

APPLICATION ACCEPTANCE POLICY

CONDITIONAL ZONING MAP AMENDMENT

City of Wilmington
Planning and Development

PO Box 1810 | 929 N Front St. Wilmington, NC 28402
Telephone 910.254.0900 | Fax 910.341.3264

The policies outlined below enable planning staff to move an application along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the volume of applications and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications will be reviewed for completeness by staff prior to being officially accepted for review.
2. Checklists for each type of request are provided with each application package. If the application does not include all required items on the checklist, it will be considered incomplete and shall not be accepted.
3. Upon determination by staff that an application is complete, it will be officially accepted by the department. Staff will complete an acceptance form and both staff and the applicant must sign the form. The application is not considered officially accepted until this form is signed by both the planner and the applicant. A copy of the signed form will be given to the applicant and a copy will be placed in the project file at the time of acceptance. Staff will not hold materials for incomplete applications.
4. Application fees must be paid at the time an application is submitted for acceptance.
5. To allow time to process fees, applications will not be accepted after 4:00 PM each day. On the deadline day for submittals, applications will not be accepted after 1:00 PM.
6. All applications require a pre-application meeting. To schedule an appointment with staff, please call 910-254-0900. Please allow sufficient time to review the application package with staff.
7. A flowchart for zoning map amendments is included on the last page.

Staff looks forward to working with you during the application process.
If you have questions or need further assistance, please call 254-0900.

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: Premier Hotels LLC

MAILING ADDRESS OF APPLICANT: 4118 Market Street, Wilmington, NC 28403

PHONE NUMBER AND EMAIL OF APPLICANT: ECCRENC, INC - Nicholas Silivanch / John Hinnant (910)
399 4602. nick@eccrenc.com / john@eccrenc.com

PROPERTY OWNER INFORMATION:

Name(s) Premier Hotels LLC

Address: 4118 Market Street
Wilmington NC Zip 28403

Telephone: 910-262-8357 Fax: _____

Email address: sanjeevbadhiwala@gmail.com

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

ADDRESS OF SUBJECT SITE: 4118 Market Street, Wilmington, NC, 28403

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R04914-005-012-000

CURRENT ZONING DISTRICT(S): RB PROPOSED ZONING DISTRICT(S): MD-17

TOTAL SITE AREA: 1.26 acres +/-

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: See attached Information

PRE-APPLICATION MEETING: June 25th 2025
(Date)

NEIGHBORHOOD MEETING: August 7th 2025 (report due prior to application submittal)
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: _____	PLANNER: <u>ZS</u>
CASE FILE #: <u>CD-4-126</u>	FEE PAID \$: <u>\$625</u>

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please attach additional sheets 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.

See Additional Documentation

2. **Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).**

See additional documentation

3. **Briefly explain the expected impacts on the areas if the proposed zoning map amendment is approved.**

see additional documentation

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

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 ECCRENC, INC - Nicholas Silivanch / John Hinnant 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: Sanjeev Badhivala

4118 MARKET STREET

This addendum to the Application for Conditional Zoning Map Amendment seeks to answer the pertinent questions in the Application

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.

This hotel was constructed in the mid 80's when market street was the main thoroughfare for tourists in Wilmington. We had not had the growth of the other flagged hotel brands and our area has seen an addition of (XYZ) units delivered with a inventory of (ABC) in development. As a result, this budget level hotel brand of Studio 6 Suites, can become a better option for meeting Wilmingtons affordable rental housing crisis.

Much like the former Budgetel and Days Inn on Market Street, converting into Studio Apartments, this property would be better served to become a Studio Apartment Community. These new studio rental units would automatically fall within the HUD High Home Rental Rates for affordability. By switching the zoning to MD-17 Conditional with 76 Rental Units we can upon the completion of the rezoning turn the lights off as a hotel and turn the lights on as a affordable rental community with no additional work needed.

2. Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).

This change of zoning designation from RB to MD-17 is consistent with the Create Wilmington Comprehensive Plan and the adopted special area plans for this corridor of market street which is designated as High Density Transition. The High Density Transition calls per the Create Wilmington Comprehensive Plan for:

High-density Transitions

- Increase densities with infill development, mid-rise buildings, parking decks, and other urban solutions.
- Create major destinations that have a regional, statewide, or even national attraction.
- Provide a walkable street grid with safe crossings by preserving and repairing the existing network and repairing lost connections as appropriate.
- Encourage active ground-floor uses such as stores and restaurants uses; alleviate challenges to vertical mixed use development.
- Encourage large-format tenants to utilize urban-scale building footprints.
- Use alleys and secondary circulation networks; ensure highly walkable and active streetscapes.

- Place parking to the rear of buildings and ensure primary building access from the public sidewalk network.
- Create design guidelines for key areas as needed.

This also falls under the Post Industrial and Inner City Revitalization in the Create Wilmington Comprehensive Plan which calls for:

Postindustrial & Inner-city Revitalization

- Increase densities with full-block, yet pedestrian scale, mixed-use development.
- Encourage adaptive reuse of buildings.
- Strategically relocate business operations to more suitably zoned areas through phased industrial transitions.
- Promote entrepreneurship and small business development.
- Retrofit public housing projects as mixed-use and mixed-income developments.
- Enhance social services and Crime Prevention through Environmental Design techniques to help combat crime and poverty.
- Use alleys and pedestrian walkways to enhance connectivity and access.
- Foster the identity of small urban neighborhoods and sub-districts.
- Repair street connectivity and block structure that has been lost over time
- We have also shown that by transitioning these hotels into apartments we are reducing the overall crime rate in the immediate vicinity freeing up various public safety employees and resources to focus on other areas.

Additionally we fall under the Areas of Opportunity in the Create Wilmington Comprehensive Plan

Areas of Opportunity

While all parts of the city can expect to experience some level of change, some areas will experience more intense change through new development, redevelopment, and infrastructure improvements. The Areas of Opportunity Map represents those parts of the city that have the greatest potential to accommodate future growth, infill, and new development. Efforts should be made to ensure a cohesive development pattern in these area

3. Briefly explain the expected impacts on the areas if the proposed zoning map amendment is approved.

By making this switch from RB to MD 17, we can provide immediate workforce / affordable rental solutions along a major corridor. This will provide options for public transit, walkability to employment, retail and grocery. We will have a positive effect on the area by having longer term residents who take pride in the areas that they reside.

In the immediate area the calming effect on traffic with less trips per day will benefit the environment. The adaptive reuse component will not generate a need for any additional burdens on the Cities Services, Utility providers or on the areas stormwater needs.

This is a simple transition for a older hotel to become a thriving residential community.

We are also doing this at market rate with minimal impact or requests for funding to supplement and support the transition.

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

The Studio Six Suites on Market is a 76 unit hotel we are seeking to convert into a 76 unit studio apartment complex. It is one of the few remaining hotels that is under a consent order with the District attorneys office relating to the use or narcotics, sex trafficking and other negative impacts on the community.

As evidenced by the transition with Vivo Living as well as the River City Studios, these properties which were also under a consent order or were sitting as dilapidated or environmentally challenged properties have instead become smaller microcosms of a vibrant community. This transitions providing housing directly on a major corridor that is affordable for our areas growing workforce. And deliver units now instead of 18-24 months post permits and construction.

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, Premier Hotels, LLC,
does hereby appoint (Eastern Carolinas Commercial Real Estate) Nicholas Silivanch to act on my
behalf for the purpose of making application to the Wilmington Board of Adjustment for a
variance or for an appeal to the Board of Adjustment as described in the attached application.

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 application and the required supplemental materials.
2. To appear at quasi-judicial hearings to give testimony and make commitments on
behalf of the owner.
3. To accept conditions or recommendations of the Board of Adjustment regarding the
owner's property.
4. To act on the owner's behalf without limitation regarding any and all things directly or
indirectly connected with or arising out of any application
for a variance from the City regulations or any appeal to the Board of Adjustment.

This appointment agreement shall continue in effect until final disposition of the
application submitted in conjunction with this appointment.

08/18/2025

Date

Appointee's Name, Address & Telephone:

Nicholas Silvanch

4922 Randall Parkway, Suite D

Wilmington, NC 28403

(910) 399-4602

Signature of Owner:

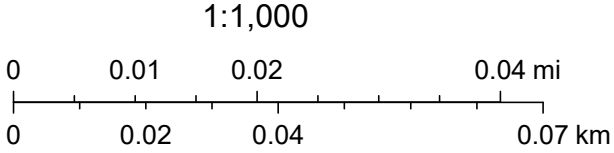
Sanjeev Badhiwala

NHC GIS Map

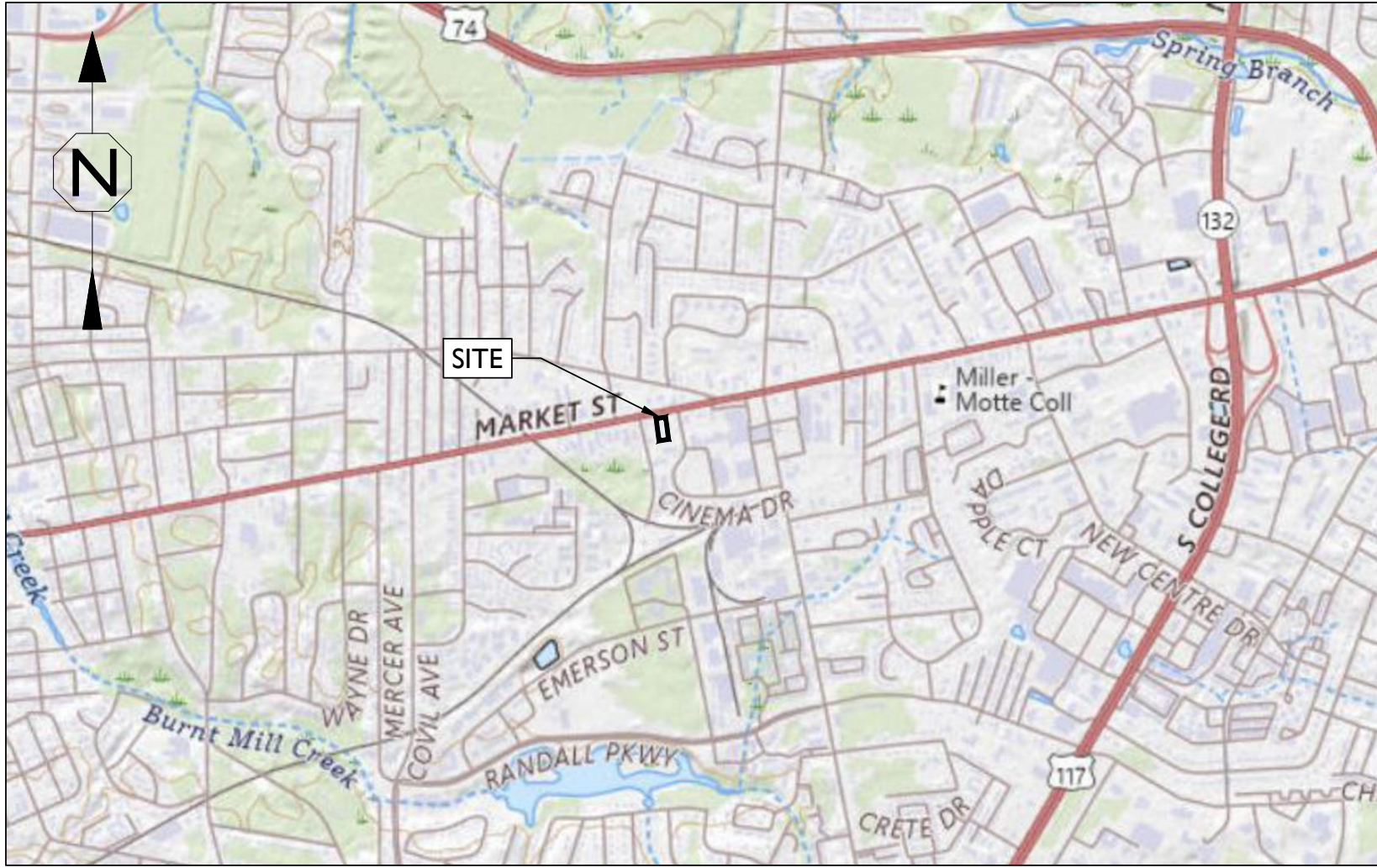


7/18/2025, 3:10:50 PM

- zoning
- CITY
 - parcels
 - roads
- major roads
- municipal limits
 - address



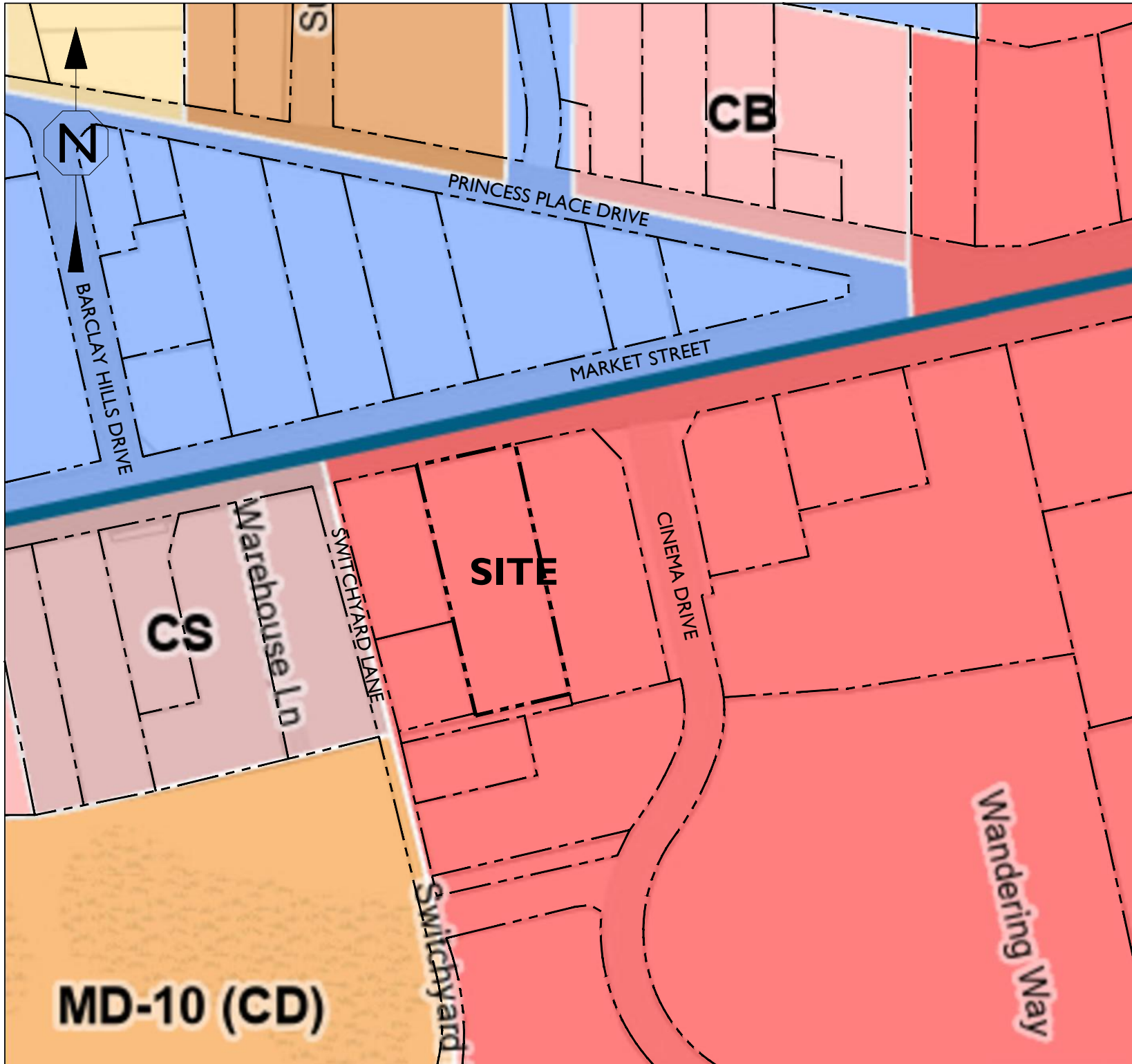
New Hanover County, NC, NHC GIS



SOURCE: USGS MAPS ONLINE 2024

VICINITY MAP

SCALE: 1" = 2,000'±



SOURCE: CITY OF WILMINGTON ZONING MAP AND GIS

TAX & ZONING MAP

SCALE: 1" = 200'±

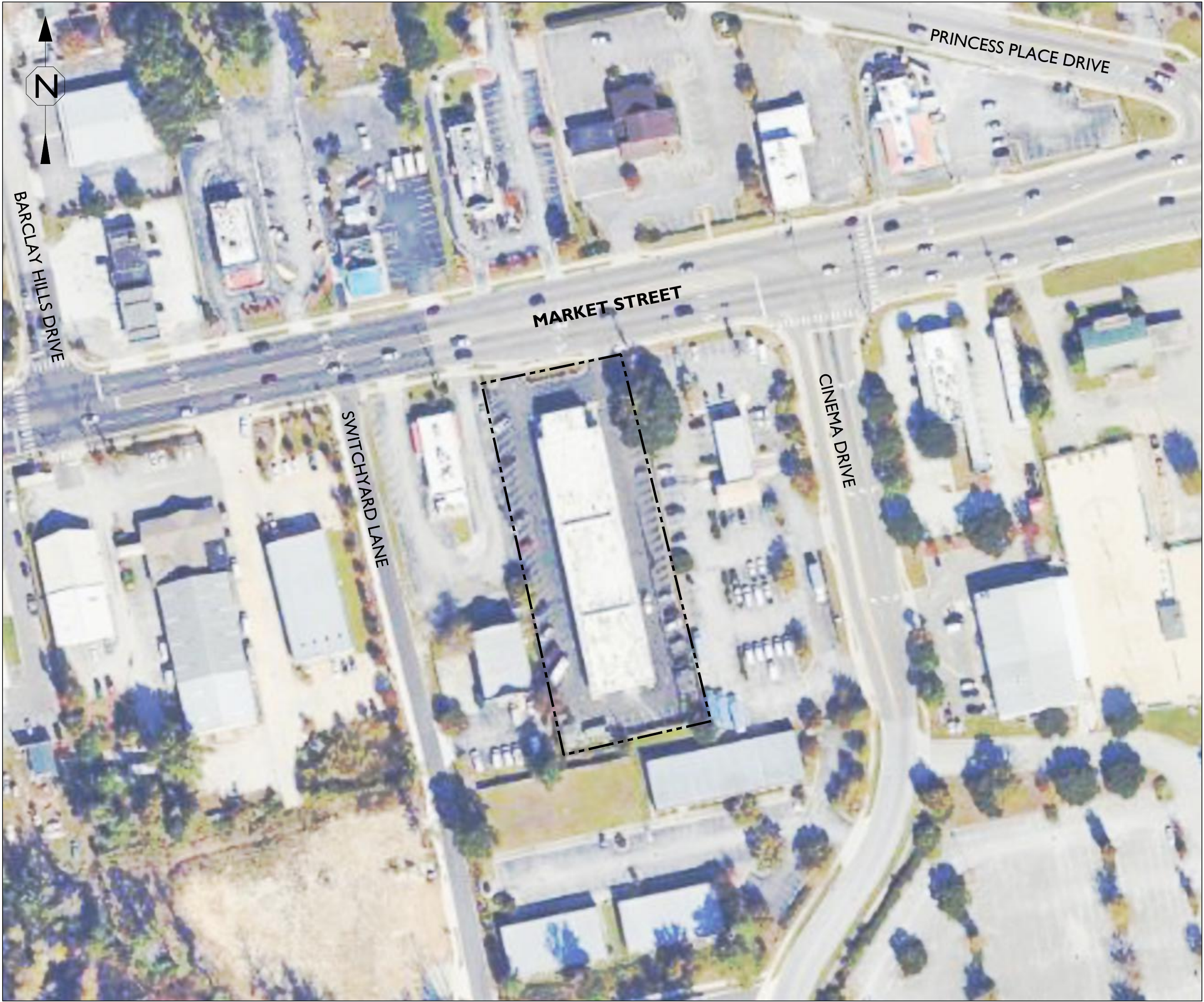


Know what's **below**
Call before you dig.

4118 MARKET ST
REZONING AND BOA PLANS

PARCEL ID: R04914-005-012-000
4118 MARKET STREET
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

EXISTING HOTEL CONVERSATION TO
MULTI FAMILY RESIDENTIAL



SOURCE: GOOGLE EARTH PRO & PROJECT SURVEY

AERIAL MAP

SCALE: 1" = 80'±

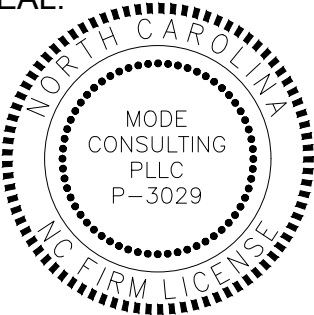
SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-0.0
SKETCH PLANS	C-1.0
EXISTING BUILDING ELEVATION EXHIBIT	EX-2.0

MODE
CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278
PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



JAKE MODESTOW, P.E.
NORTH CAROLINA LICENSE No. 056967
LICENSED PROFESSIONAL ENGINEER

APPLICANT/OWNER

PREMIER HOTEL, LLC
4118 MARKET STREET
WILMINGTON NC 28403

CIVIL ENGINEER

MODE CONSULTING, PLLC
PO BOX 39077
CHARLOTTE, NC 282878

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
1	07/17/2025	JAM	REV. PER PRE-TRC

UTILITIES

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403

AGENCIES

NEW HANOVER COUNTY SEDIMENT AND
EROSION CONTROL
230 GOVERNMENT CENTER DRIVE
SUITE 160
WILMINGTON, NC 28403

CITY OF WILMINGTON ENGINEERING
212 OPERATIONS CENTER DRIVE
PO BOX 1810
WILMINGTON NC 28402

CITY OF WILMINGTON PLANNING DEPARTMENT
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON NC 28402

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON NC 28402

REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSATION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE:

COVER SHEET

DRAWING:

C-0.0

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY DRAWINGS BY MICHAEL N. UNDERWOOD, PLS DATED MAY, 2022
 - LOCATION MAP OBTAINED FROM GOOGLE EARTH PRO
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



SCALE: 1" = 200'±

(EN) EXISTING NON-CONFORMITY
(V) VARIANCE
(*) WORK FORCE HOUSING BASE ZONING 17 DU/AC OR 21 UNITS
(W) DESIGN ADJUSTMENT WAIVER PAY IN LIEU

(*) SECTION 18-341.2.C RESIDENTIAL PARKING MAY BE REDUCED BY 15 % IF WITHIN 1/4 MILE OF TRANSIT(1,320 FT):
38 SPACES(0.85)= 32 SPACES REQUIRED
(V) VARIANCE

PROPERTY LINE

SETBACK LINE

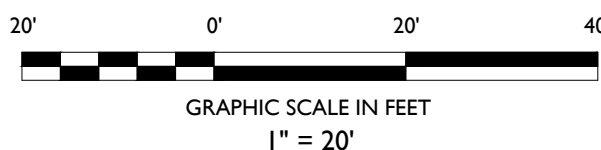
PROPOSED CURB

DEVELOPMENT INFORMATION

BUILDING CONSTRUCTION TYPE: III
CAMA LAND USE CLASSIFICATION: URBAN
ESTIMATED TRIP GENERATION: 39 PEAK HOUR TRIPS
*ITE TRIP GENERATION LUC COD 220

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS, SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL STOP WORK AND CONSULT, P.L.C. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAXIMUM EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS MODE CONSULTING, P.L.C. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LOSSES INCURRED BY OR FOR ANY OF THE CITY OF CHICAGO, CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, LIFE AND LIMB, AND COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED IN THE PLAN SET. ANY DEVIATION FROM APPROVAL IS PROVIDED IN WRITING BY MODE CONSULTING, P.L.C. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNOBTAINED STREETS, SIDEWALKS, AND OTHER AREAS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE SURFACE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS REQUIRED TO SUBMIT THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. MODE CONSULTING, P.L.C. WILL REVIEW THE SUBMITTALS IN CONJUNCTION WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE CITY OF CHICAGO AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION ON A DOWNTOWN CHICAGO STREET.
- SHOULD AN EMPLOYEE OF MODE CONSULTING, P.L.C. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE CONTRACTORS WORK OR REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

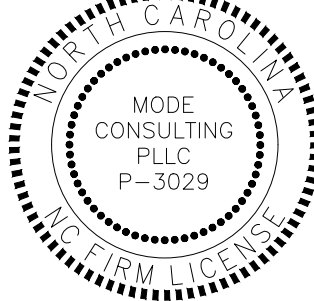


PREMIER HOTELS, LLC
4118 MARKET STREET
WILMINGTON NC 28403

PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



JAKE MODESTOW, P.E.
NORTH CAROLINA LICENSE No. 056967
LICENSED PROFESSIONAL ENGINEER

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
1	07/17/2025	JAM	REV. PER PRE-TRC

REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE

SKETCH PLAN

DRAWING:

C-1.0

©MODEL PROJECT NC 25014 - 4118 MARKET STREET WILMINGTON, NC DESIGN DOCUMENTS PROJECT PREPARED BY JAM



FRONT ELEVATION
EXISTING CONDITION



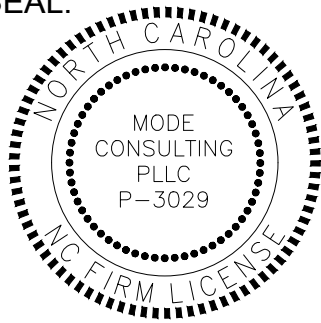
SIGN ELEVATION
EXISTING CONDITION

MODE
CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278
PHONE: 980-505-7401

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1	06/25/2025	JAM	BOA SUBMISSION
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REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE:

**EXISTING BUILDING
ELEVATIONS EXHIBIT**

DRAWING:

EX-2.0

NEIGHBORHOOD MEETING FOR CONDITIONAL DISTRICT REZONING PROPOSAL

To: Penelope Spicer-Sidbury, City Clerk

Case No.: _____

Location: 4118 Market St., Wilmington

Proposed zoning: MD 17

I hereby certify that written notice of a neighborhood meeting on the above conditional district map amendment application was mailed to property owners with 300 feet, as set forth on the attached list, by first class mail on (date) _____. A copy of the written notice is also attached.

The meeting was held at the following date, time and location: Aug 7, 2025, 6 PM
4118 Market Street.

The persons in attendance at the meeting were: John Hinnant, ~~no~~ no
other attendees

The following issues were discussed at the meeting: N/A

As a result of the meeting, the following changes were made to the rezoning application: N/A

Date: 11/14/2025
Applicant: [Signature]
By: John Hinnant, Agent

Please submit this report to the Wilmington City Clerk's office located at 929 N Front Street or mail it to Penelope Spicer-Sidbury, City Clerk, PO Box 1810, Wilmington, NC 28402-1810.



**Eastern Carolinas
Commercial**
REAL ESTATE

July 8, 2025

This is a notice that the owner (Premier Hotels, LLC) of 4118 Market Street is planning to apply to REZONE the above referenced property from Regional Business (RB) to Multifamily (MD-17, High-density multiple-dwelling residential district). In accordance with City of Wilmington's Land Development Code, we are scheduling a Community Meeting to discuss the proposal.

The subject property is approximately 1.26+/- acres and is located at 4118 Market Street and is identified as R04914-005-012-000.

The purpose of the community meeting is to explain the proposal and answer questions from meeting attendees.

The meeting will be held at 4118 Market Street in the lobby and begins at 6:00 pm on Wednesday, July 30, 2025.

The site plan and property will not be changing, only a Change of Use from Motel to Multifamily to allow for an Adaptive Reuse for Workforce Housing.

John Hinnant
VP / Broker
Eastern Carolinas Commercial Real Estate
Cell/Text: 910-619-3430

**EXISTING HOTEL CONVERSION TO
MULTI FAMILY RESIDENTIAL**

4118 Market St
Studio 6

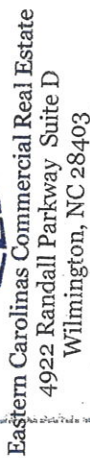


AERIAL MAP
SCALE: 1" = 80'±

Eastern Carolinas Commercial Real Estate
4922 Randall Parkway Suite D – Wilmington, NC 28403
O: 910.399.4602 F: 910.399.4675

OWN1	OWNER_NI_OWNER_STREET	OWNER_S_OW	OWNER_UN	OWNER_CITY	OWNER_OWNEI
4230 MARKET STREET LLC	609 FRANKLIN	ST	S	WHITEVILLE	NC 28472
IBAME LLC	4738 TUPELO	DR		WILMINGTON	NC 28411
4101 MARKET ST NC LLC			PO BOX	1176 WESTFORD	MA 1886
MOORES MINI MARTS INC	4205 MARKET	ST		WILMINGTON	NC 28403
ORGO LLC	201 CHEROKEE	TRL		WILMINGTON	NC 28409
MORNINGSTAR FELLOWSHIP CHU	375 STAR LIGHT	DR		FORT MILL	SC 29715
GS LR PROPERTIES LLC	16 BARCLAY HILLS	DR		WILMINGTON	NC 28405
PNF REALTY LLC			PO BOX	20881 RALEIGH	NC 27619
FOUR MUSSERS LLC THE	4240 MARKET	ST		WILMINGTON	NC 28403
SEABOARD COMMERCIAL PROPER	6327 MARYWOOD	DR		WILMINGTON	NC 28409
BOSTIC WILLIAM E JR	4010 MARKET	ST		WILMINGTON	NC 28403
OREILLY AUTOMOTIVE STORES INC			PO BOX	9167 SPRINGFIELD	MO 65801
TRAC LIMITED PARTNERSHIP			PO BOX	1098 WRIGHTSVILLE BEACH	NC 28480
PREMIER HOTELS LLC	4118 MARKET	ST		WILMINGTON	NC 28403
POOLE PROPERTY LLC	306 OLDE POINT	LOOP		HAMPSTEAD	NC 28443
CINEMA DRIVE OFFICE PARK ASSC	102 CINEMA	DR	SUITE D	WILMINGTON	NC 28403
CINEMA DRIVE OFFICE PARK ASSN	102 CINEMA	DR		WILMINGTON	NC 28403
KYOTO ASIAN GRILLE INC	4102 MARKET	ST		WILMINGTON	NC 28403
CINEMA DRIVE OFFICE PARK HOA	60 PELICAN	DR		WRIGHTSVILLE BEACH	NC 28480
UNDERWOOD MICHAEL N	102 CINEMA	DR		WILMINGTON	NC 28403
MUA LLC	102 CINEMA	DR	C	WILMINGTON	NC 28403
EAST LAKE HOLDINGS LLC	102 CINEMA	DR	SUITE D	WILMINGTON	NC 28403
110 CINEMA DRIVE LLC	4809 RED HEART	DR		WILMINGTON	NC 28412
SGS INVESTMENTS LLC			PO BOX	12934 WILMINGTON	NC 28405
MCFINASSETS LLC	103 FRONT	ST	S	WILMINGTON	NC 28401
UNDERWOOD MICHAEL N	102 CINEMA	DR		WILMINGTON	NC 28403
WEST PROPERTIES LLC	8525 GALLOWAY NATIONAL	DR		WILMINGTON	NC 28411
CITY OF WILMINGTON			PO BOX	1810 WILMINGTON	NC 28402
SPIRIT MASTER FUNDING II LLC	255 WASHINGTON	ST	SUITE	270 NEWTON	MA 02458
ROOS DINER INC			PO BOX	698 THOMASVILLE	NC 27361
425 SC LLC	3610 COLLEGE	RD	SUITE B	WILMINGTON	NC 28412
SWITCHYARD DEVELOPERS LLC	6131 FALLS OF NEUSE	RD	SUITE	200 RALEIGH	NC 27609

drp. co. 2



9/7/25 12:27 PM GREENSBORO NC 270
34A PIEDMONT TRIAD AREA
9 JUL 2025 PM 5 L

Cinema Drive Office Park Hoa
or Current Resident
60B Pelican Dr 28480-2738

60B Pelican

RETURN TO SENDER
VACANT

[illegible][illegible][illegible]

GREENSBORO NC 270
PIEDMONT TRIAD AREA
9 JUL 2025 PM 5 L

Mua Lcc
or Current Resident
102 Cinema Dr Ste C
Wilmington, NC 28403-1468

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TO THE
HONORABLE
MEMBERS OF THE
LEGISLATIVE COUNCIL

11/22/2019

2007-08-27

C:\MODEL PROJECTS\NC 25014 - 4118 MARKET STREET WILMINGTON, NC\DESIGN DOCUMENTS\PROJECT\EXHIBIT-2.DWG



FRONT ELEVATION
EXISTING CONDITION



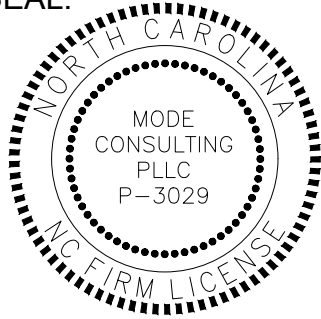
SIGN ELEVATION
EXISTING CONDITION

MODE
CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278
PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



JAKE MODESTOW, P.E.
NORTH CAROLINA LICENSE No. 056967
LICENSED PROFESSIONAL ENGINEER

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
1	07/17/2025	JAM	REV. PER PRE-TRC

REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE:

**EXISTING BUILDING
ELEVATIONS EXHIBIT**

DRAWING:

EX-2.0

LEGAL DESCRIPTION

Commencing at an existing NCGS monument entitled "Kerr" and having NC Grid values of North 181,240.3821 and Eastern values of 2,335,402.066; and running thence from the said existing NCGS monument South 73 degrees 17 minutes 17 seconds West and having a grid distance of 1,254.99 feet to an existing iron stake located along the Southern right of way of US Highway 17 and 74 (commonly known as Market Street - 100 foot right of way), said iron stake also being THE TRUE POINT OF BEGINNING: thence from the described beginning and leaving the said Southern right of way of US Highway 17 and 74 and running South 12 degrees 14 minutes 14 seconds East 380.80 feet to an existing iron pipe; thence South 76 degrees 55 minutes 03 seconds West 142.77 feet to an existing iron pipe; thence North 13 degrees 19 minutes 16 seconds West 382.95 feet to an iron stake located along the said Southern right of way of US Highway 17 and 74; thence along the said Southern right of way of US Highway 17 and 74 and running North 77 degrees 45 minutes 16 seconds East 150.00 feet to the point and place of beginning. Containing 1.28 acres and being the property described in Deed Book 2590, Page 644 of the New Hanover County Registry. The courses contained herein are correct in angular relationship and are referenced to NC Grid North (Nad 83).