

# APPLICATION ACCEPTANCE POLICY

## CONDITIONAL ZONING MAP AMENDMENT

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City of Wilmington  
Planning and Development

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

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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>

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.**

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (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. 3<sup>rd</sup> 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.

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## **Section C. REQUIRED SUPPLEMENTAL INFORMATION**

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**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.

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## **Section D. INFORMATION REQUIRED TO BE INCLUDED ON THE SITE PLAN**

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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.

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**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:

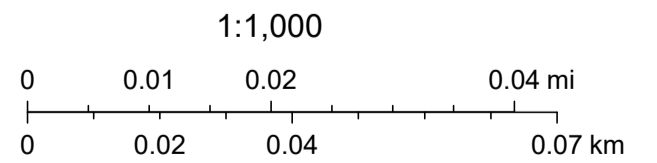
*Sanjeev Badhiwala*

# 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