



## COMMERCIAL SITE DESIGN

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October 16, 2014

Mr. Kyle Breuer  
Pender County Planning Division  
805 S. Walker Street  
Burgaw, NC 28425

**RE: MDP Project Narrative  
Kangaroo Express – 68 Hoover Road  
Hampstead, NC  
CSD Project Number: PAN-1403**

Dear Mr. Breuer:

Please accept our Master Development Plan (MDP) submittal for the referenced project. This letter serves as our project narrative as required by the MDP Application.

### **Project Location & Proposed Access**

The proposed convenience store development is located at 68 Hoover Road on the northeast corner of the intersection of Hoover Road and US Highway 17 in Hampstead, NC. The current proposal calls for the 3.52 acre parcel to be subdivided such that the Kangaroo Express facility is located on a 1.71 acre tract at the corner of the intersection thereby leaving a 1.44 tract for future development. Access to the site will be provided via a shared right-in/right-out driveway configuration on US Highway 17 that straddles the proposed subdivision line. This driveway will be located approximately 290 feet from the intersection and include a concrete channelization island (per NCDOT standards and specifications) that prohibits left turning movements into and out of the site. Additionally, the island will extend into the throat of the driveway to provide a minimum stem length of 100-feet as required by NCDOT. Access to the site off of Hoover Road will be provided by a right-in only driveway approximately 130-feet from the intersection with Highway 17 and a full-access driveway located approximately 290-feet from the intersection. It should be noted that the proposal also shows cross-access to the property to the north as required by Pender County.

### **Project Description**

The proposed development will include construction of an approximate 4,900 square foot building with an associated canopy and 8-petroleum MPD's (multiple product dispensers) which will allow for 16 fueling stations. The building will include an approximate 3,400 square foot Kangaroo Express convenience store and an approximate 1,400 square foot quick serve

restaurant (Little Caesar's Pizza). The restaurant will include a drive-through facility. We understand that the Kangaroo Express will have four employees on maximum shift while the Little Caesar's will have 6 employees on maximum shift. The proposed hours of operation for the store will be 24-hours per day or the maximum that Pender County will allow.

### **Proposed Construction**

The anticipated construction for the project will consist of the following:

- Demolition of existing building and trees in the western portions of the lot
- Site grading and utility installation
- Excavation/construction of 2-3 stormwater facilities/BMP's.
- Asphalt/concrete preparation and installation along all vehicular use areas including access drives, parking areas, building slabs, sidewalks, etc.
- Building construction of storefront/restaurant, gas canopy, MPD's, underground storage tanks and associated piping, etc.
- Installation of signs, trees, and landscaping

### **Utility Infrastructure**

The site will be served by Pender County Water and Sewer. An 8-inch water main is currently located along the east side of Hoover Road along the property frontage on Hoover Road. It is our understanding that a force sewer main will be extended along the north side of Hwy 17 along the property frontage as part of a County force main project. We understand that the project has been approved and is scheduled for installation in the immediate future. Stormwater quantity and quality measures will be addressed on-site and conform to the requirements of NCDENR. The Electrical provider is Duke Energy. Natural Gas service to the development will be provided by Piedmont Natural Gas. Approval from all of these agencies will be obtained as the project progresses.

### **Necessary Permits**

We understand the following permits will be necessary for the proposed project:

- NCDOT Driveway & Utility Encroachment Permits
- NCDENR UST Compliance & Inspection Permits
- NC Petroleum Distribution & Licensing Permit
- NC Food Service & Restaurant Permit
- ABC Retail Permit
- State Health Department Permit
- Pender County Demolition Permit
- Pender County Building Permit (for building and canopy)
- Pender County Encroachment Permit
- Pender County Sign Permit
- NCDENR Stormwater Permit (through DWQ)
- NCDENR Land Disturbance Permit (through Land Quality)
- Pender County Zoning Permit



### **Project Impacts**

A Traffic Impact Assessment (TIA) will be conducted prior to site plan approval or any construction activities. This assessment will address concerns the community and adjacent property owners may have related to traffic congestion, etc. The scope of the TIA has been approved by NCDOT and the WMPO. If warranted by the TIA, the Developer (The Pantry, Inc.) will construct any necessary improvements (turn lanes, signal upgrades, etc.). Such improvements will enhance this section of the US Highway 17 corridor and should mitigate any traffic concerns. The Pantry, Inc., in conjunction with NCDOT, the WMPO, and Pender County Planning & Zoning will make every effort to mitigate any anticipated negative impacts that stem from this additional growth along the Hwy 17 corridor.

Benefits the project will provide to the local community include:

- On-site stormwater management including water quality and quantity
- Streetscape enhancement & on-site landscaping
- ROW reservation for future Pender County Bike/Pedestrian path along US Highway 17
- Cross-access to adjoining potential commercial property to the north
- Increase in surrounding property value due to improvements at signalized intersection
- Provide services and amenities to the community that are not presently available in the area
- Employment opportunities
- Contribution to the Pender County tax base.

Should you need any further assistance, do not hesitate to contact me.

Sincerely,

**COMMERCIAL SITE DESIGN, PLLC**



Chris Clayton  
Project Manager

