

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

Washington Acres Commercial Development Information Master Development Plan

Case Number: MDP 2023-59

Application Type: Master Development Plan

Applicant: Little Hampstead, LLC

Owners: Tanner Postal Commercial Real Estate & O'Leary Property Management, LLC

Location: 13755 US Hwy 17, Hampstead, NC – Across from intersection of US Hwy 17 and Washington Acres Rd.

Property ID #(s): 3282-53-4438-0000, 3282-53-8940-0000

Description: Request for the approval of a Master Development Plan for building drive-thru restaurants and a convenience store / gas station

Current Zoning: General Business (GB)

Technical Review Committee Meeting

Thursday, October 5, 2023

Board of County Commissioners/Planning Board Meeting (TENTATIVE DATES)

PB: 11/14/23, BOCC: 12/5/23

Application Materials

Application Package

Project Narrative

Approved 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:

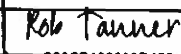
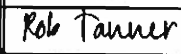
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not 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:	Little Hampstead, LLC	Owner's Name:	Tanner Postal Commercial Real Estate & O'Leary Property Management LLC
Applicant's Address:	13755 US Hwy 17	Owner's Address:	621 NW 53rd St, Suite 320 Boca Raton, FL 33487 &
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	PO Box 10317, Wilmington, NC 28404
Phone Number:		Phone Number:	
Email Address:	rob@impeccabledevelopment.com	Email Address:	rob@impeccabledevelopment.com
Legal relationship of applicant to land owner:			
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):	3282-53-4438-0000 & 3282-53-8940-0000	Total property acreage:	+/-7.1 acres
Zoning Classification:	GB	Acreage to be disturbed:	+/-6.75 acres
Project Address :	13755 US Hwy 17, Hampstead, NC		
Description of Project Location:	across from the intersection of US Hwy 17 and Washington Acres Rd		
Describe activities to be undertaken on project site:	to build drive-thru restaurants and a convenience store/gas station		
SECTION 3: SIGNATURES			
<small>DocuSigned by:</small>			
Applicant's Signature		Date:	8/29/2023
Applicant's Printed Name	Rob Tanner	Date:	
Owner's Signature		Date:	8/29/2023
Owner's Printed Name	Rob Tanner	Date:	

SEE NEXT PAGE FOR ADDITIONAL SIGNATURES

APPLICATION FOR MASTER DEVELOPMENT PLAN

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City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	PO Box 10317, Wilmington, NC 28404
Phone Number:		Phone Number:	910-231-5615
Email Address:	rob@impeccabledevelopment.com	Email Address:	rob@impeccabledevelopment.com dennis@olearysautomotive.com
Legal relationship of applicant to land owner:			
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>	
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SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Applicant's Printed Name	Rob Tanner	Date:	
Owner's Signature	<i>Dennis O'Leary</i>	Date:	08/30/2023
Owner's Printed Name	Dennis O'Leary	Date:	

SEE PREVIOUS PAGE FOR ADDITIONAL SIGNATURES

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

<input type="checkbox"/>	MDP Fees: (<i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i>)	Total Fee Calculation: \$
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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 : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by:		Date:
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Application completeness approved by:		Date:
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Date scheduled for public hearing:

SITE PLAN(S)

MASTER DEVELOPMENT PLAN FOR 13755 ROUTE 17 HAMPSTEAD US HWY 17 HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA

UTILITY AND GOVERNING AGENCIES
CONTACT LIST:

WATER COMPANY
 FLURIS, LLC
 605 E. FREMONT STREET
 CHARLOTTE, NC 28204
 (810) 615-1776

SANITARY SEWER COMPANY
 MARIN WILLIAMS
 200 W. HARRIS STREET
 WASHINGTON, NC 27888
 (888) 756-7471

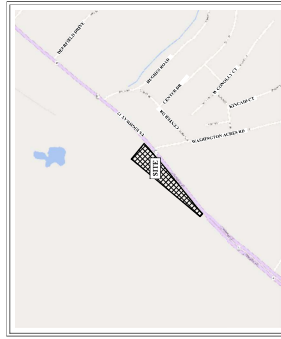
FIRE MARSHAL
 PENDER COUNTY FIRE MARSHAL'S OFFICE
 TOMMY BARSON
 333 W. HARRIS AVENUE
 BURSAWAY, NORTH CAROLINA 28425
 (810) 358-1510

EROSION CONTROL
 NORTH CAROLINA DEPARTMENT OF
 ENVIRONMENT AND NATURAL RESOURCES
 (919) 750-2125

DEPARTMENT OF TRANSPORTATION
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 JUSTIN BRANTLEY
 1335 N. COLLETT STREET
 BURSAWAY, NORTH CAROLINA 28425
 (910) 465-6590

PLANNING DEPARTMENT
 PENDER COUNTY PLANNING AND COMMUNITY
 JUSTIN BRANTLEY
 1335 N. COLLETT STREET PO BOX 1518
 BURSAWAY, NORTH CAROLINA 28425
 (910) 298-1529

WILDLIFE
 NC WILDLIFE
 MARK DUVAL
 (823) 466-6664



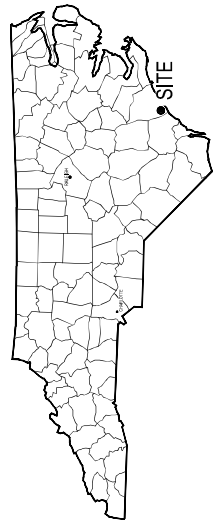
SITE LOCATION MAP
SCALE: 1" = 400'

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN OR NOT OBTAIN APPROVED PERMITS. THE CLIENT ACKNOWLEDGES THAT ALL SPECIFICATIONS, THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

APPROVED BY PENDER COUNTY UNIFIED
DEVELOPMENT ORDINANCE ADMINISTRATOR:

ADMINISTRATOR PRINTED NAME: _____
 ADMINSTRATOR SIGNATURE: _____
 APPROVAL DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE



Sheet List Table

Sheet Number	Sheet Title
CA-100	COVER SHEET
CA-101	SUPPLEMENTAL INFORMATION
CV-100	EXISTING CONDITIONS
CV-101	EXISTING CONDITIONS
CV-102	EXISTING CONDITIONS
CS-100	OVERALL SITE PLAN
CS-101	CONCEPT SITE PLAN
CS-102	CONCEPT PHASING PLAN
CS-103	CONCEPT STORMWATER PLAN
CU-101	CONCEPT UTILITY PLAN

NOT FOR CONSTRUCTION

KHA PROJECT	11855000
DATE	08/20/2023
SCALE AS SHOWN	
DESIGNED BY	LTM
PERMAN BY	SLM
CHECKED BY	LPA

COVER SHEET

13755 ROUTE 17
HAMPSTEAD
PREPARED FOR
TANNER POSTAL COMMERCIAL REAL
ESTATE LLC
PENDER COUNTY

SHEET NUMBER
CA-100



PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER: IMPREGIABLE DEVELOPMENT 333 W. COLLETT STREET SUITE 4320 RICHMOND, VA 23220 PHONE: (813) 448-6387 PROJECT: BOB FARRER CONTACT: BOB FARRER DANI HERNANDEZ	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 1335 N. COLLETT STREET SUITE 200 RICHMOND, VA 23220 PHONE: (813) 448-6387 CONTACT: LAURA ANDERSON, P.E.	SURVEYOR 1: COMMERCIAL SITE DESIGN KIMLEY-HORN AND ASSOCIATES, INC. 1335 N. COLLETT STREET RICHMOND, VA 23220 PHONE: (813) 448-6387 CONTACT: MASON STOCK	SURVEYOR 2: SPARTAN SURVEYING - BOLTON & MEIN, INC. 2003 W. WINDYBROOK DRIVE CONWAY, SC 29526 PHONE: (843) 340-0285 CONTACT: WILLIAM PAREY	ENVIRONMENTAL: ECS SOUTHEAST LLP 1001 W. WINDYBROOK DRIVE CHARLOTTE, NORTH CAROLINA 28217 PHONE: (704) 332-5152 CONTACT: BRIGMON FULTON, LBS, PSC. PHS
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NO.	REVISIONS	DATE	BY



Mr. Chase Smith, PE
 Rammy Kemp Associates
 5868 Washington Place, Suite 100
 Raleigh, NC 27609
 April 6, 2023

RE Approval with conditions of the Traffic Impact Analysis (TIA) associated with the proposed US 17 Commercial Development located on US 17 at SR 382 (Washington Acres Road) in Pendler County, NC

The WMPO, NCDOT, and Pendler County staffs have reviewed the PE 17 Commercial Development TIA, dated March 1, 2023. According to the information provided, this development will be built in two phases and consists of the following land uses:

Phase 1 (2024):

- ITE Land Use Code 934 – 2,400 SF of Fast-food Restaurant with drive-thru
- ITE Land Use Code 945 – 6,132 SF Convenience Store with Gas Station 16 VFP

Full Build (2028):

- ITE Land Use Code 934 – 4,800 SF of Fast-food Restaurant with drive-thru
- ITE Land Use Code 945 – 6,132 SF Convenience Store with Gas Station 16 VFP

Based on review of the analysis provided in the TIA report, the following improvements are required as part of this development:

US 17 and SR 1582 (Washington Acres Rd) / Site Access A (Existing Signalized Intersection)

Phase 1

- Realign the existing northbound two-way center left turn lane (TWTL) on US 17 to accommodate an exclusive northbound left turn lane with 350 feet of storage.
- Realign the existing southbound two-way center left turn lane (TWTL) on US 17 with 200 feet of storage, 26 feet of (in-width) deceleration, and 200 feet of taper.

Wilmington Urban Area Metropolitan Planning Organization
 City of Wilmington • Town of Geese Bunch • Town of Highgate Beach
 County of Pendler • Core East North Transportation Authority • North Carolina Department of Transportation

Approval with conditions of US 17 Commercial (Pender County) Traffic Impact Analysis

- Realign the westbound approach on SR 1582 (Washington Acres Road) to provide an exclusive left turn lane and a shared thru-right lane. Extend the westbound thru-right lane to provide 200 feet of storage, 20 feet of deceleration, and 200 feet of taper.
- Construct Site Access A (postbound approach) to allow for the maximum available internal protected stem length. Site Access A shall provide one ingress lane and two egress lanes with full width storage, striped as an exclusive left turn lane and a shared thru-right lane.
- Modify Traffic Signal Plan to accommodate the form of the intersection and new lane configurations.

Full Build

- Extend the westbound thru-right lane on SR 1582 (Washington Acres Road) to provide 350 feet of storage, 20 feet of deceleration, and 200 feet of taper.
- Reconstruct Site Access A, as described in Phase 1, once if the realignment of Washington Acres Road at US 17 is completed.

Note: Phase 1 requires the westbound thru-right lane to have 200 feet of full width storage, 50 feet of full width deceleration, and 100 feet of taper. The Full Build storage length is 350 feet. The applicant may choose to construct to the Full Build dimensions during Phase 1, as an extension of the turn lane, full width deceleration, or full taper.

US 17 and Median Break (Existing Unsignalized Intersection)

- No improvements required.

US 17 and Site Access B (Proposed Right-in/Right-out Intersection)

Phase 1

- Construct a southbound right turn lane on US 17 with 100 feet of storage, 50 feet of full-width deceleration, and 200 feet of taper.
- Construct Site Access B (postbound approach) to allow for the maximum available internal protected stem length. Site Access B shall have one ingress lane and one egress lane, configured as a right-in/right-out intersection (RIRCO).
- Provide stop control for site egress.

Full Build

- No additional improvements are required.


If changes are made to the proposed site driveways and/or uses, the current trip distribution may need to be updated. The applicant is responsible for providing the updated trip distribution for review by the NCDOT, WMPO, and Pender County and this approval would be rendered null and void.

The applicant is required to obtain all applicable Pender County and NCDOT permits for access to the road. The applicant is responsible for obtaining all necessary permits applicable. All applicable NCDOT and Pender County technical standards and policies shall apply.

Approval with conditions of US 17 Commercial (Pender County) Traffic Impact Analysis

Please contact me at (910) 473-4139 with any questions regarding the approval.

Sincerely,



Scott A. Jamick, PE
 Principal Traffic Engineer
 Wilmington Urban Area MPO

EC:

Kristen Sparks, PE, District Engineer, NCDOT
 Doug Beecher, Deputy District Engineer, NCDOT
 Jessi Leonard, PE, Assistant Division Maintenance Engineer, NCDOT
 Savannah Nantz, PE, Deputy Division Traffic Engineer, NCDOT
 David R. Smith, PE, District Engineer, NCDOT
 Bryce Cox, Assistant Traffic Engineer, NCDOT
 Dan Adams, Planning and Community Development Director, Pender County
 Justin Brantley, Senior Planner, Pender County
 Abby Lorenzo, Deputy Director, WMPO
 Jamar Johnson, E. Engineering Associate, WMPO

NO.	REVISIONS	DATE	BY



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 2025 MAYMILL ST, SUITE 200, RICHMOND, VA 23260
 PHONE: 804-773-3883
 WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

CHECKED BY	LP/A
DRAWN BY	SLM
DESIGNED BY	LTM
SCALE	AS SHOWN
DATE	08/30/2023
KHA PROJECT	11355.000

SUPPLEMENTAL INFORMATION

13755 ROUTE 17
 HAMPSTEAD
 PREPARED FOR
 TANNER POSTAL COMMERCIAL REAL
 ESTATE LLC
 PENDER COUNTY

SHEET NUMBER
 CA-101

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 PHONE: 804-773-3000
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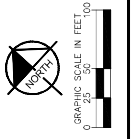
NOT FOR CONSTRUCTION

KHA PROJECT
 11585000
 DATE
 08/30/2023
 SCALE AS SHOWN
 DESIGNED BY LTM
 DRAWN BY STM
 CHECKED BY LPA

OVERALL SITE PLAN

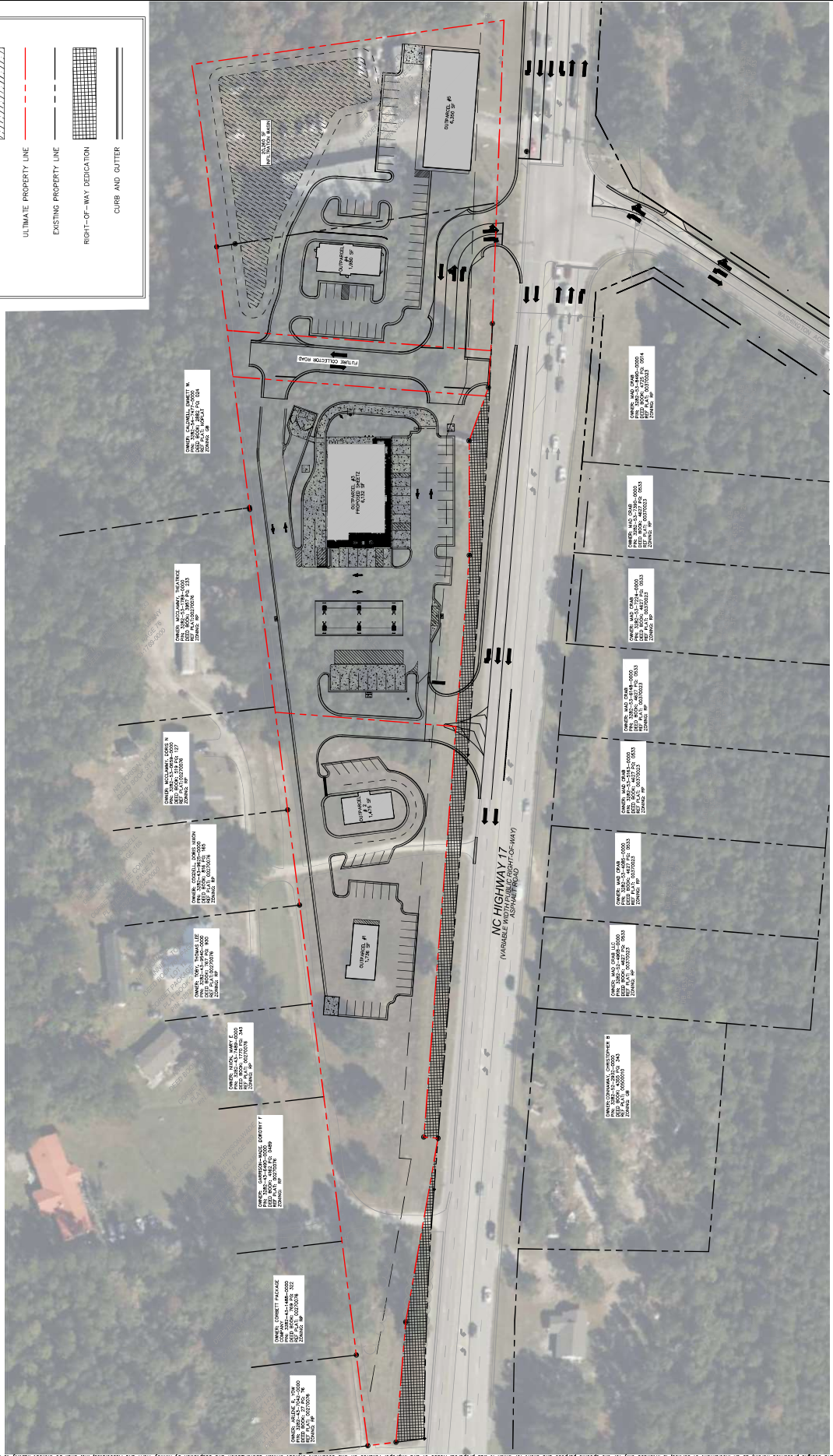
13755 ROUTE 17
 HAMPSTEAD
 PREPARED FOR
 TANNER POSTAL COMMERCIAL REAL
 ESTATE LLC
 FENDER COUNTY
 NC

SHEET NUMBER
CS-100



SITE LEGEND

	BUILDING FOOTPRINT
	STORMWATER INFILTRATION BASIN
	ULTIMATE PROPERTY LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY DEDICATION
	CURB AND GUTTER



This document, together with the concepts and designs presented herein, is an integral part of the project and shall be used for the project purposes only. It is intended for the use of the recipient and shall not be used for any other purpose. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

13755 ROUTE 17
HAMPSTEAD
PREPARED FOR
TANNER POSTAL COMMERCIAL REAL
ESTATE LLC
FENDER COUNTY

CONCEPT PARKING PLAN

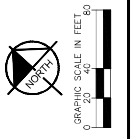
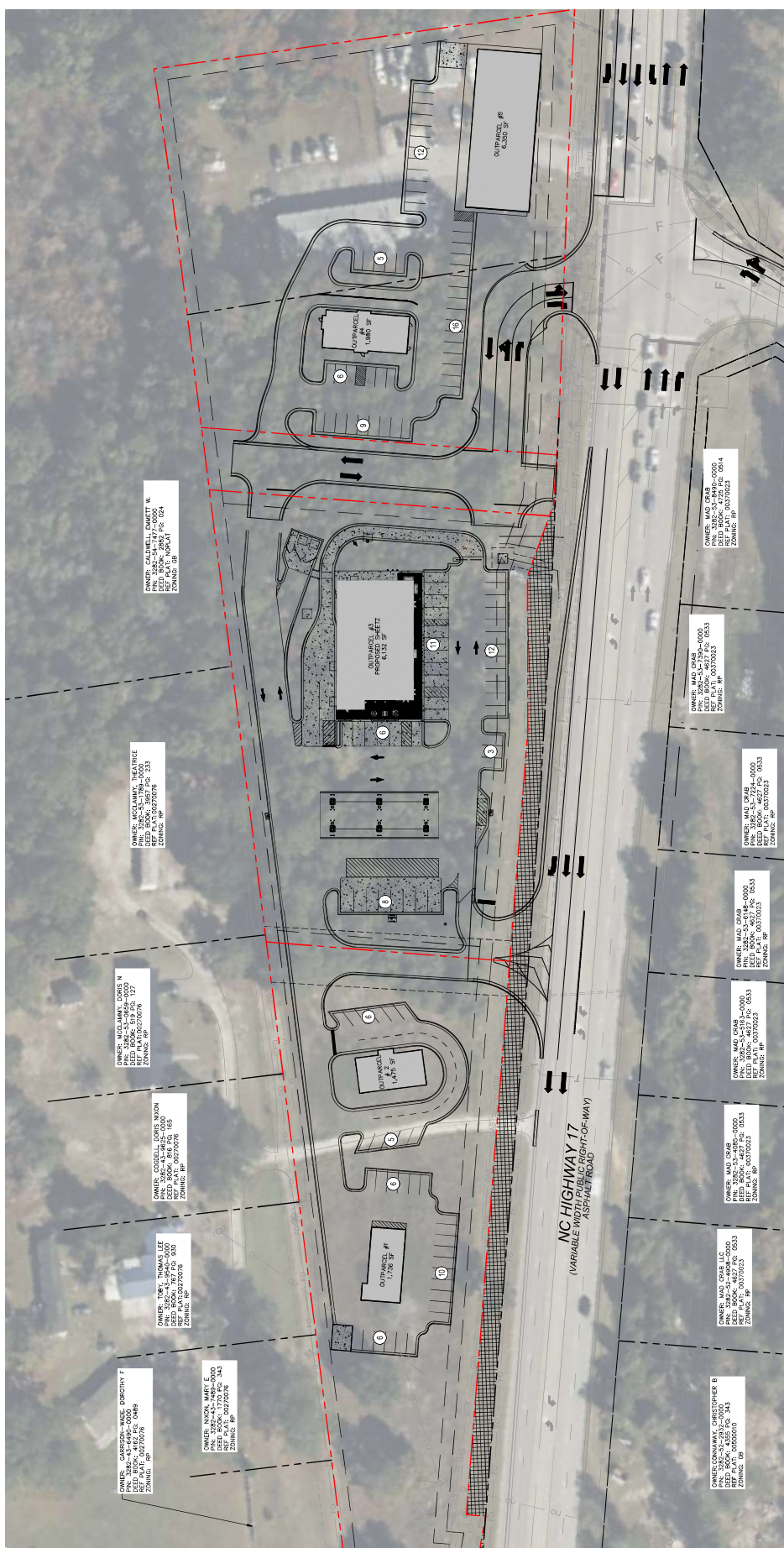
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11855000
DATE
08/30/2023
SCALE AS SHOWN
DESIGNED BY LTM
PERMAN BY LTM
CHECKED BY LPA

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2023 MAYNELL ST, SUITE 200, RICHMOND, VA 23230
PHONE 804-773-0822
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE



PARCEL ID	USE	SQ. FT. OF SOURCE	MINIMUM SPACES PER 100 SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	NET TOTAL PARKING
PARCEL #1	RETAIL	1,736	9	22	22	+13
PARCEL #2	RESTAURANT	1,475	1 PER 100 SF	15	11	-4
PARCEL #3	RETAIL	6,132	1 PER 225 SF	27	45	+18
PARCEL #4	RESTAURANT	1,980	1 PER 100 SF	20	20	0
PARCEL #5	RETAIL	6,350	1 PER 225 SF	28	28	0
TOTAL				99	121	+22

This document, together with the drawings and reports prepared hereon, is intended solely for the project and site on which it was prepared. It is not to be used for any other project or site without the written consent of Kinley-Horn and Associates, Inc. No portion of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the written consent of Kinley-Horn and Associates, Inc.

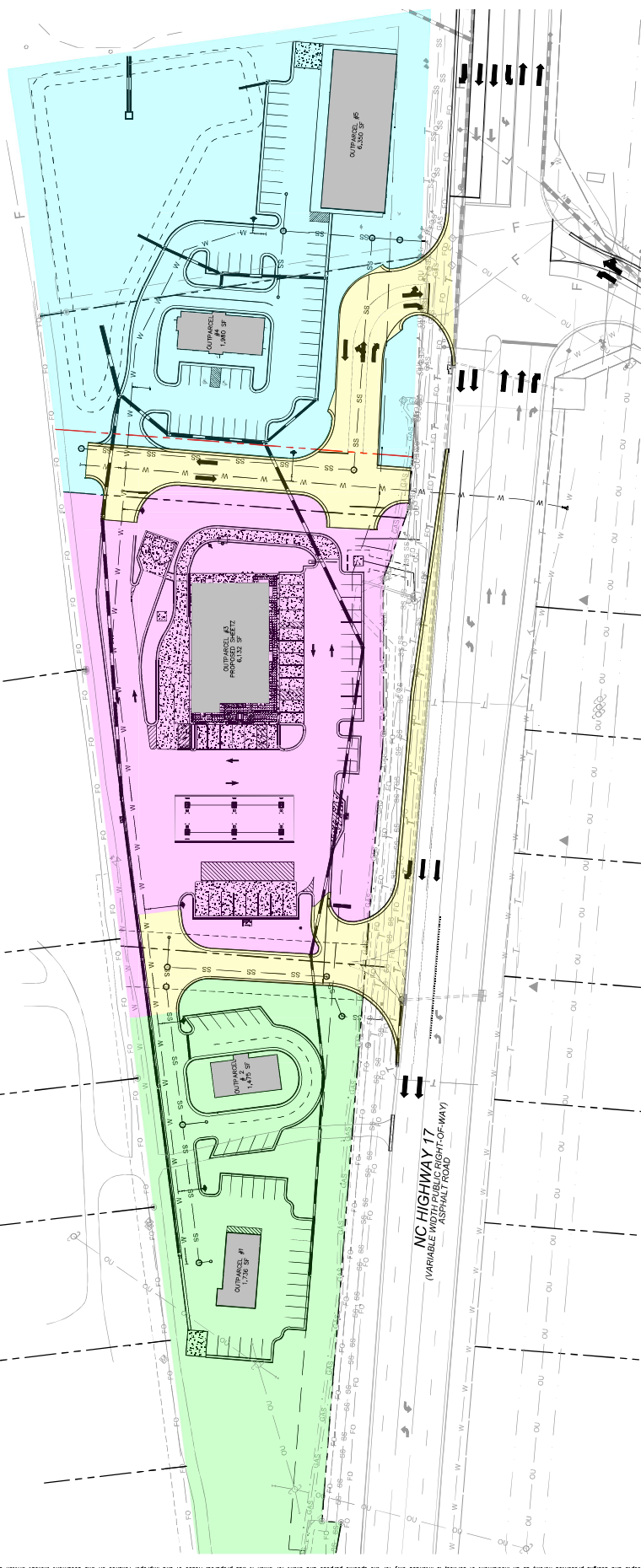
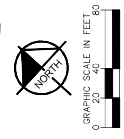
CONCEPT PHASING PLAN

KHA PROJECT
11585000
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SCALE AS SHOWN
DESIGNED BY LTM
DRAWN BY STM
CHECKED BY LPA

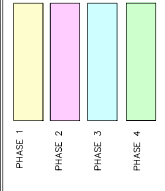
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PHONE 804-773-3882
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NO.	REVISIONS	DATE	BY



PHASING LEGEND



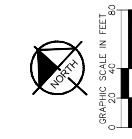
PHASING NOTES

- PHASE 1: ROADWAY, PUBLIC SEWALK, WATER MAINS, SANITARY SEWER MAINS, AND ALL STORMWATER IMPROVEMENTS
- PHASE 2: PROPOSED SHEETZ AND INFRASTRUCTURE (ONSITE WATER)
- PHASE 3: OUTPARCEL CONSTRUCTION AND INFRASTRUCTURE (ONSITE WATER AND SANITARY SEWER)
- PHASE 4: OUTPARCEL CONSTRUCTION AND INFRASTRUCTURE (ONSITE WATER AND SANITARY SEWER)

Printed By: KHA User: Smart Sheet 8/30/2023 12:58:15 PM - 13755 ROUTE 17 - 12921 02:09:39 PM - KHA 07/11/2023 - Sheet: 111262-0103 - Concept Phasing Plan - 103 Concept Phasing Plan.dwg
 This document, together with the concepts and designs presented herein, are the property of Kimley-Horn and Associates, Inc. and shall be withheld from any other person or entity without the express written authorization and approval by Kimley-Horn and Associates, Inc.

SHEET NUMBER
CG-101

HAMPSTEAD
13755 ROUTE 17
PREPARED FOR
TANNER POSTAL COMMERCIAL REAL
ESTATE LLC



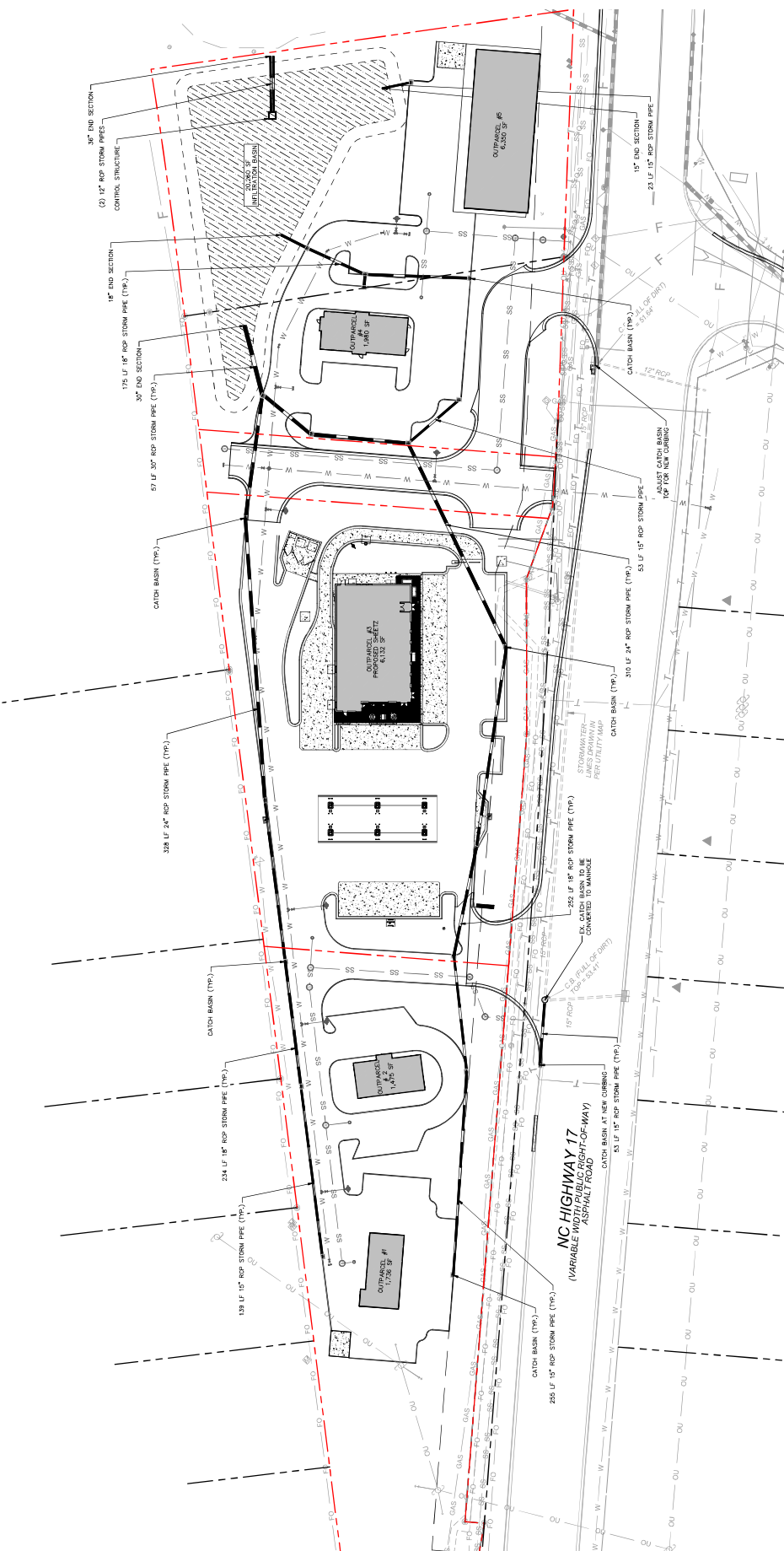
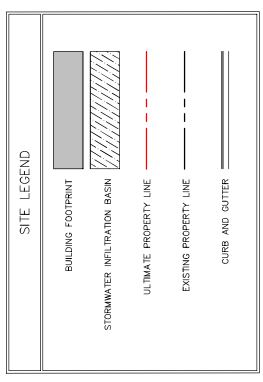
CONCEPT
STORMWATER PLAN

KHA PROJECT
11395000
DATE
08/30/2023
SCALE AS SHOWN
DESIGNED BY LTM
CHECKED BY STM
DRAWN BY LPA

NOT FOR
CONSTRUCTION

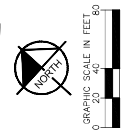
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2630
WWW.KIMLEY-HORN.COM
PHONE 804-773-3893
KIMLEY-HORN

NO.	REVISIONS	DATE	BY



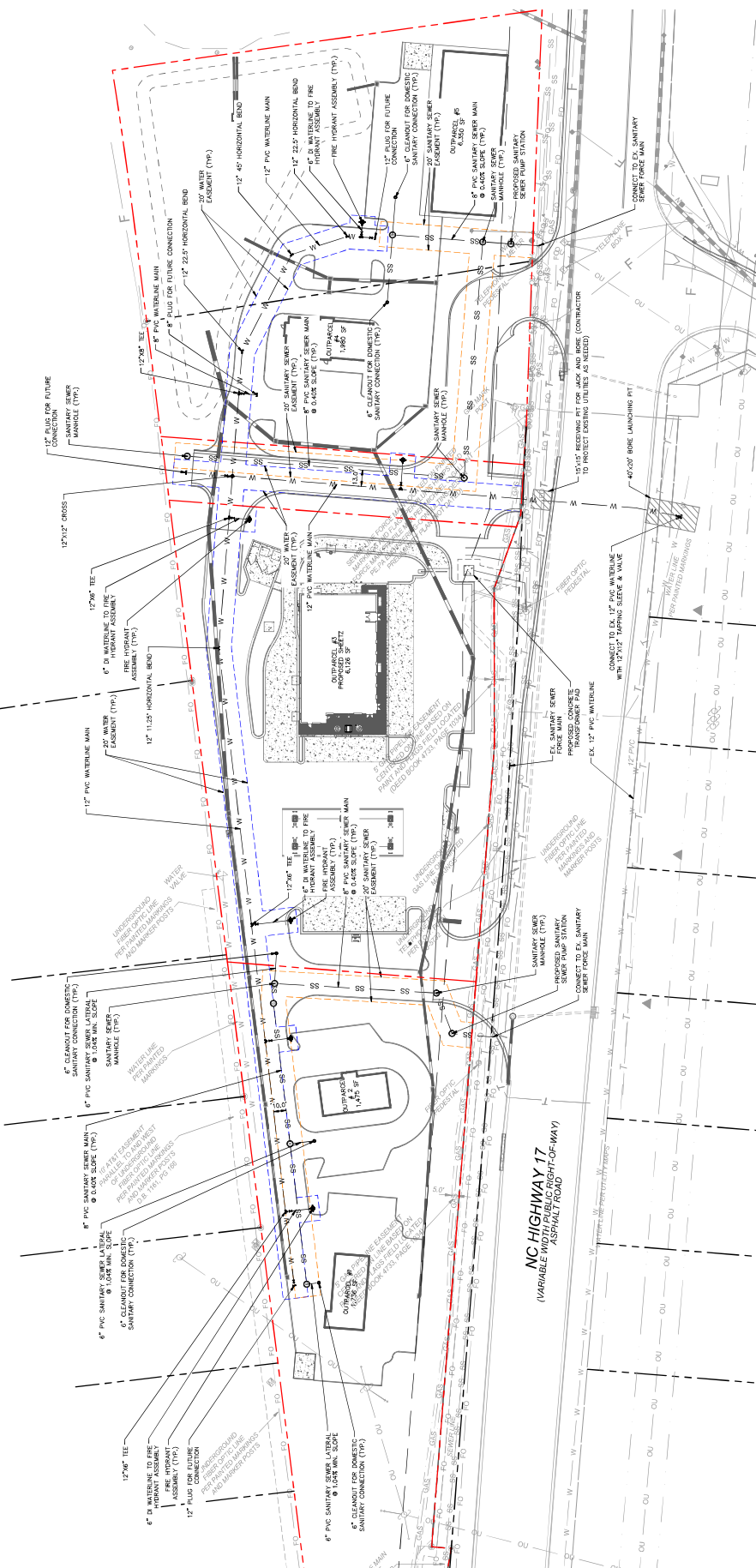
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NO.	REVISIONS	DATE



UTILITY LEGEND

WATERLINE	— W —
SANITARY SEWER LINE	— SS —
WATER EASEMENT	- - - - -
SANITARY SEWER EASEMENT	- - - - -
FIRE HYDRANT ASSEMBLY	◆
WATERLINE TEE	•
WATERLINE VALVE	◦
SANITARY SEWER CLEANOUT	◦
SANITARY SEWER MANHOLE	⊙



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