

Property location: 20764 N. HWY 17 Hampstead NC  
PIN # 4215-10-3026-0000

Pro- Tech Electrical Services was established in 1998 and has served Pender County and the surrounding area in the commercial, industrial and residential markets. We provide design/build services for electrical and fire alarm systems. Our building design is a 4200 sq. foot facility with office space and storage space for the daily operations of our company. The property is .89 acres or 38,375 sq. feet. The area to be disturbed, including both driveways, septic field and building area, Would be approximately 15,000 sq. feet with 2000' sq. feet being re-landscaped for buffer zones. This would be less than half of the .89 acres disturbed for construction.

The hours of operation will be 7:00am to 5:00pm. Monday through Friday with typically 1 to 2 staff members on site. Employee's keep their company vehicles at their own home so employee traffic would be to pick up or return tools or supplies when needed also between the hours of 7:00am and 5:pm.

The construction process will consist of removing the necessary vegetation and soil as needed in the parking lot and building area, providing the necessary base fill for the paved parking area and the building slab. A concrete walkway is to be provided from the paved lot to the building entrance. The septic field will be located in front of the building and will be re-covered with grass and strategically placed shrubs. There will be a well located at the rear of the property for domestic water. Landscaping will be provided where needed to create the appropriate buffers and all run off and disturbed areas will be properly graded and seeded. Any areas that can be left natural will remain as such.

Access to the storage area will be provided from the Old Woodside road adjacent to the S.E. property line. A gravel access driveway will be constructed and we will provide new crushed concrete gravel on the portion of this road to our property line and will maintain this portion or Old Woodside rd.

An application has been applied for with NC DOT for the driveway to be located over the existing culvert. All other permits will be applied for to meet state and local regulations.

It is our intention to provide and attractive and functional facility to operate our office out of and provide improvements and maintenance of our property, as well as the adjacent road, that will add aesthetic and monetary value to the property and the surrounding properties.

### FINDINGS

1) The special use request for this office facility meets the criteria for RP zone special use per Pender County special use guidelines.

- 2) The facility and its use will not impair the integrity or character of the area. The improvements to the property and adjacent road will impact the adjacent properties in a positive manner. The activities that will take place will have no negative impact on safety or the welfare of the surrounding community.
- 3) The use of this facility will not create nuisances or hazards.
- 4) The use of this facility will conform with the Pender County Land Use plan and policies as adopted by the Board of County Commissioners for mixed use as deemed appropriate by the authorities having jurisdiction.
- 5) The access driveway from Hwy 17 will conform with DOT specifications as applied for. The vehicle access and property drainage will be designed by a licensed site planning engineer. Septic and well permits will be applied for and installed by licensed contractors.
- 6) An application has been submitted to the NC DOT for approval to ensure proper entry and egress of traffic is coordinated in the planning and construction of this property.
- 7) The use of this facility will conform to the applicable regulations and meet applicable zoning requirements.
- 8) The building and its proposed use will have no adverse effects to the surrounding properties and has been designed to meet all applicable setbacks, buffers and provisions for at least 35% of undisturbed property.

Respectfully:



Date: 1/30/2015