

PLANNING COMMISSION

Agenda Item # 1.

CASE SUMMARY • CONDITIONAL DISTRICT REZONING

Planning Commission Legislative Hearing • March 4, 2026

Project Planner | Zac Smith | 910.341.3257 | planreview@wilmingtonnc.gov

1. Case Overview and Status

Application to rezone ± 1.26 acres located at **4118 Market Street** from RB, Regional Business to MD-17(CD), High-density Multiple-dwelling Residential District (Conditional District) for a 76-unit multi-dwelling development. (Nicholas Silivanch, Applicant; Premier Hotels LLC, Owner).

Staff Recommendation

- Denial

Planning Commission

- Legislative Hearing  Scheduled for 3/4/2026

City Council

- Legislative Hearing scheduled for 4/7/2026 (pending outcome of Planning Commission meeting)



CD-4-126

Attachment 2
Aerial Imagery
4118 Market St

-  Site
-  Parcels



11/21/2025

Report Organization

1. Case Overview & Status
2. Executive Summary & Recommendation
3. Analysis
4. Attachments

2. Executive Summary & Recommendation

2.1 Proposal

- The applicant proposes to rezone the subject site from RB, Regional Business to MD-17(CD), High-density multiple-dwelling residential district (Conditional District) for a 76-multiple-dwelling unit development.
- The project includes the conversion of an existing hotel with 76 rooms into 76 studio-style apartments.
- The project includes 20 workforce housing units, which will be designated for a period of 15 years.
- Access to the site is provided via two existing driveways located along Market Street. There is an existing sidewalk along the Market Street frontage.
- The maximum density permitted within the proposed MD-17 zoning district is 17 units per acre, which would allow for up to 21 units on site. With the proposed workforce housing component, the density may be increased to 36 units per acre, for a total of 45 units. The applicant is proposing a density of 60 units per acre.
- On October 16, 2025, the applicant was granted a variance by the Board of Adjustment to exceed the allowable density of the zoning district to allow for 60 units per acre.
- The minimum required open space in the MD-17 zoning district is 20% of the total tract area.
- On October 16, 2025, the applicant was granted a variance by the Board of Adjustment to reduce the open space requirement for this project to 5.17%.
- Per the residential parking requirements set forth in the Land Development Code, the applicant is required to provide 80 off-street parking spaces. The required off-street parking includes a reduced parking ratio for the 20 designated workforce housing units. The applicant is providing a total of 68 spaces as part of this project, of which 5 spaces are designated for ADA compliant parking.
- On February 19th, 2026, the applicant was granted a variance by the Board of Adjustment from the minimum residential parking standards to allow for 68 spaces, which is less than one space per unit.

Figure 2.1-B: Proposed Elevations (provided by the applicant, no changes proposed)



FRONT ELEVATION
EXISTING CONDITION

2.2 Community Outreach

2.2.1 Community Meetings

A community meeting was held on August 7th, 2025, at 4118 Market Street. One person attended this meeting. No changes were made to the plans as a result of the meeting. A copy of the community meeting report is attached (Attachment #4).

2.2.2 Public Hearing Notices

	Planning Commission 3/4/26 Public Hearing	City Council 4/7/26 Public Hearing (tentative)
<i>Signs Posted By</i>	2/17/26	3/24/26
<i>Letters mailed to property owners within 300 feet By</i>	2/17/26	3/24/26
<i>Advertisement Date(s)</i>	2/27/26	3/27/26 & 4/3/26

2.2.3 Other

No other communications have been received as of the date of this report.

2.3 Staff Recommendation: DENIAL

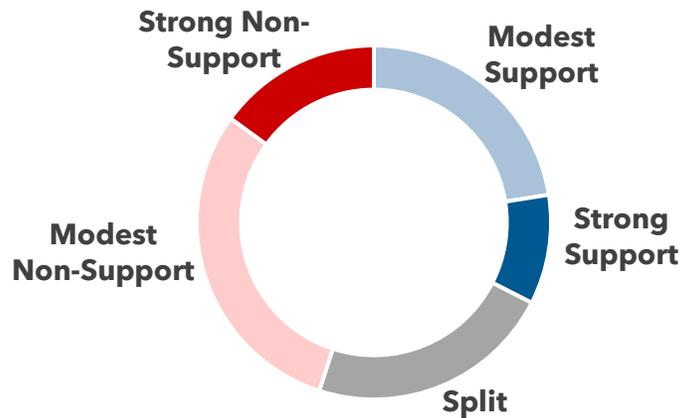
2.3.1 Criteria for Review and Recommendation

Section 18-586(C)(1) of the Land Development Code (LDC) states: Conditional map amendment decisions shall be made in consideration of identified relevant adopted land use plans for the area, including comprehensive, strategic, district, area, neighborhood, corridor and other policy documents.

2.3.2 Basis for Staff Recommendation

In reviewing the application, staff notes:

- The Comprehensive Plan identifies this site as an Urban Mixed-Use Center and a High-Density Transition Area.
- While the plan promotes mixed-use and workforce housing in these areas, the mix of uses and design of a project are also important factors to consider.
- The plan supports Commercial District Mixed-Use (CDMU) projects, which include building and design standards that would not only be compatible with the surrounding area but would also enhance the overall character of the corridor.
- The proposed rezoning request does not include any changes to the current site conditions. While it does include a workforce housing component, the proposal fails to offer any amenities or any site enhancements for future residents.
- Staff believes the CDMU option permitted under the existing zoning is more appropriate as it would allow for the proposed density while also providing for a potential on-site commercial component that could provide services to residents.
- Other hotel conversions along Market Street include River City Studio Homes (5040 Market Street), which was redeveloped under the CDMU provisions of the code at 40 units/acre with 4,320 square-feet of commercial space, and Vivo Apartments (4903 Market Street), which was rezoned to a legacy multi-family district (MF-H(L)) at 30 units/acre with 10,500 square-feet of office/amenity space.
- The proposed rezoning is generally inconsistent with the Create Wilmington Comprehensive Plan. While staff has evaluated the proposal for consistency with several policies, the policies identified below demonstrate non-support for the proposed rezoning:
 - **1.2.1.** Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character.
 - **3.1.3.** Quality design and appearance for all housing, including assisted and market rate housing, should be encouraged.
 - **9.1.2.** Visual interest should be created with well-designed building facades, storefront windows, attractive signage and lighting. Poorly articulated, monolithic or box-like facades should be avoided, especially those placing large, blank walls adjoining public spaces.



2.4 Planning Commission Recommendation: PENDING

Pending the outcome of the March 4, 2026, legislative hearing.

2.5 Recommended Conditions

1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial compliance with the site plan and elevations as submitted and accepted by City Council on February 3, 2026.
5. Twenty residential units shall be provided at a minimum 80% of the area median income (AMI) as determined annually by the U.S. Department of Housing and Urban Development, adjusted for household size.
6. An annual report will be submitted to the city that provides income verification and lease terms for the workforce housing units.
7. Workforce housing units shall be maintained for a period of no less than 15 years, to begin on the occupancy of the final workforce housing unit on site.

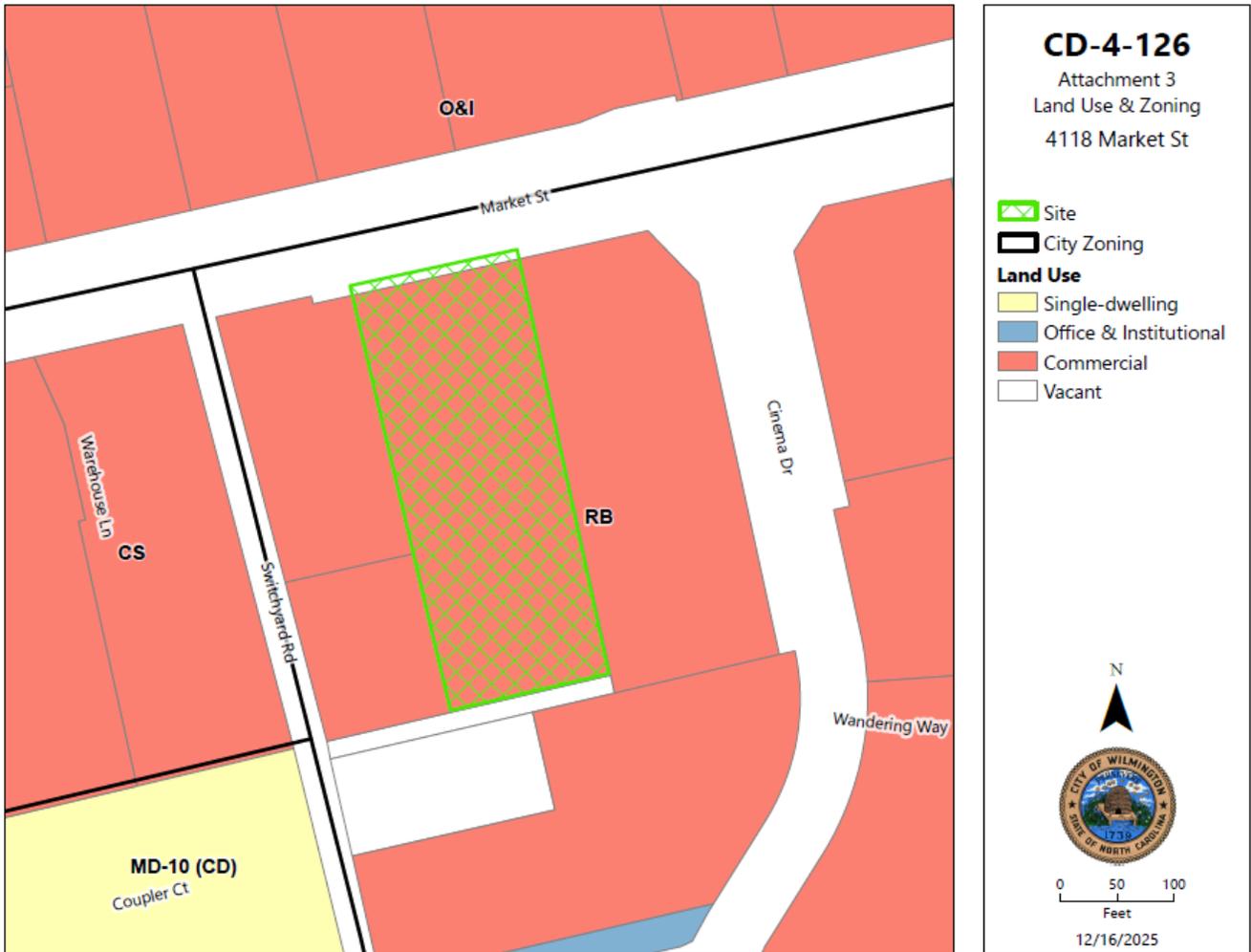
3. Analysis

3.1 Site History

- The site is currently developed as a hotel/motel use with 76 total rooms.
- On October 16, 2025, the applicant was granted a variances by the Board of Adjustment to exceed the allowable density of the proposed MD zoning district to allow for 60 units per acre and to reduce the open space requirement for this project from 20% to 5.17%.
- On February 19th, 2026, the applicant was granted a variance by the Board of Adjustment from the residential parking standards. The applicant is required to provide 80 off-street parking spaces. The applicant is providing a total of 68 spaces as part of this project, of which 5 spaces are designated for ADA compliant parking.

3.2 Area Context and Existing Conditions

Map 3.1-A: Land Use and Zoning



	Current Zoning	Existing Land Use(s)
Subject Property	RB	Hotel/Motel
North	O&I	Restaurant
South	RB	Offices
East	RB	Vehicle renting
West	RB	Restaurant, Plumbing Services

3.3 Consistency of Proposed Development with Land Development Code (LDC) Requirements

The following information represents a preliminary analysis of the proposed development’s compliance with applicable LDC requirements per section 18-157(B). Full site plan review and approval will be required from the TRC prior to construction release. Key components are identified and summarized below.

3.3.1 Zoning District Purpose Statements

- RB, Regional Business (existing):** This district is intended to accommodate the range of retail and service uses serving the broad needs of the community and surrounding region. Larger-scaled retailers, auto-related businesses, and similar uses, not generally appropriate for or out of character with the CB district, are permitted. While the RB district should be located primarily along arterial roadways, care should be taken to ensure compatibility with adjacent uses, allow for pedestrian movement, and minimize conflicts with traffic along abutting streets. Generally, these areas are already developed and are likely to undergo change only through business turnover, infill, or redevelopment.
- MD-17, High-density multiple-dwelling residential district (proposed):** The MD-17 district is intended to be applied within the urban core of the city and other areas with a full range of amenities and commercial services. MD-17 zoning is intended to provide a mix of densities and housing forms in a compact urban environment through redevelopment, infill on relatively small sites, and within mixed-use areas. Higher development intensity at appropriate locations is encouraged to support transit use, minimize traffic congestion, and provide a range of housing types.

3.3.2 Parking

- Section 18-341.1 of the Land Development Code requires attached multiple units to have a minimum of 1.5 spaces per 1-bedroom unit. The maximum number of parking spaces per unit is 2.75 spaces. Parking standards for workforce and elderly housing may be reduced to 0.5 spaces per unit. The minimum parking required is 80 off-street parking spaces and the maximum parking allowed is 209 spaces.
- On February 19th, 2026, the applicant was granted a variance by the Board of Adjustment for the minimum residential parking standards. The site currently has 73 existing off-street parking spaces. The applicant is proposing 68 off-street parking spaces, which is less than the total number of 76 units.

3.3.3 Buffers, Landscaping and Trees

- A landscape plan is required for this project. This project will require screening of the existing parking with a low buffer at least three feet in height, per the Change of Use requirements. The applicant is also dedicating approximately 5.9 percent of the site as open space, in accordance with the BOA variance approval.

3.3.4 Environment

- The site is not located within a Special Flood Hazard Area. The site does not contain jurisdictional wetlands.

3.3.5 Stormwater

- The current site has 51,519 (94%) square feet of impervious coverage. This project is proposing 48,906 (89.1%) square feet of impervious coverage. As no increases are proposed to the site, the project does not require a stormwater permit.

3.4 Consistency with Adopted Plans

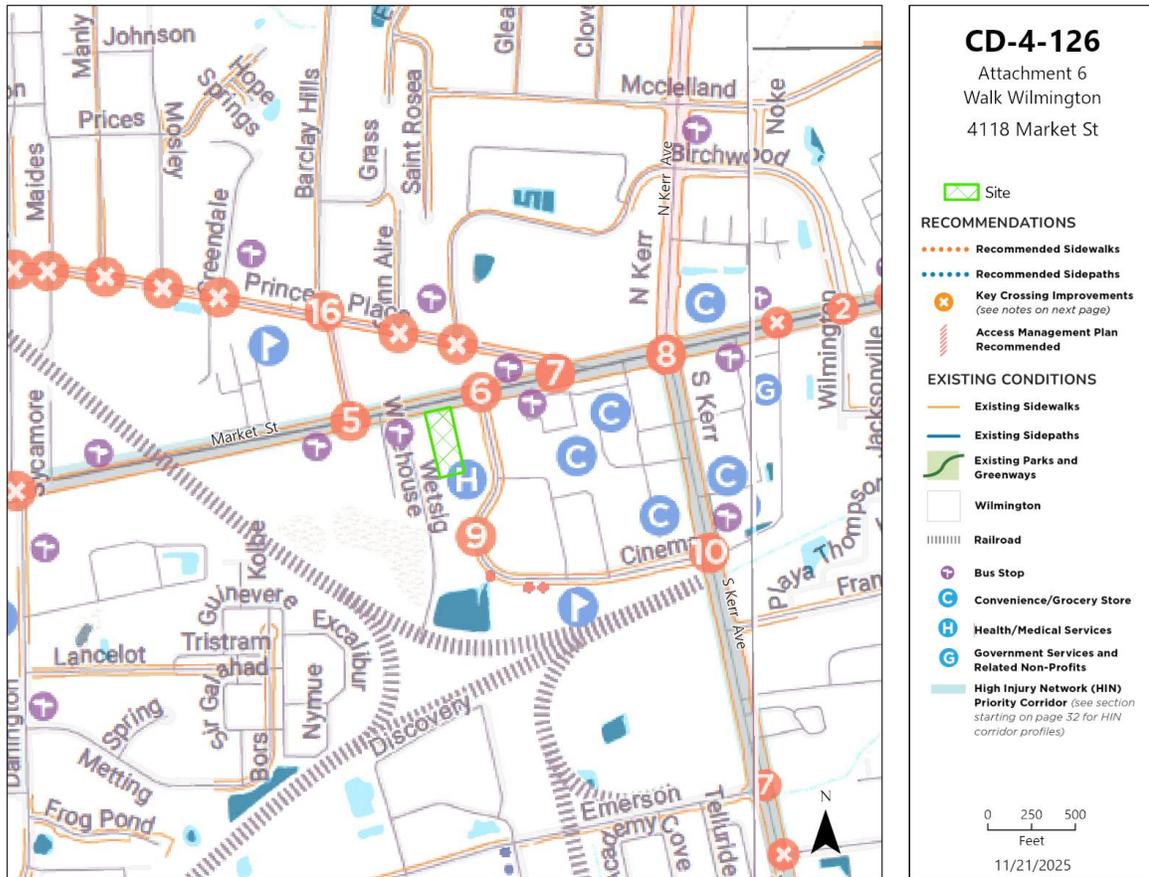
3.4.1 CAMA Plan

- The property is designated as Urban in the 2006 CAMA plan.

3.4.2 Walk Wilmington Plan

- The Walk Wilmington Plan does identify improvements for Market Street. The Walk Wilmington Plan recommends crosswalks and pedestrian countdown signals along this segment of Market Street.

Map 3.4.2-A: Walk Wilmington Map



3.5 Consistency with Create Wilmington Comprehensive Plan

The Comprehensive Plan identifies three questions to be considered when determining the consistency of a proposed use or zoning district with the Comprehensive Plan:

- Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?
- Is the form and function of the proposed development appropriate for the category designated on the Growth Strategy Maps?
- Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?

Analysis of policies that are applicable to the proposed amendment are organized pursuant to these three considerations. Only policies that directly relate to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend changes to regulation as well as policies that recommend action by the City or other organizations were deemed not applicable to this proposal.)

Not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal.

The policy analysis uses the following symbology:



3.5.1 Is the Proposal consistent with the policies contained in the Comprehensive Plan?

1	Development and City Building	
Citywide Growth		
1.2.1	Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character.	↓
1.2.2	Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and noncontiguous development patterns.	↕
Land Use and Transportation		
1.3.3	Development should provide pedestrian and vehicular connections between and within individual development sites to provide alternative means of access along corridors.	↓
1.3.4	Mixed-use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles should be supported.	↕
1.3.6	Transit-oriented and transit-ready development should be promoted around existing and planned transit stations and stops.	↕
1.3.7	Sites within proximity to planned or proposed major transit lines should be developed with a relatively high residential density and a mix of uses to take full advantage of and support the city's and the region's investment in transit services.	↑
1.3.8	Pedestrian-friendly and transit-supportive development patterns should be promoted along multimodal corridors and areas identified for intensive transit investments.	↕
Compatibility		
1.4.1	Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.	↓
1.4.4	Low- to medium-density residential areas and/or low-intensity mixed-use developments should serve as transitions between lower-density neighborhoods and more intensive commercial, residential, and mixed-use areas. Where appropriate transitions are not possible within a development site, infill and redevelopment adjacent to areas of lower intensities should provide effective physical buffers to avoid adverse impacts.	↑
Mixed-use Development		
1.5.2	Integration and mix of uses should be provided within all "Areas of Opportunity" and "Mixed-use Centers" identified in the Growth Strategies Maps. These	↕

developments may vary in scale and intensity, but should all contribute to the city's livability, manage future growth, and provide bike, pedestrian, and transit accessible destinations.

Commercial Districts, Corridors, and Nodes

- 1.6.4 Within commercial districts, development should be designed at a height, mass, scale, and form that is appropriate and provides a suitable transition to the surrounding areas. 

Neighborhood Conservation and Revitalization

- 1.7.1 Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points. 
- 1.7.3 The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment. 
- 1.7.8 Usable open space that preserves natural landscapes and high-quality ecological resources should be encouraged in new residential development. 
- 1.7.9 Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated. 

Infill and Redevelopment

- 1.11.3 Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity. 

2 Transportation (Policies)

Bicycle and Pedestrian Circulation

- 2.6.10 Where appropriate, primary building entrances should front onto publicly accessible, easily discernible, and Americans with Disabilities Act-compliant sidewalks that lead directly from the street to the building entrance. 

Parking Management

- 2.7.6 Parking lots should include vehicular and pedestrian connections between and through lots. Parking facility quality should be considered equally with quantity of parking spaces. Parking lot design should minimize pedestrian conflicts, make use of appropriate landscaping, and properly manage stormwater. 

3 Housing (Policies)

- 3.1.1 Mixed-income neighborhoods should be promoted throughout the city, particularly within identified high-density centers and corridors, downtown, and near employment centers, and by dispersing, rather than concentrating low to moderate income housing. 
- 3.1.2 Dispersal and production of affordable and workforce housing units, housing with universal design elements, and senior housing units should be promoted throughout all areas of the city. 
- 3.1.3 Quality design and appearance for all housing, including assisted and market rate housing, should be encouraged. 
- 3.1.6 "Location-efficient housing" should be promoted, encouraged, and preserved where already existing to help supply Wilmington with diverse housing options that are accessible to individuals and families of all incomes, needs, and preferences. 

6 Environment and Natural Resources (Policies)

Unique Wilmington

6.6.4 Historic preservation, adaptive reuse, and rehabilitation of buildings should be encouraged to maximize location efficiency and embodied energy. 

9 Urban Design and Placemaking

Unique Wilmington

9.1.2 Visual interest should be created with well-designed building facades, storefront windows, and attractive signage and lighting. Poorly articulated, monolithic or box-like facades should be avoided, especially those placing large, blank walls adjoining public spaces 

Corridors and Main Streets

9.4.3 Parking lot landscaping and planting should be utilized to provide effective shade canopy, to help screen the view of parking, improve stormwater infiltration and reduce stormwater runoff, and reduce the heat island effect. 

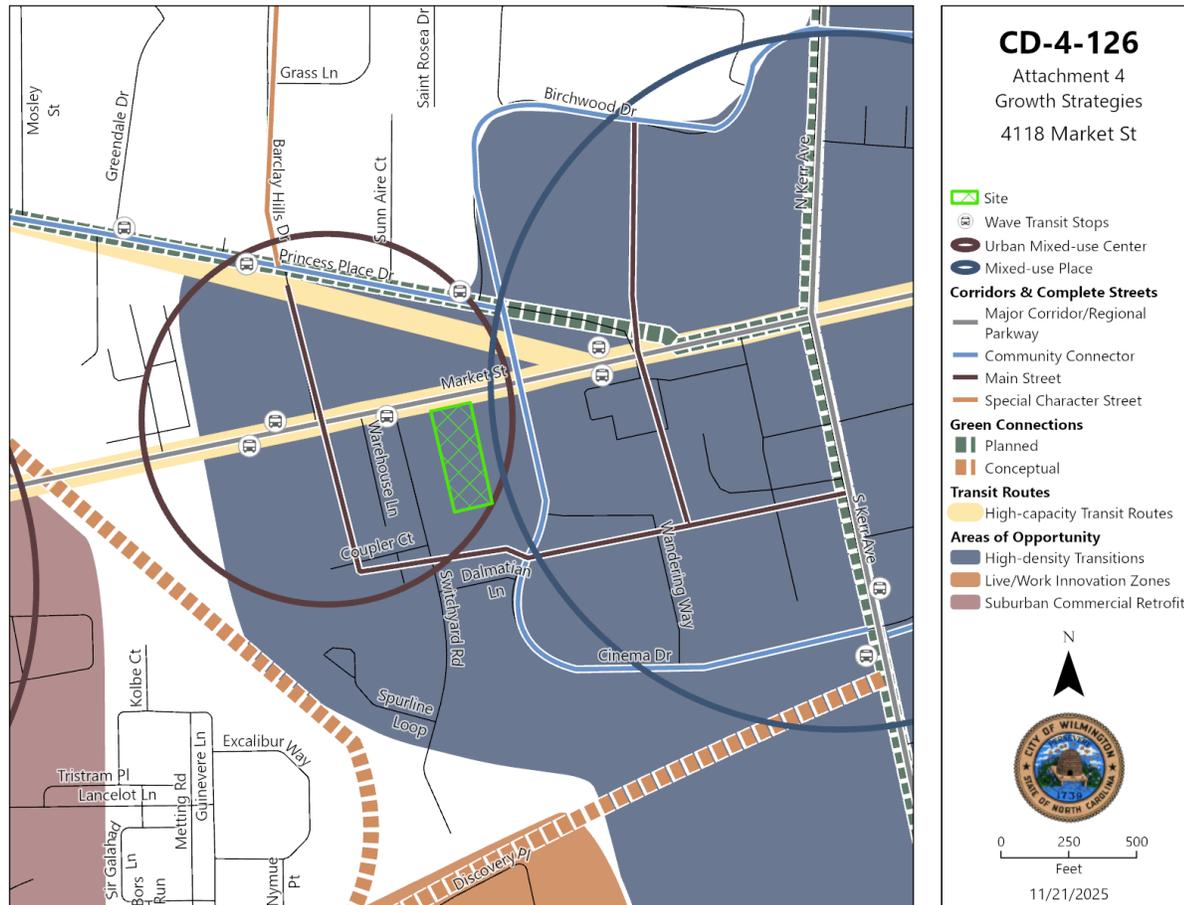
Mixed-use Centers and Places

9.6.1 New housing of mixed types and prices should be encouraged in proximity to and within employment areas, Mixed-use Centers, and Neighborhood Nodes, as identified on the Growth Strategies Maps. 

9.6.3 Infill and redevelopment should enhance the desirable characteristics that make each part of Wilmington unique. New neighborhood centers and mixed-use developments should use one or more "main streets" and public gathering spaces as a central focal point. 

3.5.2 Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

Map 3.5.2-A: Growth Strategies Map



Areas of Opportunity

The subject property is located in a High-Density Transitions designated Area of Opportunity on the Growth Strategies Map.

There are several types of Areas of Opportunity, and they vary in terms of land use hierarchy, intensity of development, and anticipated change. Each area has an overarching growth strategy. Development within an Area of Opportunity should be reflective of the underlying community development patterns.

The following policies are identified for High-Density Transitions Principles and are applicable to the proposal:

Map	Areas of Opportunity-Map
High-Density Transitions	
Increase densities with infill development, mid-rise buildings, parking decks, and other urban solutions.	↑
Encourage active ground-floor uses such as stores and restaurants uses; alleviate challenges to vertical mixed use development.	↓
Place parking to the rear of buildings and ensure primary building access from the public sidewalk network.	↓

Mixed-Use Centers

The subject property is within a designated Urban Mixed-Use Center on the Growth Strategies Map. Mixed-use Centers identify locations where investment and revitalization should be concentrated in distinct nodal areas in order to accommodate walkability, vitality, placemaking, higher-density development patterns, and transit. This approach should be prioritized over a development pattern that dilutes the activity that new investment can bring to an area by spreading it out over too large of a geographic area and limiting transportation options.

There are several types of Mixed-use Centers, ranging in density, size, and regional impact. These are reflective of the underlying community development patterns in which they are located.

The following policies are identified for the High-density Transitions Area of Opportunity, Urban Mixed-Use Center, and Community Connector Corridor & Complete Streets and are applicable to the proposal:

Map	Mixed Use Centers
Urban Mixed Use Centers	
Develop with moderate densities and lot coverage.	↑
Create and reinforce highly active, pedestrian focused streetscapes.	↓
Arrange buildings to create a comfortable public space and relate to one another as part of a larger place making scheme.	↓
Include a rich mix of uses; limit single-use developments with large building footprints.	↕
Place buildings directly onto public streets and provide active ground-floor uses.	↓
Use structured and on-street parking to accommodate higher densities; limit surface parking lots and exposed parking deck facades, especially along pedestrian streets.	↓
Create strong multimodal connections to adjacent neighborhoods.	↓
Encourage the adaptive reuse of buildings with urban qualities, such as civic frontage, height greater than one story, and interesting character.	↓

Transit that Works

This map is designed to prioritize specific corridors for transportation system upgrades, including but not limited to faster transit travel times, more comfortable transit riding and waiting conditions, and a strong relationship to high-and moderate-density land uses that facilitate walking and bicycling. The strategies associated with this map encourage more transit stations in areas that integrate land uses and serve as focal points to their surroundings.

The subject property is located along a High-capacity transit route. The following policies are identified for this development and are applicable to the proposal:

Map	Transit That Works
Transit-oriented Mixed-use Centers	
Develop mixed-use centers located along high-capacity transit routes; note that most of the Mixed-use Centers designated on the Growth Strategies Maps are located along a proposed high-capacity transit line.	↑

High-capacity Transit Route

Support higher-density residential development along priority transit corridors.



3.5.3 Will community facilities, parks and other infrastructure be available at appropriate levels to serve the development as proposed?

Vehicular Traffic

- Access to the site would be provided by two existing driveways off Market Street. There is existing sidewalk along the Market Street frontage.
- Table 3.5.3-A below indicates that the surrounding street network is currently operating above its designed capacity at a level of service (LOS) of F. Table 3.5.3-B indicates that there would be an increase in the estimated vehicle trips associated with the proposal when compared to the maximum intensity allowed under the current zoning.

Table 3.5.3-1. Current Volumes, Capacities and Levels of Service

Road	Location	Volume	Planning Capacity	V/C	LOS
Market Street	Between Covil Avenue and Market Street	38,776	37,231.49	1.04	F
Kerr Avenue	Between Kerr Avenue and Covil Avenue	18,001	16,803.16	1.07	F

Table 3.5.3-B. Estimated Trip Generation

Zoning	Land Use	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2-way Volume Trips (ADT)
RB (existing)*	Hotel/Motel	76 rooms	27	27	246
		TOTAL:	27	27	246
MD-17(CD) (proposed)	Multi-dwelling	76 units	46	53	562
		TOTAL:	46	53	562
		NET DIFFERENCE	+19	+26	+316

*Assumes potential development of 40% of building lot coverage under current CS zoning.
Source: Institute of Transportation Engineers Trip Generation, 11th Edition, 2021.

Bicycle, Pedestrian and Transit Facilities

- There is sidewalk currently along Market Street.

- The nearest WAVE transit stop is located along Market Street and Switchyard Road, approximately 0.04 miles from the proposed development.

Public Utilities

- The site has access to water and sewer mains located along Market Street.

Table 3.5.3-C. Cape Fear Public Utilities (CFPUA)

Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	8"	Market Street
Sewer Main (Existing)	CFPUA	8"	Market Street

4. Attachments

1. Proposed Site Plan (dated 2/19/2026)
2. Proposed Elevations (dated 11/14/2025)
3. Conditional District Rezoning Application (dated 11/14/2025)
4. Community Meeting Report (dated 8/7/2025)
5. Aerial Map (dated 11/21/2025)
6. Land Use (Zoning) Map (dated 12/16/2025)
7. Growth Strategies Map (dated 11/21/2025)
8. Walk Wilmington Map (dated 11/21/2025)

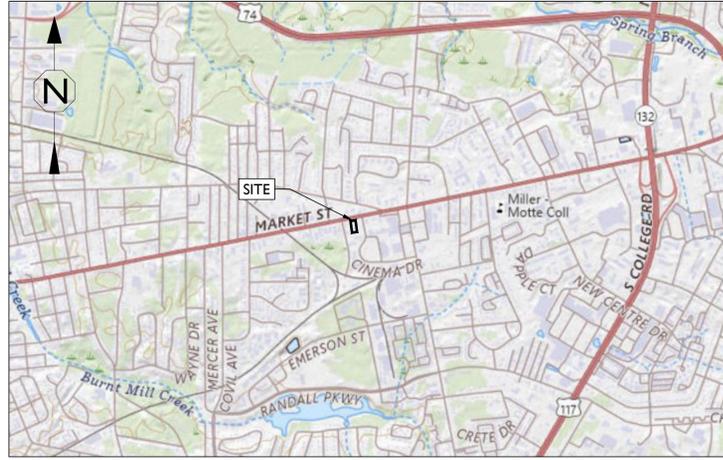
ATTACHMENT

1

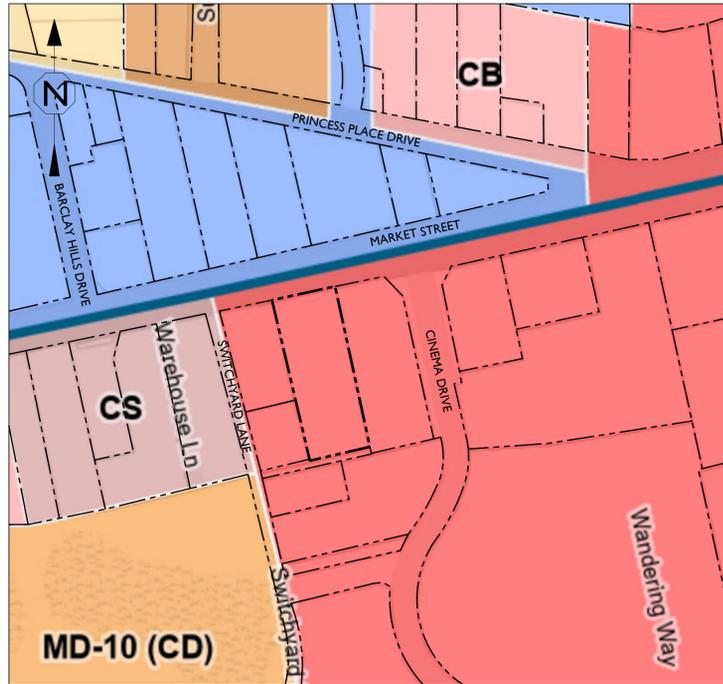
4118 MARKET ST REZONING PLANS

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

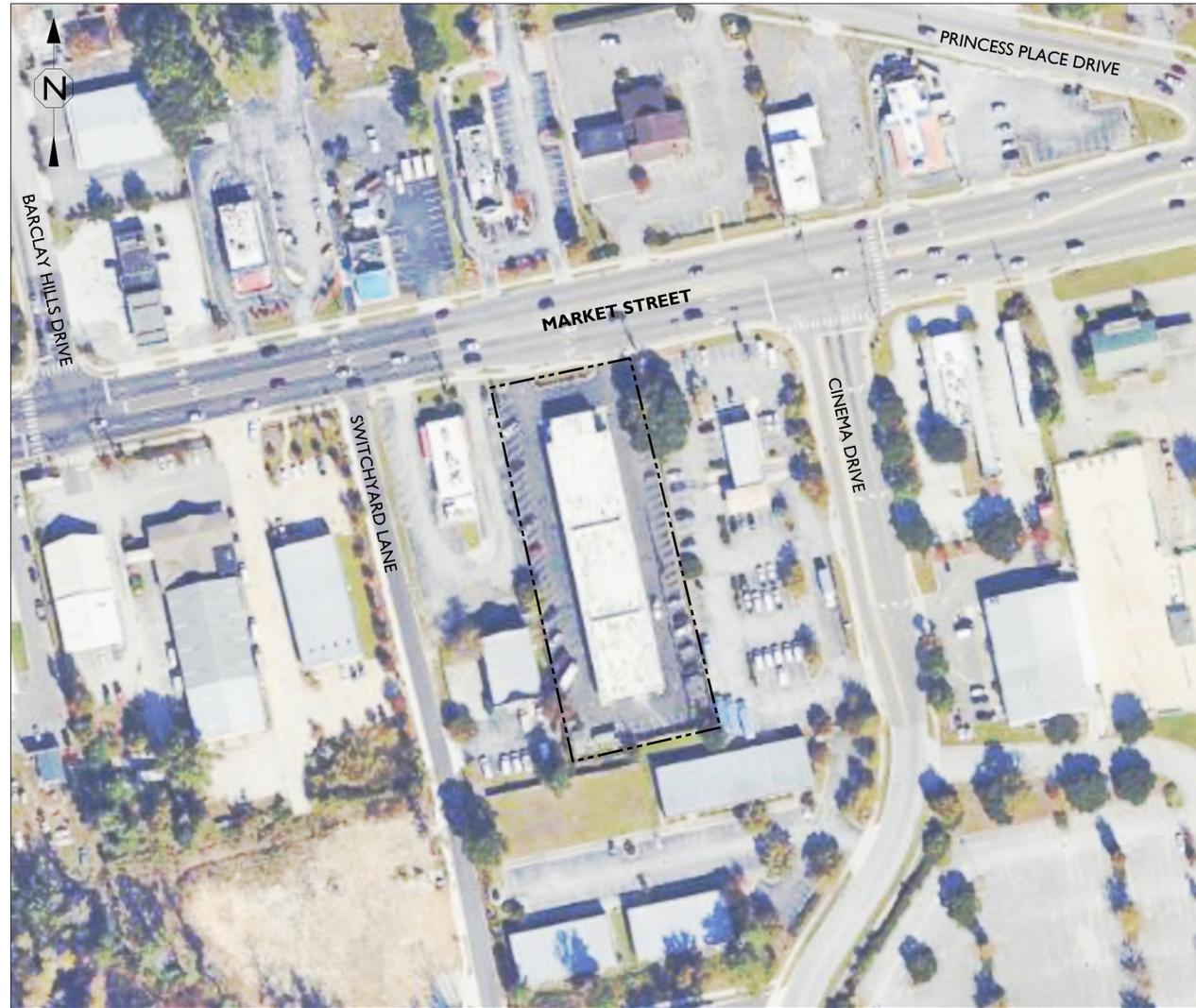
EXISTING HOTEL CONVERSATION TO MULTI FAMILY RESIDENTIAL



VICINITY MAP
SCALE: 1" = 2,000'±



TAX & ZONING MAP
SCALE: 1" = 200'±



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



APPLICANT/OWNER
PREMIER HOTEL, LLC
4118 MARKET STREET
WILMINGTON NC 28403

CIVIL ENGINEER
MODE CONSULTING, PLLC
PO BOX 39077
CHARLOTTE, NC 28278

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
2	07/17/2025	JAM	REV. PER PRE-TRC
3	12/30/2025	JAM	REV. BOA SUB.
4	02/19/2026	JAM	REZONE SUB.

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.



Know what's below
Call before you dig.



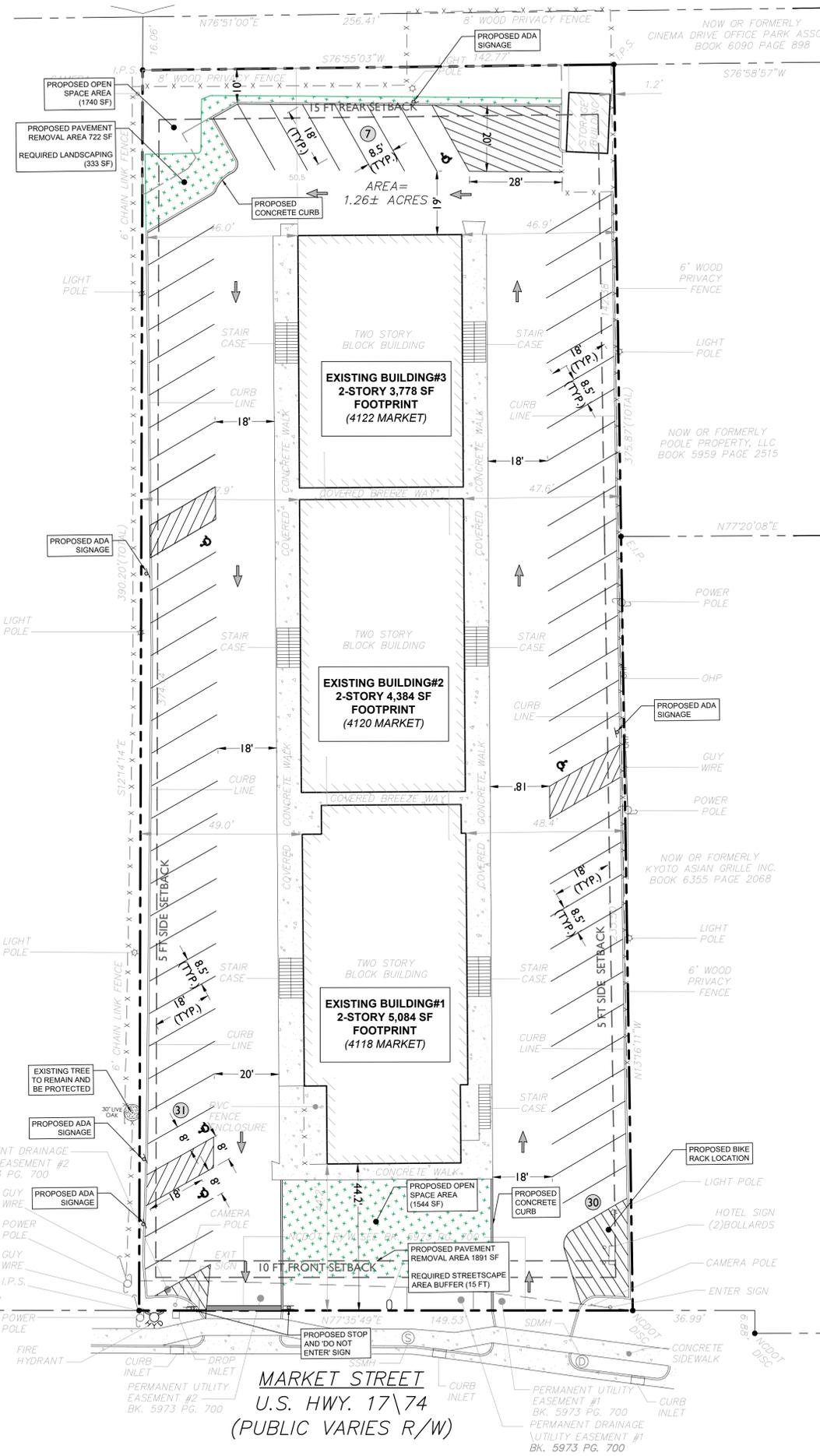
SOURCE: GOOGLE EARTH PRO

LOCATION MAP

SCALE: 1" = 200'±

NCDOT R/W SEE BK. 5782 PG. 2397

NOW OR FORMERLY
TRAC LIMITED PARTNERSHIP
BOOK 4140 PAGE 463



SITE DATA TABLE			
PARCEL R04914-005-012-000 (1.26AC)			
EXISTING ZONE: (RB) REGIONAL BUSINESS DISTRICT			
PROPOSED ZONE: (MD-17) HIGH DENSITY MULTI-DWELLING RESIDENTIAL DISTRICT			
PROPOSED USE			
MULTI-FAMILY DEVELOPMENT		PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	1.26 AC (54,804 SF)	NO CHANGE
MAXIMUM BUILDING HEIGHT	96 FT	<45 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	70% (38,362 SF)	24.1% (13,246 SF)	NO CHANGE
OPEN SPACE REQUIREMENT	20% (10,960 SF)	0 FT (EN)	5.9% (3,284 SF)(AV)
MINIMUM FRONT YARD SETBACK	10 FT	44.2 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	5 FT	46.0 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	15 FT	50.5 FT	NO CHANGE
MAXIMUM DENSITY (MULTI-FAMILY)	36 DU/AC (45 UNITS)(*)	76 UNIT	76 UNITS(AV)
IMPERVIOUS COVERAGE	N/A	51,519 SF	48,906 SF
ANTICIPATED DISTURBANCE	N/A	N/A	0.20 AC (8,500 SF)

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

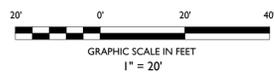
OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 18-340	MINIMUM DRIVEWAY WIDTH: 18 FT- 24 FT	20 FT & 21 FT	NO CHANGE
§ 18-341.1	REQUIRED PARKING: 0-1 BEDROOM UNITS: 1.5 SPACES PER UNIT 56 UNITS * (1.5 SPACE)=84 SPACES WORKFORCE UNITS: 0.5 SPACES PER UNIT 20 UNITS * (0.5 SPACE)=10 SPACES TOTAL: 94 SPACES(*) TOTAL REQUIRED: 80 SPACES(*)	73 SPACES (EN) (4 ADA SPACES)	68 SPACES (V) (5 ADA SPACES)
§ 18-341.1	MAXIMUM PARKING: 2.75 SPACES PER UNIT 76 UNITS (2.75 SPACES)= 209 SPACES	73 SPACES	68 SPACES
§ 18-342	MINIMUM BIKE PARKING: 1 PER 5 UNITS 76 UNITS (1/5 SPACES)=15 SPACES	N/A	PROVIDED
VII-E-1	MINIMUM PARKING SIZE: 8.5 FT X 18 FT	8 FT X 18 FT (EN)	8.5 FT X 18 FT

(*) SECTION 18-341.2.C RESIDENTIAL PARKING MAY BE REDUCED BY 15% IF WITHIN 1/4 MILE OF TRANSIT(320 FT)
94 SPACES(0.85) = 80 SPACES REQUIRED
(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

SYMBOL	DESCRIPTION
---	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 C00 220)

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) 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 NOTIFY MODE CONSULTING, PLLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS MODE CONSULTING, PLLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY MODE CONSULTING, PLLC.
 - 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 UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. MODE CONSULTING, PLLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE 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 DEVICES LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE 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 & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF MODE CONSULTING, PLLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



OWNER/APPLICANT
PREMIER HOTELS, LLC
4118 MARKET STREET
WILMINGTON NC 28403

MARKET STREET
U.S. HWY. 17/74
(PUBLIC VARIES R/W)

MODE
CONSULTING, PLLC

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

NOT APPROVED FOR CONSTRUCTION



ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
2	07/17/2025	JAM	REV. PER PRE-TRC
3	12/30/2025	JAM	REV. BOA SUB.
4	02/19/2026	JAM	REZONE SUB.

REZONING AND BOA PLANS
4118 MARKET STREET
EXISTING HOTEL CONVERSION TO
MULTI-FAMILY RESIDENTIAL

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE:

SKETCH PLAN

DRAWING:

C-1.0

D:\MODEL_PROJECTS\MO-25014 - 4118 MARKET STREET WILMINGTON, NC\DESIGN DOCUMENTS\DWG\C-1.0-1.DWG

ATTACHMENT

2

MODE

CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278

PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



FRONT ELEVATION

EXISTING CONDITION



SIGN ELEVATION

EXISTING CONDITION

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
2	07/17/2025	JAM	REV. PER PRE-TRC
3	12/30/2025	JAM	REV. BOA SUB.
4	02/19/2026	JAM	REZONE SUB.

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

ATTACHMENT

3

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. [REDACTED]

PROPERTY OWNER INFORMATION:

Name(s) Premier Hotels LLC

Address: 4118 Market Street
Wilmington NC Zip 28403

Telephone: 910-262-8357 Fax: _____

Email address: [REDACTED]

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>

RECEIVED
By ZS at 9:46 am, Nov 14, 2025

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 Bahlwala

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

LEGAL DESCRIPTION

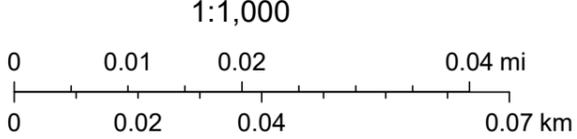
Commencing at an existing NCGS monument entitled "Kerr" and having NC Grid values of North 181,240.3821 and Eastern values of 2,335,402.066; and running thence from the said existing NCGS monument South 73 degrees 17 minutes 17 seconds West and having a grid distance of 1,254.99 feet to an existing iron 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).

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

ATTACHMENT

4

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	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 LCC	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	255 WASHINGTON	ST	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	S	WILMINGTON	NC 28412
SWITCHYARD DEVELOPERS LLC	6131 FALLS OF NEUSE	RD	SUITE	200 RALEIGH	NC 27609

dup. to t



Eastern Carolinas Commercial Real Estate
 4922 Randall Parkway Suite D
 Wilmington, NC 28403



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

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

28480-2738

NIXIE 276 SE 1 8287/15/25
 RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD
 RC: 28483287676 *276-84215-15-25
 28480-273860



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

NSN

NIXIE 276 DE 1 8287/15/25

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

RC: 28483287676 *276-84215-15-25
 28480-273860

28480-273860

ATTACHMENT

5



CD-4-126

Attachment 2
Aerial Imagery
4118 Market St

 Site

 Parcels

N



0 50 100
Feet

11/21/2025

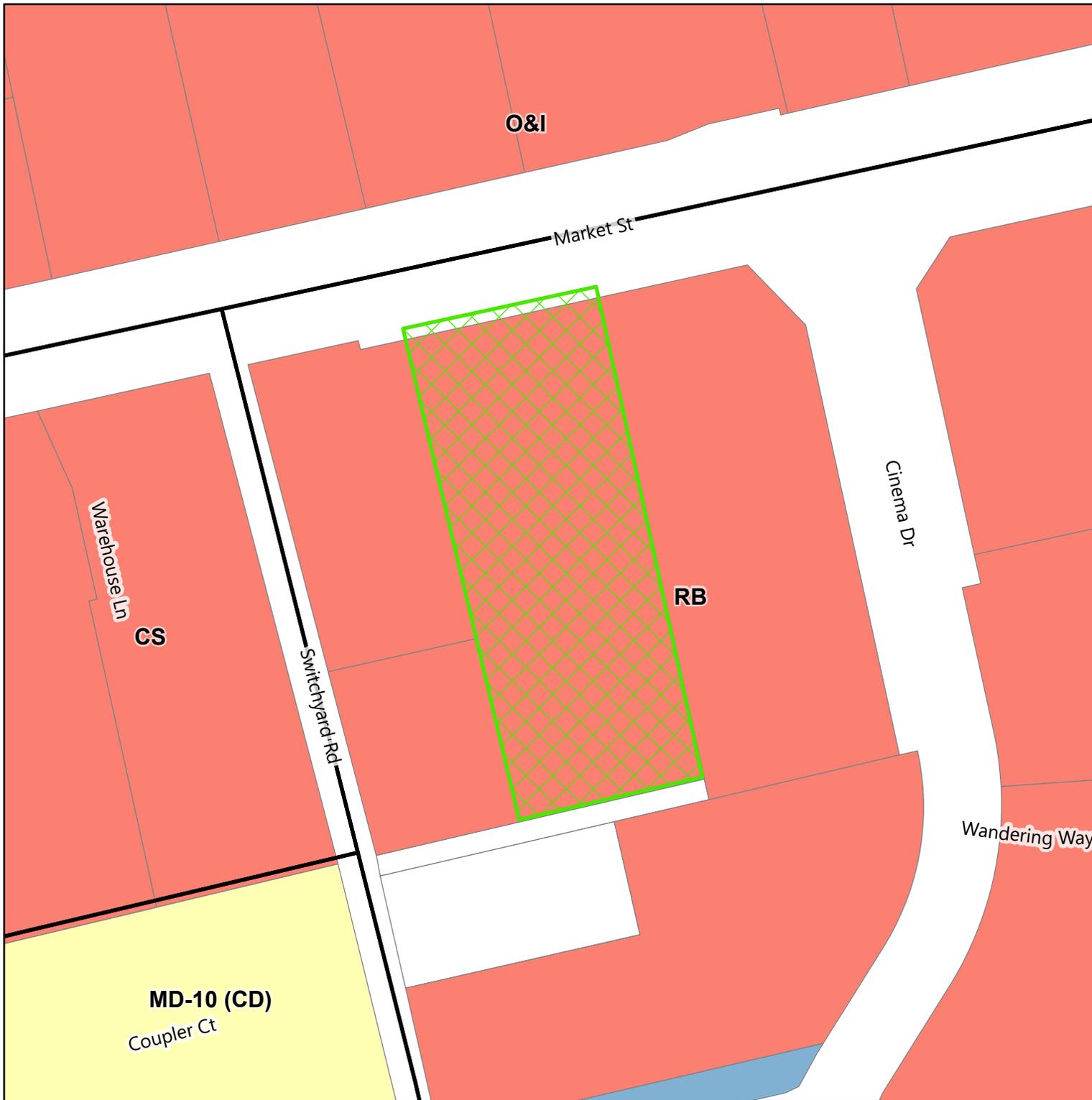
ATTACHMENT

6

CD-4-126

Attachment 3
Land Use & Zoning
4118 Market St

-  Site
-  City Zoning
- Land Use**
 -  Single-dwelling
 -  Office & Institutional
 -  Commercial
 -  Vacant



N



0 50 100
Feet

12/16/2025

ATTACHMENT

7

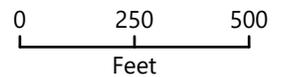
CD-4-126

Attachment 4
Growth Strategies
4118 Market St



- Site
- Wave Transit Stops
- Urban Mixed-use Center
- Mixed-use Place
- Corridors & Complete Streets**
 - Major Corridor/Regional Parkway
 - Community Connector
 - Main Street
 - Special Character Street
- Green Connections**
 - Planned
 - Conceptual
- Transit Routes**
 - High-capacity Transit Routes
- Areas of Opportunity**
 - High-density Transitions
 - Live/Work Innovation Zones
 - Suburban Commercial Retrofit

N



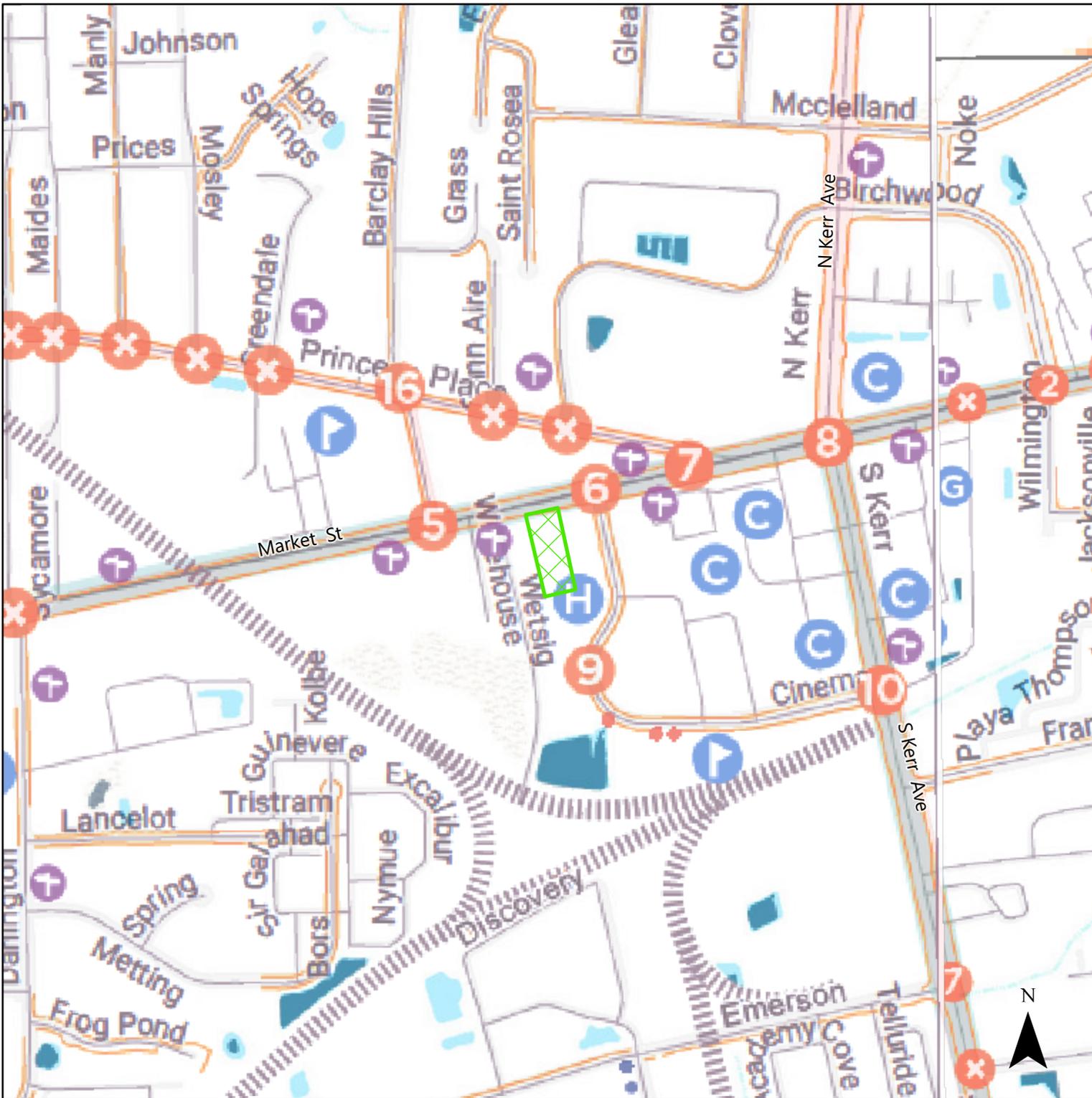
11/21/2025

ATTACHMENT

8

CD-4-126

Attachment 6
Walk Wilmington
4118 Market St

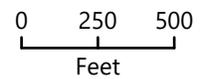


RECOMMENDATIONS

- Recommended Sidewalks
- Recommended Sidepaths
- ⊗ Key Crossing Improvements (see notes on next page)
- ▨ Access Management Plan Recommended

EXISTING CONDITIONS

- Existing Sidewalks
- Existing Sidepaths
- Existing Parks and Greenways
- Wilmington
- ▨ Railroad
- ⊕ Bus Stop
- ⊕ Convenience/Grocery Store
- ⊕ Health/Medical Services
- ⊕ Government Services and Related Non-Profits
- High Injury Network (HIN) Priority Corridor (see section starting on page 32 for HIN corridor profiles)



11/21/2025

