

Agenda Item#: 2

Request: 3816 Market Street be rezoned from O&I, Office and Institutional District to CB, Community Business.

Case Number: Z-8-625

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 th 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 | () <u>Other:</u> |
| () 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 proposed zoning allows for compatible uses that are consistent with the surrounding area.

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 th 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 | () <u>Other:</u> |
| () Dawson-Wooster Corridor Plan | |

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

The proposal is not consistent with the desired character of the surrounding area.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

Motion to Approve by Collier

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

Attest:


Planning Commission Chair Jack Pollock

YES NO
all YES