

NEIGHBORHOOD MEETING FOR CONDITIONAL DISTRICT REZONING PROPOSAL

To: Penelope Spicer-Sidbury, City Clerk

Case No.: Pending

Location: 1415-1417 S. 42nd Street Wilmington, NC

Proposed zoning: Conditional District Rezoning Amendment

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) April 20, 2026. A copy of the written notice is also attached.

The meeting was held at the following date, time and location: May 4, 2026 at 5:30 PM at Reggies 42nd Street Tavern, 1415 S. 42nd st, Wilmington NC

The persons in attendance at the meeting were: Elaine Morrison, Drew Stevens, Denise Shakelford, Casandra Harris, Susan Auten, Uriah Espleshade, Shane Bates.

The following issues were discussed at the meeting: Attendees discussed neighborhood traffic concerns and general questions regarding the proposed amendment and potential future uses within the existing tenant space.

As a result of the meeting, the following changes were made to the rezoning application: No substantive changes were made as a result of the meeting.

Date: May 6, 2026
Applicant: Matthew Hearn
By: Matthew Hearn

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.

Dear Property Owner,

You are receiving this notice because you own property within 300 feet of a site where a zoning amendment is being considered.

A neighborhood meeting will be held to provide information and answer questions regarding a proposed amendment to the existing Conditional District (CD) zoning for the property located at:

1415–1417 42nd Street, Wilmington, NC

The request is to amend the existing Conditional District to allow for a small-scale, low-impact commercial use within the existing building. This may include a takeout-oriented food service use or other similar low-intensity commercial uses that are consistent with the surrounding area.

The intent of this request is to provide flexibility for small-scale uses within the existing structure, without increasing the overall intensity or impact of the property.

Meeting Details:

Date: Monday, May 4, 2026

Time: 5:30 PM – 6:30 PM

Location: Reggie's 42nd Street Tavern

1415 S. 42nd Street

Wilmington, NC 28403

The purpose of this meeting is to share information about the proposal and to provide an opportunity for neighbors to ask questions or offer feedback prior to submission of a formal rezoning application.

No formal action will be taken at this meeting.

If you are unable to attend but would like more information, please feel free to contact me directly.

Sincerely,

Matthew Hearn

910-262-1451

mattshike@gmail.com

Neighborhood Meeting Mailing List

1415–1417 S. 42nd Street

Wilmington, NC

Owner	Mailing Address
Keith A. Smalley	4205 Peachtree Ave, Wilmington, NC 28403
Michael Riccardi	4608 Jernigan Dr, Apex, NC 27539
Bruce C. Spears	4123 Peachtree Ave, Wilmington, NC 28403
4121 Oleander Drive LLC	1131 Military Cutoff Rd Unit B, Wilmington, NC 28405
Potter Family LLC	38185 Roy Creek Lane, Selbyville, DE 19975
Anne Sadler et vir	4727 Long Leaf Hills Dr, Wilmington, NC 28409
Pioneer Woman Properties LLC	267 Valley Vista, Glade Valley, NC 28627
Michele M. Leber Rev Liv Trust	1805 Crystal Dr #911, Arlington, VA 22202
Dana L. Powell Trustee	4121 Peachtree Ave, Wilmington, NC 28403
J W C LLC	PO Box 895, Wrightsville Beach, NC 28480
Mae Sheppard Spencer Trustee	4118 Park Ave, Wilmington, NC 28403
Dwight D. Jernigan Jr	4204 Park Ave, Wilmington, NC 28403
Betty B. Balch Heirs	4120 Park Ave, Wilmington, NC 28403
Paul J. Stavovy	4202 Park Ave, Wilmington, NC 28403
Anthony P. Perretta & Lara K.	3518 Violet Ct, Wilmington, NC 28409
Sunset Bay LLC	1113 Turnberry Ln, Wilmington, NC 28405
David P. Walen Sr	1418 42nd St, Wilmington, NC 28403
Peachy Investments LLC	3819 Park Ave, Wilmington, NC 28403
Hunter R. & Jenna R. Little	624 Twin Star Ln, Knightdale, NC 27545
PPOAR LLC	1500 1st Ave Unit 3, Birmingham, AL 35203
JoyLynne N. Roberts	1410 42nd St, Wilmington, NC 28403
Cassandra L. Harris	4127 Peachtree Ave, Wilmington, NC 28403
CK Acquisitions LLC	104 Ganett Dr, Hampstead, NC 28443
Hawkeye Realty LLC	4410 Purviance Ave, Wilmington, NC 28409
Helen V. Bradley Trustee	4122 Peachtree Ave, Wilmington, NC 28403
Johnson Custom Builders LLC	PO Box 3856, Wilmington, NC 28406

Jeff Dobbins Inc	201 Buckeye Dr, Wilmington, NC 28411
Ladd Ole Rentals LLC	4207 Oleander Dr, Wilmington, NC 28403
Wallace Bros I LLC	5909 Downrigger Dr, Wilmington, NC 28409
Anthony Joseph Marcucilli	5634 Garrett Lea Parke, Wilmington, NC 28412
David Jones Rentals LLC	2392 Carolina Beach Rd Suite 201-C, Wilmington, NC 28401

5/4/26

NEIGHBORHOOD MEETING -
CONDITIONAL ZONING AMENDMENT
FOR 1415-1417 42ND ST. WILMINGTON NC

NAME

EMAIL

#

Elaine Morrison

elaine.morrison@gmail

919-675-0775

Drew Stevens

DrewStevensPhotography@gmail.com

910-264-6229

Denice Shackelford

denice.shackelford@gmail.com

910 386 2000

Cassandra Harris

sun4gypsy@gmail.com

C: 910 218 6197

Susan Auten

blekericket@hotmail.com

910-431-6961

Not the business ~~top~~ ad - or
traffic. c. just worried about

Verick ESPALSHADE

Kyees Dewshades@gmail

7173202659

Car

I SUPPORT THIS

Shane Bates

topsailshane@hotmail.com

910-539-9740

April 23
9:37 AM



**NEIGHBORHOOD
MEETING NOTICE**

PROPOSED CONDITIONAL
DISTRICT AMENDMENT
1415-1417 42ND ST

MEETING DATE: MONDAY MAY
4TH 2026

TIME: TIME 5:30-6:30PM
LOCATION: REGGIES 42ND ST
TAVERN

SMALL-SCALE, LOW IMPACT COMMERCIAL USE
FOR INFORMATION, MATT HEARN
MATTSHIRE@GMAIL.COM

