

Project Narrative

Bailey Shoppes Hampstead PH. II Pender County, NC

Bailey Shoppes of Hampstead is an existing partially developed tract of 2.79ac. The site is located at US Hwy 17 between Hampstead United Methodist Church and an Existing Strip Mall. The site can currently be accessed via a driveway off of US Hwy 17 along the Southwest side of the site or from a joint driveway along the Northeast side of the site.

The site currently has 12,200sf of general business retail use and a proposed 6,000sf mini storage building. There are 66 existing parking spaces with 5 additional spaces proposed for a total of 71. Various different shops are located within the existing building. Hours of operation are normal for this use 8am to 9pm. Approximately 40 employees could be within the businesses at peak times.

Construction of the proposed mini storage facility and added parking should last approx. 3 months pending weather. Site will be served by an existing offsite septic area and Pender County Water. Permitting for this site will include Pender County Planning and Zoning. All NCDENR and NCDOT permits have been obtained.

Bailey Shoppes of Hampstead provides access to adjacent property owners which improves traffic in this area. It is our opinion that this proposed development will not adversely affect adjacent properties. The site is designed using the new UDO ordinance requirements and providing landscaping to meet or exceed these requirements. The existing stormwater system meets or exceeds NCDENR's current standards for treatment of runoff. It is our opinion that the additional development of this lot will be a benefit to the community.