

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 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

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

| THIS SECTION FOR OFFICE USE | | | |
|--|---|--|-------------------------|
| Date: | Permit Number: | Permit Fee: | Invoice Number: |
| *Zoning Approval ONLY: YES / NO | | Final Zoning Compliance Approved: YES / NO / N/A | |
| Type of Site Development Plan: | <input type="checkbox"/> Major | <input type="checkbox"/> Minor | |
| SECTION 1: GENERAL INFORMATION | | | |
| Applicant's Name: | Tanner Postal Commercial Real Estate, LLC | Property Owner's Name: | Hampstead Partners, LLC |
| Applicant's Address: | 621 NW 53rd Street, Suite 320 | Property 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 | | | |
| PIN (Property Id #): | 3282-65-9723-0000 | Total property acreage: | 41.76 acres |
| Zoning : | GB | Acreage to be disturbed: | 38.00 acres |
| Directions to Site: | 14303 US Hwy 17 | | |
| Lot Size: 18.54 AC | Sq Ft of Building: 147, 583 SF | Building Height: TBD | |
| Setbacks | Front: 25 ft | Side: 10 ft | Rear: 10 ft |
| NAICS Code/Use: | TBD | | |
| Business Name: | TBD | | |
| Describe activities to be undertaken on project site: | Construction of a large anchor retail store. Construction to also include surface-level parking, lighting, landscaping, stormwater control measures, and utility connections for private use. | | |
| Ownership: | Number of Employees: | Number of Members: | Seating Capacity: |
| <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public | TBD | TBD | TBD |

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc..

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| SECTION 4: ADDITIONAL COMMENTS | |
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| SECTION 5: SIGNATURES | |
| Applicant: |  Date: 3/2/23 |
| Owner: |  (MEMBER) Date: 3-2-23 |
| Planning Staff: | Date: |

SITE PLAN(S)

