

**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



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 | OWF | 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 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 2



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

28480-273850



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

28480-273850

