

Neighboring Property Owners:

On Hoover Road—

Property Address—
126 HOOVER RD

Pin: 3292-09-1145-0000
MARK ARMSTRONG
120 SUMMERSET LANDING
HAMPSTEAD, NC 28443

*Property Address—
HOOVER RD*

*Pin: 3282-98-7567-0000
CYPRESS COEX LLC
ATTN: FRANCES ANDERSON
3205 RANDALL PARKWAY STE 107
WILMINGTON, NC 28403*

Property Address—
107 HOOVER RD

Pin: 3282-98-8974-0000
COSTON TERRY RAY et al
107 HOOVER ROAD
HAMPSTEAD, NC 28443

On Hwy 17—Southbound

Property Address—
15201 US HWY 17

Pin: 3292-09-4048-0000
PAMELA A HAUSER
107 MARSH CREEK DRIVE (Deed Book/Page: 2974/197)
HAMPSTEAD, NC 28443

*Property Address—
14985 US HWY 17*

Pin: 3282-98-9554-0000
MCDONALD'S REAL ESTATE CO
ONE MCDONALD'S PLAZA
OAK BROOK, IL 60523

On Hwy 17—Northbound

Property Address—
15010 US HWY 17

Pin: 3292-08-2304-0000
TAYLOR LINDA KAYE HOWARD et al
326 HOWARDS LANE
HAMPSTEAD, NC 28443

Property Address—
15060 US HWY 17

Pin: 3292-08-6686-0000
COUNTY OF PENDER A POLITICAL SUBDIVISION
PO BOX 5
BURGAW, NC 28425

Project Narrative:

The proposed Kangaroo Express and Little Caesar's convenience/gas/QSR development is proposed on the corner of Hoover Road and US Hwy 17 at 68 Hoover Road. The 3.52 acre property will be subdivided into roughly two equal sized parcels (one remaining undeveloped) with 'right in-right out' access from Highway 17 serving both and providing for future cross access to the northwest. Hoover Road access includes a 'right-in only' approximately 120 feet from the intersection with Hwy 17 and a full access drive to the rear of the development approximately 300' from the intersection.

The development will provide 16 self-service petrol dispensary stations with a 3200 square foot building providing convenience and amenity products along with a Little Caesar's carry out only restaurant with a drive-thru pick up window. The Kangaroo Express will have variably between 2-3 employees working during business hours while the Little Caesar's will have approximately 4-7 variably. Estimated hours of operation for the convenience store will be from 6am-2am Monday —Saturday and 6am-12am on Sunday's. Little Caesar's will be open from 11am-12am Monday—Saturday and 11am-10pm on Sundays.

Anticipated construction activities to take place at the site include the following:

- Demolition of existing building and trees on the SE portion of the lot
- Site grading and utility installation
- Excavation/construction of 2-3 stormwater/bioretenion ponds.
- Asphalt/concrete preparation and installation along all vehicular use areas including access drives, parking areas, and building footprint/foundation.
- Building construction of storefront/restaurant and gas canopy
- Installation of signs, trees, and landscaping

The site will be served by Pender County Water and Sewer. Water is currently available along the property frontage on Hoover Road. It is our understanding that a force sewer main has been extended up to Hoover Road along Hwy 17 and an extension across Hoover Road along Hwy 17 has been approved and is scheduled for construction by the County. Stormwater will be addressed on-site as part of the development review process. The Electrical provider is Duke Energy. Natural Gas service to the development will be provided by Piedmont Natural Gas.

The following permits will be necessary for the project:

- NCDOT Encroachment Permit
- NCDENR UST Compliance & Inspection Permits
- NC Petrol Distribution & Licensing Permit
- NC Food Service & Restaurant Permit
- ABC Retail Permit
- State Health Department Permit
- Pender County Demolition Permit
- Pender County Building Permit
- Pender County Encroachment Permit
- Pender County Sign Permit

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. Adding additional turning lanes and enhancing intersection capacity are anticipated by the NCDOT and the County. The Pantry, Inc. in conjunction with NCDOT, Wilmington Metropolitan Planning Organization and Pender County Planning & Zoning officials will make every effort to mitigate any anticipated negative impacts as a result of continued growth along the Hwy 17 Corridor.

Mitigating characteristics of development site design include:

- On-site stormwater management including water quality
- Streetscape enhancement & on-site landscaping
- Perimeter development buffers
- ADA accessibility
- Multiple points of ingress/egress
- Site circulation planning toward internal cross access with potential future development
- Pender County easement agreements for anticipated pedestrian amenities along Hwy 17

The development should also strengthen commercial property value as it will enhance the commercial destination and amenity intersection. Additionally the development will provide services and amenities to the community that are not presently available in the area, along with employment opportunities and substantial contribution to the tax base of Pender County.