON – NEW HANOVER COUNTY – NORTH CAROLINA

Being all of Lot 1 as depicted on the “Map of Division of Tract 2 Fernside, Wilmington”, recorded in the New Hanover County Registry of Deeds in Map Book 74 Page 321.

Commencing at the intersection of the southern right of way of US Highway 17, Market Street, and the centerline of the Seaboard Coastline Railroad right of way, THENCE

- (1) Following the southern right of way line of US Highway 17, Market Street, N77°32'30"E, 52.10 feet, to an iron rod located at the intersection with the eastern right of way line of the Seaboard Coastline Railroad right of way, being the

POINT OF BEGINNING, THENCE

- (1) Following the southern right of way line of US Highway 17, Market Street, N77°32'30"E, 32.66 feet to an iron rod, THENCE
- (2) Following the southern right of way line of US Highway 17, Market Street, N77°32'30"E, 214.73 feet to an iron rod, being the northeast corner of Lot 1 and the northwest corner of Lot 2, THENCE
- (3) Following the line S12°08'39"E, 236.10 feet to an iron rod, being the southeast corner of Lot 1 and the southwest corner of Lot 2, THENCE
- (4) Following the line S77°32'30"W, 47.57 feet to an iron rod, located on the western right of way line of the Seaboard Coastline Railroad, being the southwest corner of Lot 1, THENCE
- (5) Following the western right of way line of the Seaboard Coastline Railroad, N52°31'08"W, 308.48 feet, returning to the POINT OF BEGINNING.

Containing 34,820 sq ft, or 0.80 acres, more or less. As depicted on “Map of Division of Tract 2 Fernside, Wilmington”, recorded in the New Hanover County Registry of Deeds in Map Book 74 Page 321, & produced by BCSC, dated April 2nd, 2024.

Owner Certification:

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of a subdivision with my (our) own free consent, establish minimum setback lines, and dedicate all streets, alleys, walks, parks and other sites to public or private use as noted. I (we) hereby dedicate easements to the Cape Fear Public Utility Authority over all private streets for water and sewer lines and appurtenances. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of the City of Wilmington, North Carolina.

DAVID A SPETRINOJA 04.23.2024

Owner DAVID A SPETRINOJA DATE

Owner _____ DATE

Review Officer Certificate:

I, Kathryn Thurston, review officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

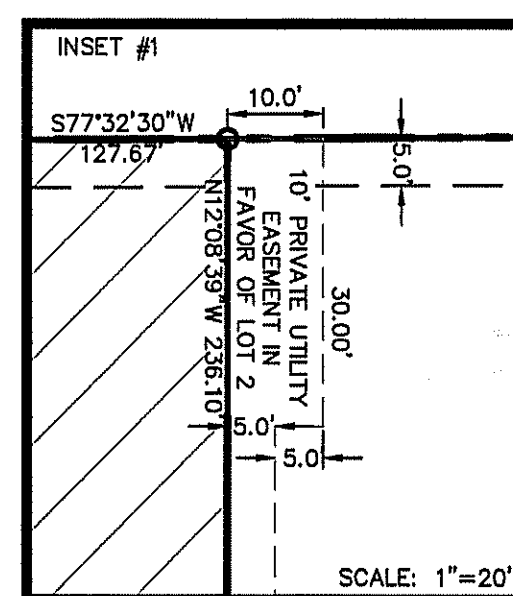
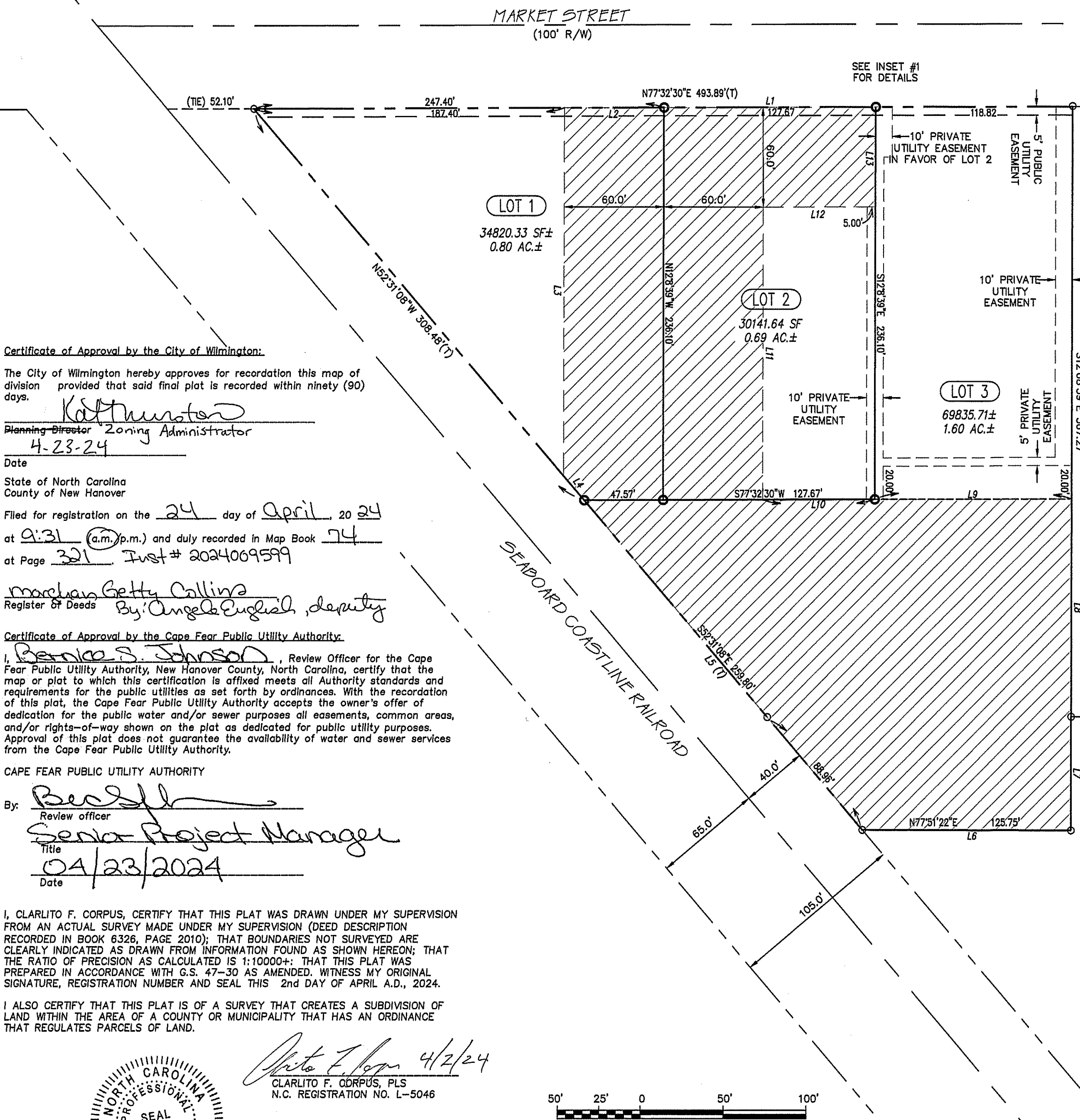
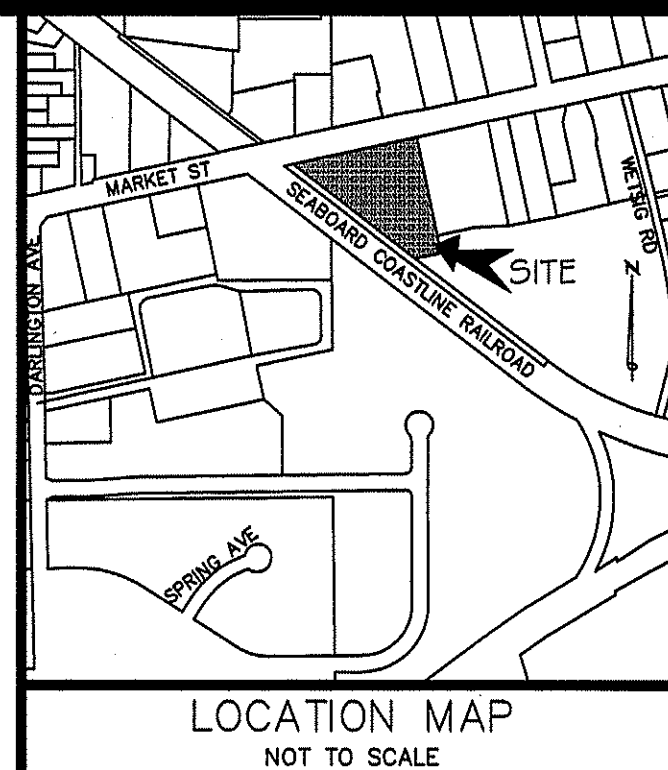
Kathryn Thurston 4-23-24

Map review officer

Date

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720313800 K, DATED 8/28/2018.
2. TOTAL SITE AREA = 134,798.09 S.F.±, 3.09 AC.±
3. THIS SURVEY IS CONSIDERED PRELIMINARY UNLESS SIGNED AND SEALED BY A PROFESSIONAL LICENSED SURVEYOR.
4. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
7. NO GRID MONUMENTS FOUND WITHIN 2000'.
8. AREAS ARE BY COORDINATE COMPUTATION.
9. BEARINGS ARE BASED FROM M.B 74, PG. 3 AND D.B. 6329, PG. 2010.



LINE	LENGTH	BEARING
L1	127.67	S77°32'30"W
L2	60.00	S77°32'30"W
L3	221.41	S12°08'39"E
L4	19.19	S52°31'08"E
L5	259.80	S52°31'08"E
L6	125.75	N77°51'22"E
L7	68.37	N12°08'38"W
L8	131.17	N12°08'38"W
L9	118.82	S77°32'30"W
L10	67.66	S77°32'30"W
L11	176.10	N12°08'39"W
L12	67.66	N77°32'30"E
L13	60.00	N12°08'39"W

PID: R04914-006-006-000
DAVID JONES RENTALS LLC
BK 2548, PG 450

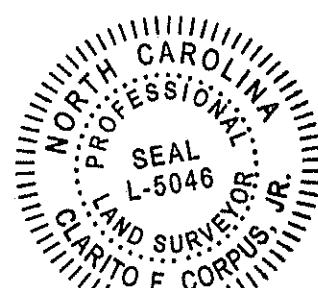
PID: R04914-006-001-000
PBW HOLDINGS LLC
BK 6294, PG 2221

LEGEND

- EXISTING IRON
- SET IRON
- CENTER LINE
- R/W LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SUBJECT TRACT BOUNDARY LINE
- /// PRIVATE PARKING INGRESS/EGRESS MAINTENANCE, UTILITIES & SIGN 74,083.51 S.F.±, 1.70 AC.±

I, CLARITO F. CORPUS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6326, PAGE 2010); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF APRIL A.D., 2024.

I ALSO CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



CLARITO F. CORPUS, PLS
N.C. REGISTRATION NO. L-5046



MAP OF DIVISION

OF
TRACT 2 FERNSIDE, WILMINGTON

AS RECORDED IN MAP BOOK 74 PAGE 3 AND IN DEED 6326 PAGE 2010
OF THE NEW HANOVER COUNTY REGISTRY

WILMINGTON TOWNSHIP CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA
SCALE: 1"=50' APRIL 2, 2024

Field By: NA

Drawn By: SSD

Checked By: CFC

Scale: 1"=50'

Project Number: 20W065

S-1

