

Agenda Item#: 1

Request: 3606 Market Street be rezoned from O&I, Office & Institutional to CS, Commercial Services.

Case Number: Z-7-525

Hearing Date: 6/4/2025

**Planning Commission Consistency Statement**  
(To be read into the record as a motion, seconded and voted upon)



**Approval** - this request is consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- |  |  |
|--|--|
| (X) Create Wilmington Comprehensive Plan | ( ) South 17 <sup>th</sup> St/Independence Blvd. |
| ( ) Wrightsville Avenue 2030 (WA2030)    | Corridor Plan                                    |
| ( ) Vision 2020: A Waterfront Downtown   | ( ) NorthSide Community Plan                     |
| ( ) Carolina Beach Road Corridor Plan    | ( ) SouthSide Small Area Plan                    |
| ( ) College Road Corridor Plan           | ( ) Market Street Corridor Study                 |
| ( ) Market Street Corridor Plan          | ( ) Wrightsville Sound Small Area Plan           |
| ( ) Oleander Drive Corridor Plan         | ( ) Other: _____                                 |
| ( ) Dawson-Wooster Corridor Plan         |  |

The Planning Commission considers its approval to be reasonable and in the public interest because: [Please provide reasons which can be found in the staff report (maybe found under strong support sections or through public hearing)]

The proposal allows for appropriate commercial development along a major corridor.

Therefore, the Planning Commission recommends approval of this request.

**Rejected** - this request is not consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- |  |  |
|--|--|
| (X) Create Wilmington Comprehensive Plan | ( ) South 17 <sup>th</sup> St/Independence Blvd. |
| ( ) Wrightsville Avenue Land Use Plan    | Corridor Plan                                    |
| ( ) Vision 2020: A Waterfront Downtown   | ( ) NorthSide Community Plan                     |
| ( ) Carolina Beach Road Corridor Plan    | ( ) SouthSide Small Area Plan                    |
| ( ) College Road Corridor Plan           | ( ) Market Street Corridor Study                 |
| ( ) Market Street Corridor Plan          | ( ) Wrightsville Sound Small Area Plan           |
| ( ) Oleander Drive Corridor Plan         | ( ) Other: _____                                 |
| ( ) Dawson-Wooster Corridor Plan         |  |

The Planning Commission considers its rejection to be reasonable and in the public interest because:

The proposed zoning district allows for uses that are not compatible with the desired development pattern of the surrounding area.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

*motion to approve by Lennon*

This report reflects the recommendation of the City of Wilmington Planning Commission, this  
4<sup>th</sup> day of June 2025.

Attest:

  
Planning Commission Chair Jack Pollock

YES      NO  
*all members*