

- **General Rezoning:** Property containing 0.81 acres +/- (Parcel ID R04913-010-007-000) located at 3816 Market Street from O&I, Office and Institutional to CB, Community Business. **Hillary Taylor, Planner II (Z-8-625)**

Ms. Hillary Taylor, Planner II provided a summary of the request for general rezoning of the property located at 3816 Market Street to CB, Community Business. She said that the property is 0.81 acres +/- and currently zoned O&I, Office and Institutional. She showed maps of the property and surrounding areas as well as photos of existing site conditions.

Ms. Taylor noted that the subject site is bordered by CS and O&I to the north, CS to the west, O&I to the east, and MD-17 to the south across the rail right-of-way. She said that the uses include an automobile care center, restaurant, church and healthcare offices, and a construction company office.

Ms. Taylor said that the Create Wilmington Comprehensive Plan identifies the site as along a Major Corridor/Regional Parkway and a Conceptual Green Connection on the growth strategies map, with the plan promoting compatible development along major corridors and transitions between commercial areas and nearby residential neighborhoods. She said that rezoning the site from O&I to CB would allow office, retail, and personal service uses that are considered appropriate for Market Street and nearby multi-dwelling residential complexes. Therefore, staff recommended approval of the rezoning request.

At this time, the applicant, Mr. Dave Spetrino gave a brief presentation of the request. He described the site as the final phase of a six-year project that consists of a three-acre parcel adjoining a ten-acre area. He noted that the new church facility is nearing completion and will be occupied this summer, and said that the O&I zoning was inappropriate for this parcel's intended use.

He described designing the new building to reflect the architecture of the original 1912 church and detailed the parking lot design, which included pervious pavers for stormwater management. The lot was constructed with future development in mind, minimizing additional impervious surfaces and supporting shared use between the church and new development.

Mr. Spetrino said that the proposal aligns with Wilmington's goal of redeveloping Market Street into a more vibrant commercial corridor and that the request was the best approach despite being a general district rezoning. The applicant shared renderings and site concepts demonstrating their attention to preserving trees and addressing Market Street frontage, even though these designs were not formally part of a general zoning request.

When asked by Commissioner Adams why a conditional district wasn't proposed, Mr. Spetrino said that the conditional rezoning process is overly burdensome and inflexible. He noted that conditional zoning can lock developers into site plans to the point that even small improvements can trigger expensive, time-consuming rezoning amendments, therefore requesting a general zoning to allow for development without unnecessary constraints.

Commissioners asked about the rail line adjacent to the property and confirmed details about the parking lot design. The applicant explained the property line runs through the parking lot, with shared parking and maintenance agreements in place between the new development and the church.

Since there were no additional questions of the applicant, Chairman Pollock opened the public hearing for comments. No one being present to speak, the public hearing was closed.

During the discussion, Commissioner Cofer acknowledged the key difference in the current request was that CB zoning is generally a better policy fit for the Comprehensive Plan and avoids problematic industrial or manufacturing uses. He also observed that the applicant's design, though informal, demonstrated a thoughtful effort to improve the corridor and accommodate commercial density.

Commissioner Collier made a motion to approve case number Z-8-625 for the rezoning of 3816 Market Street to CS, Commercial Services. The motion was seconded by Commissioner Jones.

The motion to approve carried 7-0.

DRAFT