

APPLICATION FOR
CONDITIONAL
ZONING MAP AMENDMENT



City of Wilmington
Planning and Development

P. O. Box 1810, 929 N Front 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 EMAIL OF APPLICANT: 910-620-2374 / cwolf@lobodemar.biz

PROPERTY OWNER INFORMATION:

Name(s) Greenwood Cottages, L.L.C.

Address: 130 Cordelia Court, Boone, NC 28607

Telephone: 910-279-1707

Email address: tonywivey@gmail.com (LLC Member - Tony Ivey)

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

ADDRESS OF SUBJECT SITE: 5324 Wrightsville Avenue

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): 314606.49.4850 PID R06205-004-008-000]

CURRENT ZONING DISTRICT(S): R-15 **PROPOSED ZONING DISTRICT(S):** R-5 (CD)

TOTAL SITE AREA: 16,808 s.f. (0.386 ac.)

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: (2) Single-family homes each

PRE-APPLICATION MEETING: December 4, 2025
(Date)

w/ Attached ADU's

NEIGHBORHOOD MEETING: December 4, 2025 (report due prior to application submittal)
(Date)

INTERNAL USE ONLY

DATE RECEIVED: 12-26-2025

PLANNER: TJR

CASE FILE #: CD-7-226

FEEPAID \$: 410.00

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please use attachments 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).

Aging, empty-nester, and single-person households will dominate America's future housing markets. It seems unlikely that their housing preferences will conform to the large-lot zoning template that has dominated our suburbs for several generations. The R-15 district was applied at the time of the City's 1998 annexation. Since that time, the general vicinity has had multiple rezoning petitions for higher density of residential development justified by the available urban services. The Wrightsville Avenue and Park Avenue area overall is transitioning with redevelopment of antiquated structures and infill of vacant lots.

- 2. Explain how the map amendment would be consistent with the city's comprehensive plan and adopted special area plans (i.e. corridor plans, neighborhood plans, Vision 2020 Plan, etc).**

The policies for growth and development encourage safe and affordable housing to be available to every citizen. The subject lots are identified in the WACO Plan for feasible zoning & land use changes, but by retaining current structures.

The lots are within a "Live/Work Innovation Zone" on the Growth Strategies Maps of the Comprehensive Plan as an area of opportunity, and adjacent to an area for "Neighborhood-scale Infill Development." The proposal focuses on small-lot infill. Using the Conditional District for the R-5 rezoning assures quality design criteria.

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

The proposed new dwelling unit would not adversely affect the surrounding neighborhood fabric. The lot to be created is across Wrightsville Avenue from commercial uses in an O&I district. Similar development has been approved on the adjacent lot to the West, and has been built a couple lots over towards Hawthorne Avenue. New development includes more compliant building, sidewalks and other enhancements required by current regulations, therefore usually enhancing surrounding values. There has been no evidence of adverse impact to property values in the neighborhood based on those new developments.

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

Rezoning this property for a higher-density of residential development would be consistent with the concept of transitioning uses, and in-filling vacant parcels where existing urban services are available.

Section B. *SUBMITTAL INFORMATION AND PROCEDURE*

- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
- (2) All applications require a pre-application meeting prior to submittal. Applications may be submitted after pre-application meetings and all applications **MUST** be reviewed by planning staff for completeness **PRIOR** to the acceptance. Please **do not** leave your application materials without speaking to a planner. Applications left this way will not be processed or scheduled for planning commission review.
- (3) A receipt for applicable fees must accompany the application.
- (4) Applications shall be submitted according to the adopted filing calendar and will be considered by the planning commission at the regular meeting noted on the official acceptance form.
- (5) The applicant or agent should appear at all hearings. Planning commission meetings are typically held at 6:00 P. M. in at City Hall, council chambers (second floor) 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.
- (6) A written summary of at least one neighborhood meeting (Section 18-567), for which notification was sent to property owners within 300 feet of the subject site, must be submitted to the city clerk before an application will be accepted. See Sec. 18-567. For complete information on neighborhood meetings.
- (7) Conceptual site plan review (pre-TRC consultation) by the technical review committee (TRC) is required for all conditional district map amendment applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the TRC prior to rezoning application submittal. If a conceptual review has not occurred at time of application, the proposed development will be scheduled for conceptual review at the next available TRC meeting.

Section C. REQUIRED SUPPLEMENTAL INFORMATION

PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION. Please check the list below carefully before you submit:

- Agent form if the applicant is not the property owner;
- Detailed project narrative describing the site, proposed rezoning, uses, and any applicable prescribed conditions;
- One digital copy (pdf) of the site plan, drawn to scale, that includes, at minimum, the site and proposed building information as indicated in Section D below;
- Legal description of property requested for rezoning, by metes and bounds;
- Receipt of application fee;
- Receipt of mailing fee;
 - 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.
- Current to-scale copy of the New Hanover County tax map delineating the subject property.

Section D. INFORMATION REQUIRED TO BE INCLUDED ON THE SITE PLAN

The following information is required to be shown on the site plan submitted with this application. If any of the required information is not included on the site plan, reasons for excluding that information must be given.

- A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and waterways, the date and north arrow;**
- All existing easements, reservations, and rights-of-way, existing and proposed;
- Approximate location on the site of proposed buildings, structures, and other improvements;
- Approximate dimensions, including height, of proposed buildings and structures;
- Proposed use of land and buildings, including the number of residential units and the total square footage of any nonresidential development;
- All required and proposed yards, buffers, screening, and landscaping;
- All existing and proposed points of access to public streets;
- Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps;
- Proposed phasing, if any;
- The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads, and bicycle and pedestrian facilities;
- Generalized traffic, parking, and circulation plans;
- Tree survey; and
- Traffic impact analysis, if required.

In evaluating the proposal, staff, planning commission, and city council may request additional information from the applicant. Additional information may include the following:

- Proposed screening, buffers, and landscaping over and above that required by the land development code, as well as proposed treatment of any existing natural features;
- Scale of buildings relative to abutting property;
- Building elevations and exterior features of proposed development;
- Any other information needed to demonstrate compliance with the land development code; and
- Proposed number and locations of signs.

OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that all information presented in this application is accurate to the best of my knowledge, information, and belief. I hereby designate Cindee Wolf / Design Solutions 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: Tony Ivey 12.15.25
 Tony Ivey, Greenwood Cottages, L.L.C. Member

AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF

The undersigned owner, Greenwood Cottages, L.L.C., does hereby appoint Cindee Wolf / Design Solutions 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: 12-15-25

Appointee's Name, Address & Telephone:

Cindee Wolf / Design Solutions

P.O. Box 7221

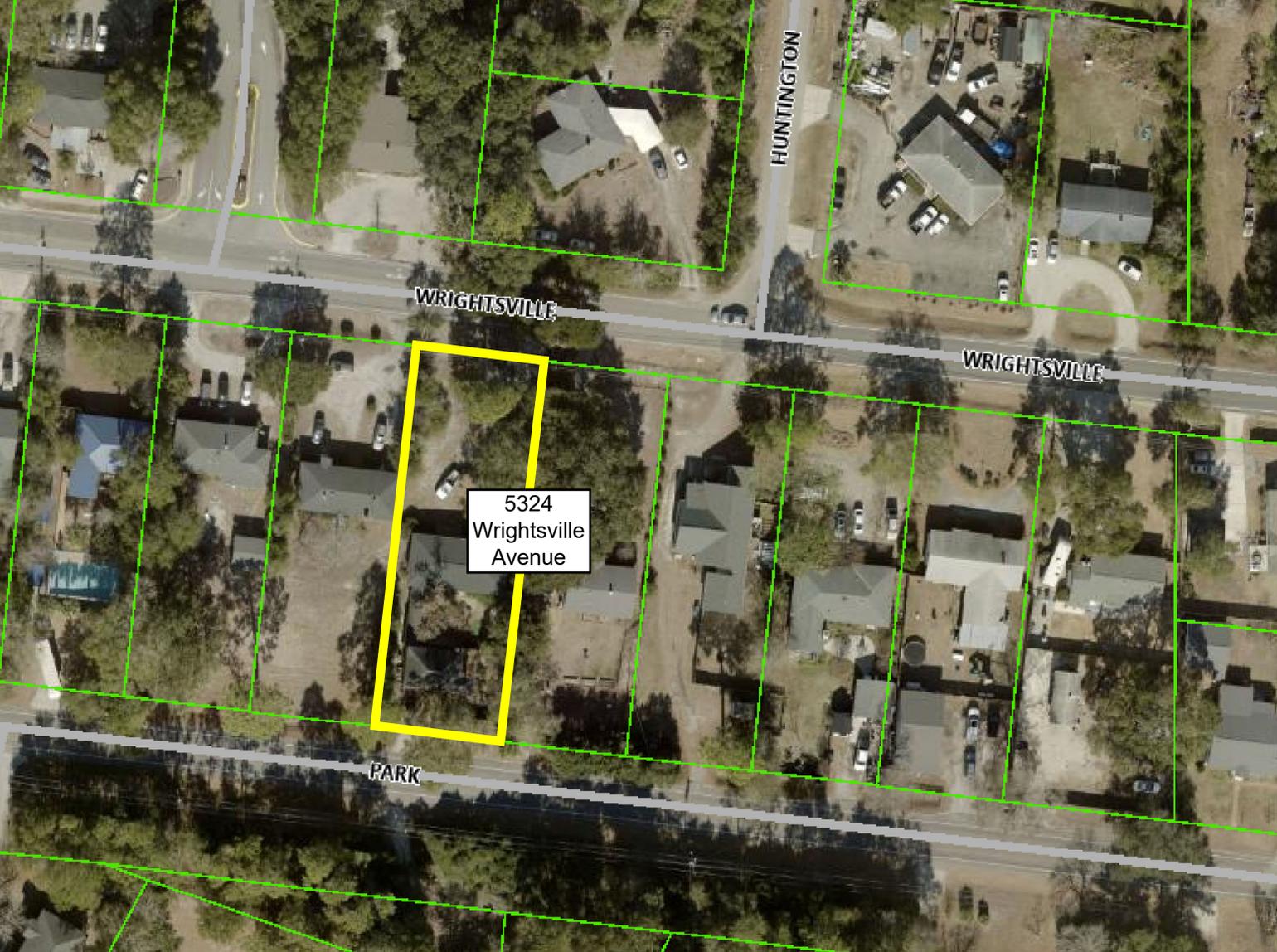
Wilmington, NC 28406

Tel. 910-620-2374

Email: cwolf@lobodemar.biz

Signature of Owner:

Tony Ivey
Tony Ivey
Greenwood Cottages, L.L.C.



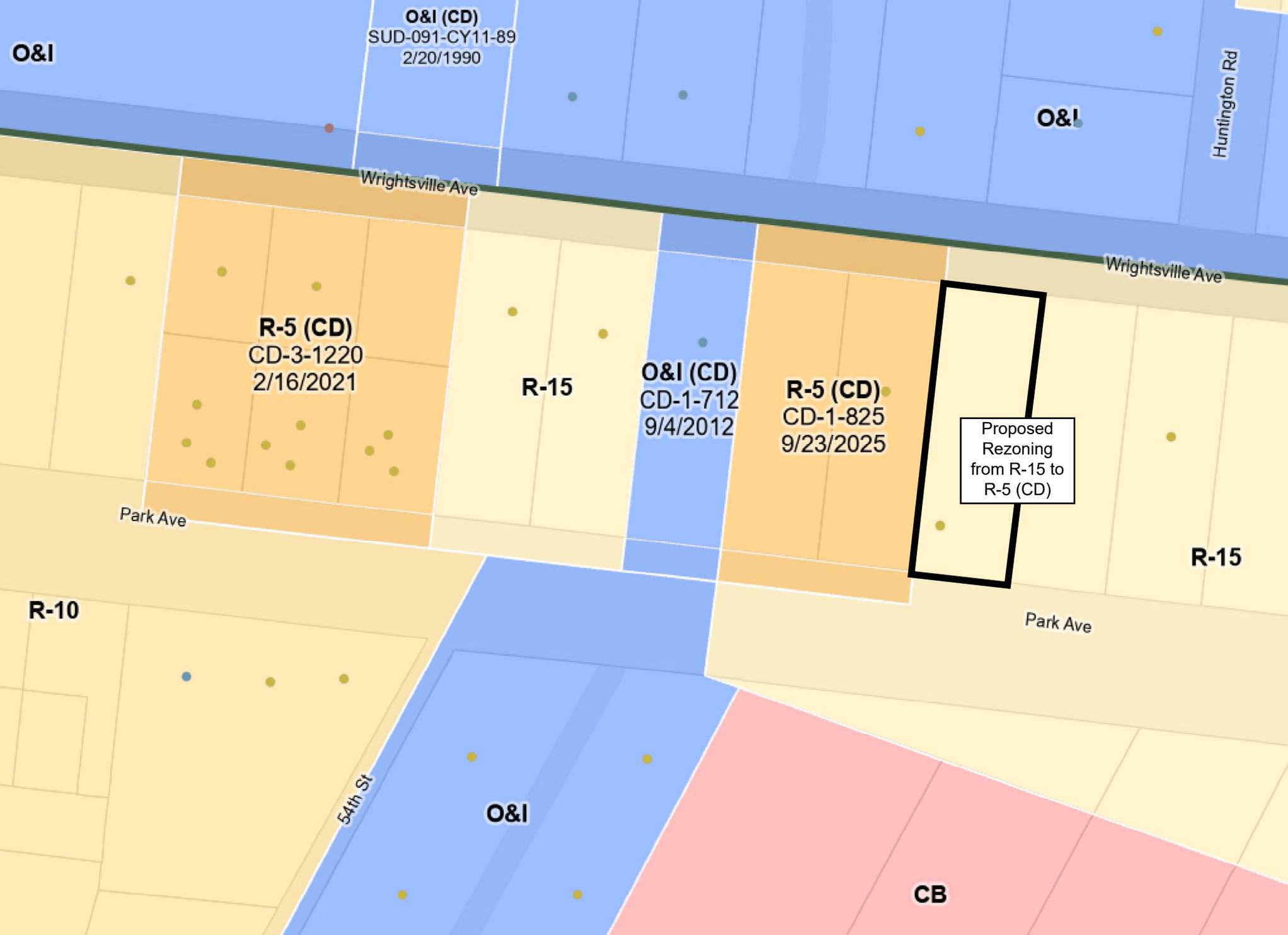
5324
Wrightsville
Avenue

WRIGHTSVILLE

WRIGHTSVILLE

HUNTINGTON

PARK



O&I (CD)
SUD-091-CY11-89
2/20/1990

O&I

Huntington Rd

Wrightsville Ave

Wrightsville Ave

R-5 (CD)
CD-3-1220
2/16/2021

R-15

O&I (CD)
CD-1-712
9/4/2012

R-5 (CD)
CD-1-825
9/23/2025

Proposed
Rezoning
from R-15 to
R-5 (CD)

Park Ave

R-15

Park Ave

R-10

54th St

O&I

CB

Legal Description for
Conditional District Rezoning of
5324 Wrightsville Avenue

Beginning at a point in the southern boundary of Wrightsville Avenue, a 60' public right-of-way; said point being located along that boundary eastwardly 825' from its intersection with the eastern boundary of Hawthorne Drive, a 60' public right-of-way; and running thence from that beginning point, with the Wrightsville Avenue boundary,

South 79°33' East, 75.00 feet to a point; thence
South 10°27' West, 224.23 feet to a point in the northern boundary of Park Avenue, a 100'
public right-of-way; thence with that boundary,
North 79°22' West, 75.00 feet to a point; thence
North 10°27' East, 223.99 feet to the point and place of beginning, containing 16,808 square
feet, or 0.386 acres, more or less.

Being also described as Lot 12 of Block "G", Piney Acres, a division recorded among the land records of the New Hanover County Registry in Map Book 513, at Page 62 1/2,