

Agenda Item#: 1.

Request: 4118 Market Street-- rezone from RB to MD-17(CD), High-density Multiple-Dwelling Residential (Conditional District)

Case Number: CD-4-126

Hearing Date: 3/4/2026

**Planning Commission Consistency Statement**  
**(To be read into the record as a motion, seconded and voted upon)**

**Approval** - this request is consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Create Wilmington Comprehensive Plan | <input type="checkbox"/> South 17 <sup>th</sup> St/Independence Blvd. Corridor Plan |
| <input type="checkbox"/> Wrightsville Avenue 2030 (WA2030)               | <input type="checkbox"/> NorthSide Community Plan                                   |
| <input type="checkbox"/> Vision 2020: A Waterfront Downtown              | <input type="checkbox"/> SouthSide Small Area Plan                                  |
| <input type="checkbox"/> Carolina Beach Road Corridor Plan               | <input type="checkbox"/> Market Street Corridor Study                               |
| <input type="checkbox"/> College Road Corridor Plan                      | <input type="checkbox"/> Wrightsville Sound Small Area Plan                         |
| <input type="checkbox"/> Market Street Corridor Plan                     | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Oleander Drive Corridor Plan                    |   |
| <input type="checkbox"/> Dawson-Wooster Corridor Plan                    |   |

The Planning Commission considers its approval to be reasonable and in the public interest because: (Please provide reasons which can be found in the staff report (maybe found under strong support sections or through public hearing))  
The proposal provides additional density along a major corridor with access to transit services.

Therefore, the Planning Commission recommends approval of this request.

**Rejected** - this request is not consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Create Wilmington Comprehensive Plan | <input type="checkbox"/> South 17 <sup>th</sup> St/Independence Blvd. Corridor Plan |
| <input type="checkbox"/> Wrightsville Avenue 2030 (WA2030)               | <input type="checkbox"/> NorthSide Community Plan                                   |
| <input type="checkbox"/> Vision 2020: A Waterfront Downtown              | <input type="checkbox"/> SouthSide Small Area Plan                                  |
| <input type="checkbox"/> Carolina Beach Road Corridor Plan               | <input type="checkbox"/> Market Street Corridor Study                               |
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| <input type="checkbox"/> Market Street Corridor Plan                     | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Oleander Drive Corridor Plan                    |   |
| <input type="checkbox"/> Dawson-Wooster Corridor Plan                    |   |

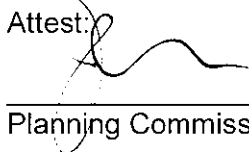
The Planning Commission considers its rejection to be reasonable and in the public interest because:  
The proposed development is inconsistent with the Create Wilmington Comprehensive Plan and lacks amenities and site enhancements for future residents.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

This report reflects the recommendation of the City of Wilmington Planning Commission, this the 4<sup>th</sup> day of March 2026.

Attest:



Planning Commission Chairman John Lennon

31 Commissioner Adams - No  
see revision to conditions attached.

**Conditions as Outlined in Case Summary:**

- ✓ 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 April 7, 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.

**CD-4-126: 4118 Market Street Conditions:**

- ~~1)~~ All residential units within the development shall be designated and maintained as workforce housing for a period of no less than 15 years. All 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.
- ✓ 2) A sidewalk connection shall be provided between the public sidewalk along Market Street and the building entrance.
- ✓ 3) Street trees shall be provided along the Market Street frontage if utilities allow.
- ✓ 4) Streetscape landscaping shall be provided within the open space area located between the existing building and Market Street in accordance with City standards.
- ✓ 5) The existing pole sign shall be removed. Monument signage shall be installed consistent with Land Development Code requirements.