

# **APPLICATION PACKAGE**

# Pender County Planning and Community Development

## Planning Division

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



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## Wilmington Compost Company Application Information Major Site Development Plan

**Case Number:** SDP 2023-349

**Application Type:** Major Site 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 Major Site 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

# **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

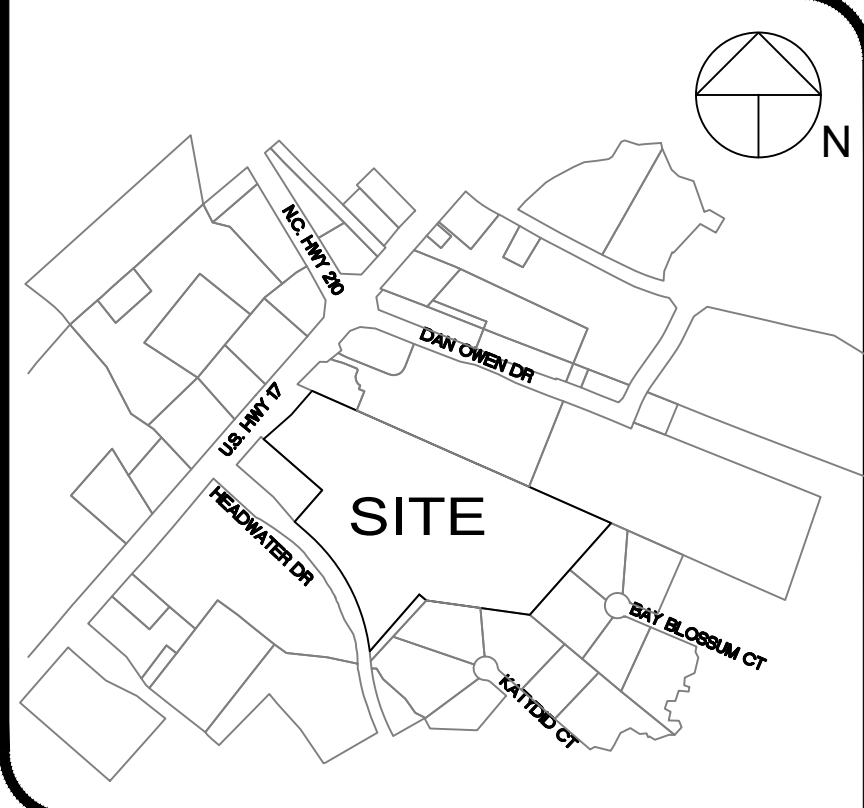
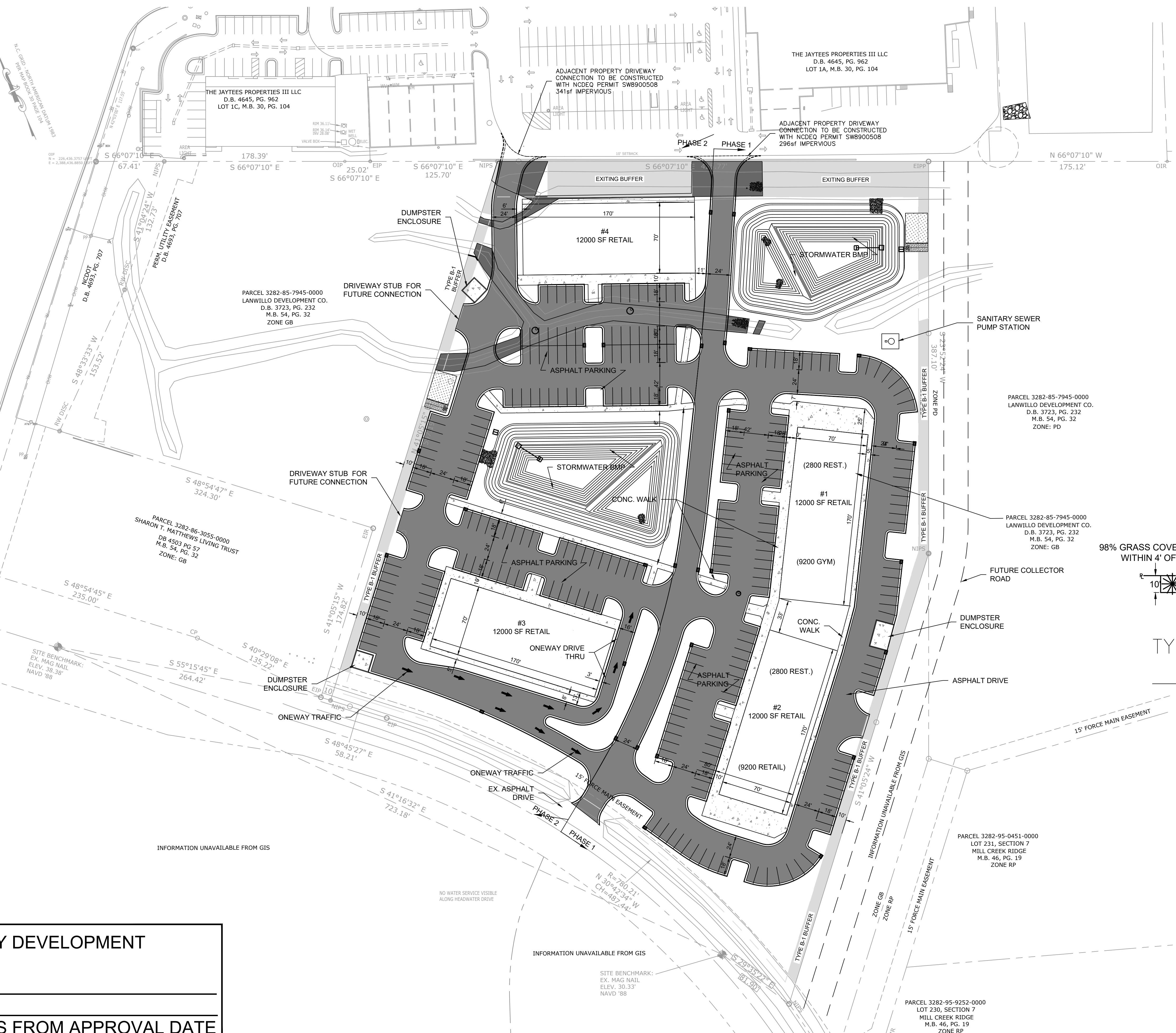
**ELECTRIC:** DUKE ENERGY  
 5700 HOLLY SHELTER RD  
 CASTLE HAYNE, NC 28429  
 (800)-419-6356

**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

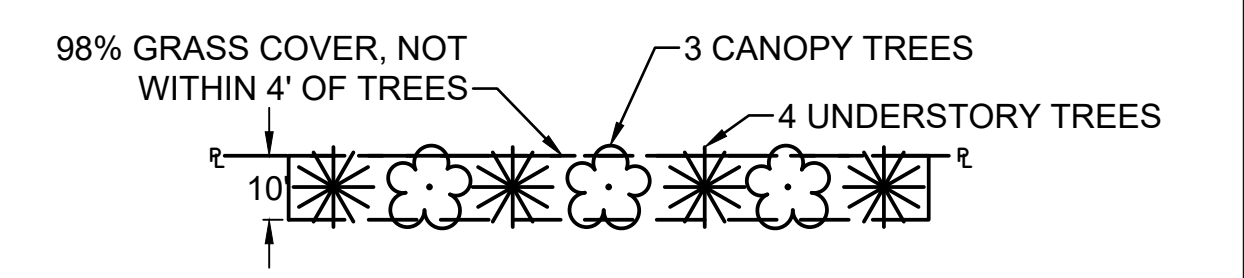


**LOCATION MAP**

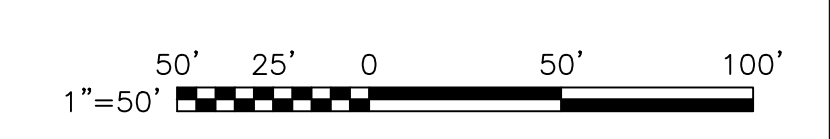
BUA PHASE 1	
BUILDINGS	24,000 sf
ASPHALT	63,120 sf
CONC. CURB	7,958 sf
CONC. WALK	10,794 sf
CONC. DUMPSTER PAD	486 sf
FUTURE	296 sf
<b>TOTAL IMPERVIOUS</b>	<b>106,654 sf</b>

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
<b>TOTAL IMPERVIOUS</b>	<b>96,960 sf</b>



TYPICAL 100' SECTION  
 TYPE B1 BUFFER  
 1" = 30'



DESIGN & MAINTENANCE  
 OF ALTERNATIVE LAND USES

**RSC**  
 Engineering, PLLC

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

MAJOR SITE DEVELOPMENT PLAN

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