

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Hampstead Station Expansion Application Information Master Development Plan

Case Number: MDP 2023-52

Application Type: Master Development Plan

Applicant: Hampstead Station Expansion

Owners: The Jaytees Properties IV, LLC

Location: Located off Headwaters Drive, roughly 420 feet east of the intersection of US HWY 17 and Headwaters Drive and adjacent to the existing Hampstead Station development.

Property ID #(s): 3282-85-8819-0000

Description: Request for the approval of a Master Development Plan for four, 12,000 square foot commercial buildings.

Current Zoning: GB, General Business

Technical Review Committee Meeting

Thursday, July 6, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan

APPLICATION PACKAGE

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MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
 - a. The general location of the site.
 - b. The general location of proposed roads.
 - c. The general location of proposed uses, environmental areas, housing types or open space.
 - d. The uses on adjoining properties.
 - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

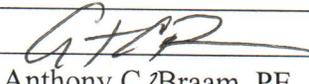
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	RSC Engineering, PLLC	Owner's Name:	The JayTees Properties IV, LLC
Applicant's Address:	15226 US Hwy 17	Owner's Address:	105 Island Dr.
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Wilmington, NC 28480
Phone Number:	910-270-9599	Phone Number:	910-619-7941
Email Address:	cliff@rscengineering.com	Email Address:	jeff.turpin1958@gmail.com
Legal relationship of applicant to land owner: Authorized Agent			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3282-85-8819-0000	Total property acreage:	7.61
Zoning Classification:	GB	Acreage to be disturbed:	7.61
Project Address :	Project does not currently have a street address, but it is located on Headwaters Dr, just off of US 17		
Description of Project Location:	Current project is an undelveloped parcel beside of the Food Lion shopping center in Hampstead.		
Describe activities to be undertaken on project site:	Property will be developed into a shopping center consisting of 4 - 12,000 sf buildings that will consist of mixed retail and restaurants.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	6/9/23
Applicant's Printed Name	Anthony C Braam, PE	Date:	6/9/23
Owner's Signature		Date:	6/9/23
Owner's Printed Name	Jeff W. Turpin, Sr.	Date:	6/9/23

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

MDP Fees: (*\$500.00 plus \$10/acre for the first 100 acres
\$5/acre thereafter*)

Total Fee Calculation: \$

Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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Payment Method:

Cash :

\$ _____

Credit Card:

- Master Card
- Visa

Check:

Check # _____

Application received by:

Date:

Application completeness approved by:

Date:

Date scheduled for public hearing:

SITE PLAN(S)

PROJECT INFORMATION:

HAMPSTEAD STATION EXPANSION
 NAISC CODES: 455110 - RETAIL STORES
 713940 - FITNESS AND RECREATIONAL SPORTS CENTERS
 722511 - FULL SERVICE RESTAURANTS MIXED RETAIL
 STORES, RESTAURANTS & GYM
 PIN: 3282-85-8819-0000
 PENDER COUNTY

PROPERTY OWNER & DEVELOPER:
 THE JAYTEES PROPERTIES IV, LLC
 105 ISLAND DR.
 WILMINGTON, NC 28480

ENGINEER:
 RSC ENGINEERING, PLLC
 15226 US HWY 17
 HAMPSTEAD, NC 28443

SITE DATA:
 REFERENCE: DB 4810, PG 351-353
 GB (GENERAL BUSINESS)
 SETBACKS: FRONT=50', SIDE=25', REAR=25'

IMPERVIOUS CALCULATIONS:
 LOT AREA - 331,491 SF (7.61 AC)
 BUILDING HEATED GROSS AREA = 48,000 SF
 ASPHALT DRIVEWAY/PARKING = 118,964 SF
 CONCRETE SIDEWALK = 20,684 SF
 CONCRETE CURB = 16,412
 CONCRETE DUMPSTER PADS = 814
 TOTAL IMPERVIOUS AREA = 204,874 SF (61.8%)

PARKING: (TOTAL SPACES - 133)
BUILDING #1
 • RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
 • GYM: (9,200 SF)(1 SPACE/250 SF) = 37 PARKING SPACES

BUILDING #2 (PROPOSED)
 • RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
 • RETAIL: (9,200 SF)(1 SPACE/225 SF) = 41 PARKING SPACES

BUILDING #3
 • RESTAURANT: (2,000 SF)(1 SPACE/100 SF) = 20 PARKING SPACES
 • GYM: (10,000 SF)(1 SPACE/225 SF) = 44 PARKING SPACES

BUILDING #4 (PROPOSED)
 • RESTAURANT: (2,800 SF)(1 SPACE/100 SF) = 28 PARKING SPACES
 • RETAIL: (9,200 SF)(1 SPACE/225 SF) = 41 PARKING SPACES

TRIP CALCS:
 DAILY TRIPS (ITE CODE)
 RETAIL (820): 127.15 X (9.2+10+10+9.2) = 1,322
 GYM (492): 32.93 X 9.2 = 303
 RESTAURANTS (932): 42.94 X (2.8+2.8+2+2.8) = 1,649

TOTAL DAILY TRIPS: 3,274
PM PEAK TRIPS (ITE CODE)
 • RETAIL (820): 3.75 X (9.2+10+10+9.2) = 144
 • GYM (492): 4.05 X 9.2 = 37
 • RESTAURANTS (932): 10.92 X (2.8+2.8+2+2.8) = 83

TOTAL RAW PM PEAK TRIPS: 264
 *TOTAL ADJUSTED PM PEAK TRIPS: 173
 FOR ALL 800 & 900 ARE ENTITLED TO "PASSBY" REDUCTION OF 60%

UTILITIES:
WATER: PENDER COUNTY UTILITIES
 605 E. FREMONT ST
 BURGAW, NC 28245
 (910)-259-1570

ELECTRIC: DUKE ENERGY
 5700 HOLLY SHELTER RD
 CASTLE HAYNE, NC 28429
 (800)-419-6356

SEWER: PLURIS
 1095 STATE HWY 210
 SNEADS FERRY, NC 28460
 (888)-758-7471

LANDSCAPING:
 • ALL PROPERTY BOUNDARIES WILL HAVE TYPE B1 BUFFER INSTALLED EXCEPT ALONG THE NORTHERN PROPERTY BOUNDARY WHERE THERE IS AN EXITING BUFFER
 • ALL INTERNAL ISLANDS WILL BE LANDSCAPED PER PENDER COUNTY UDO REQUIREMENTS

APPROVED BY THE PENDER COUNTY DEVELOPMENT
 ORDINANCE ADMINISTRATOR
 ADMINISTRATOR SIGNATURE _____
 APPROVAL DATE _____
 SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

REVISIONS



DESIGN & MAINTENANCE
 OF ALTERNATIVE LAND USES
 RSC ENGINEERING, PLLC
 15226 US HWY 17
 HAMPSTEAD, NORTH CAROLINA 28443
 PHONE: 910.270.9599 ~ FAX: 910.270.9592
 E-Mail: sonya@rscengineering.com

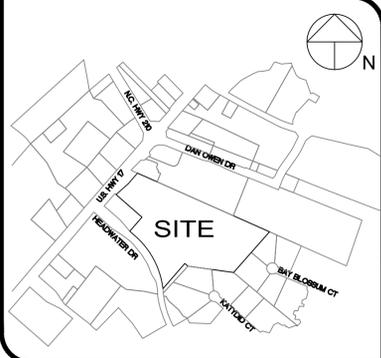
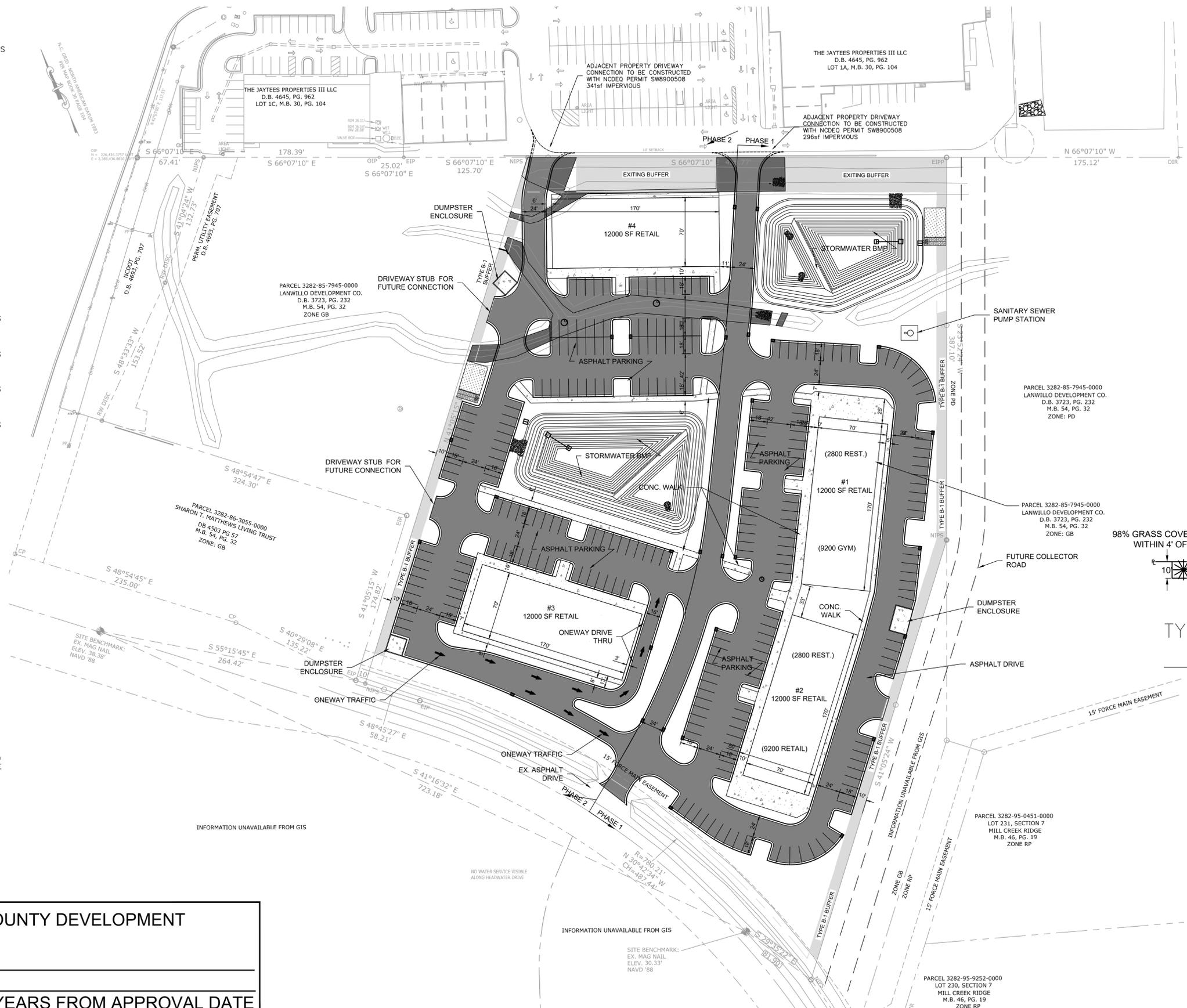


Hampstead Station Expansion Project

DEVELOPED BY
 The JayTees Properties IV, LLC
 105 Island Drive
 Wrightsville Beach, NC 28480

MASTER DEVELOPMENT PLAN

DATE: 5/29/2023
 SCALE: 1" = 50'
 JOB #: 22054020
 DRAWN BY: JDS
 SHEET: C1



LOCATION MAP

BUA PHASE 1	
BUILDINGS	24,000 sf
ASPHALT	63,120 sf
CONC. CURB	7,958 sf
CONC. WALK	10,794 sf
CONC. DUMPSTER PAD	486 sf
FUTURE	296 sf
TOTAL IMPERVIOUS	106,654 sf

BUA PHASE 2	
BUILDINGS	24,000 sf
ASPHALT	55,837 sf
CONC. CURB	6,582 sf
CONC. WALK	9,550 sf
CONC. DUMPSTER PAD	650 sf
FUTURE	341 sf
TOTAL IMPERVIOUS	96,960 sf

