

Pender County Planning and Community Development

Planning Division

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Hampstead Commercial Development Information Master Development Plan and Major Site Development Plan

Case Number: MDP 2023-48; SDP 2023-232

Application Type: By-right Master Development Plan, Major Site Development

Applicant: Tanner Postal Commercial Real Estate LLC

Owners: Hampstead Partners LLC

Location: Along the western side of US Hwy 17, approximately 0.25 miles South of the intersection of US HWY 17 and NC Hwy 210.

Property ID #(s): 3282-65-9723-0000

Description: Request for the approval of a Master Development Plan and Major Site Development Plan for the development of a 42-acre commercial development with various retail stores and limited service eating places. Construction to include, but not limited to, parking, lighting, landscaping, stormwater control measures, and utility connections.

Current Zoning: GB, General Business

Technical Review Committee Meeting

Thursday, April 6, 2023

Board of County Commissioners/Planning Board Meeting



N/A

Application Materials

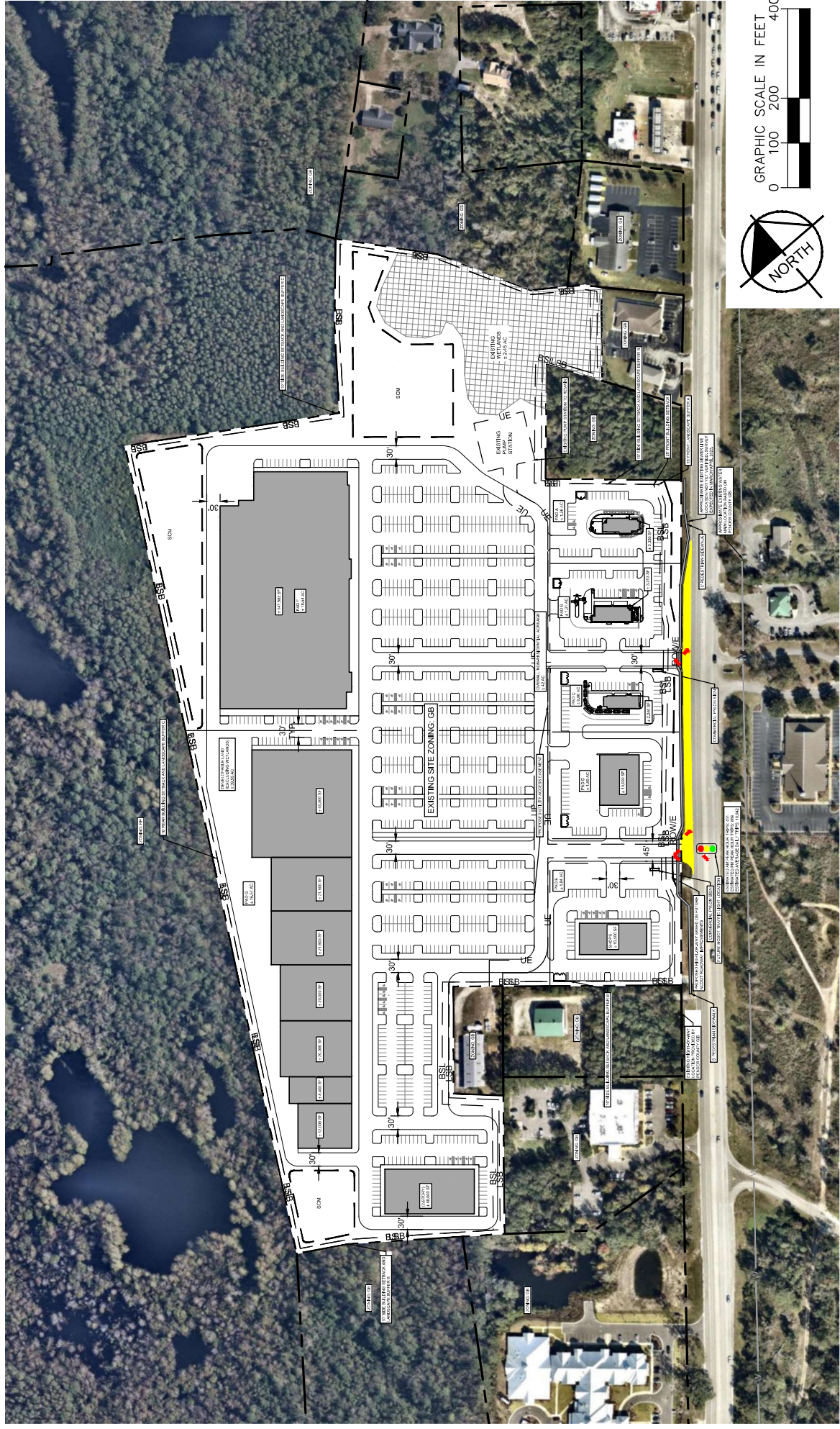
Application Package
Site Plan

APPLICATION PACKAGE

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:	Tanner Postal Commercial Real Estate, LLC	Owner's Name:	Hampstead Partners, LLC
Applicant's Address:	621 NW 53rd Street, Suite 320	Owner's Address:	7213 Gray Gables
City, State, & Zip	Boca Raton, FL 33487	City, State, & Zip	Wilmington, NC 28403
Phone Number:	Dan@impeccabledevelopment.com	Phone Number:	
Email Address:	rob@impeccabledevelopment.com	Email Address:	
Legal relationship of applicant to land owner:		Contract Purchaser	
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):	3282-65-9723-0000	Total property acreage:	41.76 acres
Zoning Classification:	GB	Acreage to be disturbed:	38.00 acres
Project Address :	14303 US Hwy 17		
Description of Project Location:	41.76AC PB 46/89 Recomb Plat		
Describe activities to be undertaken on project site:	Construction of an approximate 42-acre commercial development with various retail stores and fast-food restaurants. Construction to also include surface-level parking, lighting, landscaping, stormwater control measures, and utility connections for private use.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/2/23
Applicant's Printed Name	Rob Tanner	Date:	
Owner's Signature		Date:	3-2-23
Owner's Printed Name	DEAN HARDISON (MEMBER)	Date:	

SITE PLAN(S)



HAMPSTEAD COMMERCIAL - CONCEPT PLAN

DATE: 03/03/2023

SHEET 1 of 1

Kimley»Horn

WEATHERS PARKWAY
200 SOUTH WYOMING STREET, SUITE 200
DALLAS, TEXAS 75241
PHONE: 972.333.5331

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