
PARAMOUNTTE

ENGINEERING, INC.

Headwaters Town Center Narrative (revised 12/19/16):

Headwaters Properties, LLC proposes a mixture of commercial uses developed on Pender County parcel # 3282-74-3515-0000, 3282-74-6231-0000, 3282-74-8862-0000, and 3282-74-1001-0000. These tracts have an existing PD zoning that permits the commercial uses as proposed in this narrative and on the associated site development plans. No rezoning is necessary. The previous submitted conditional rezoning has been withdrawn and the multi-family portion previously proposed has been removed and those tracts of land are no longer part of this request's proposed development. .

The proposed mixed use commercial parcels along Hwy. 17 will create a commercial center with a new collector road access between Deerfield Drive and Hughes Rd. This is part of a larger collector street required by Pender County. The developers previously worked with NCDOT to secure a traffic light to provide access to the proposed commercial center as well as connecting to the proposed collector road. This new traffic light will provide full movement, including left turn onto Hwy 17. The light will not only benefit the proposed development but will also provide a full movement access to Hwy. 17 for all the residential developments adjoining Deerfield Drive and Hughes Road.

The proposed development will employ regional type stormwater facilities to capture runoff from the proposed impervious area. Stormwater facilities will be designed to the 10 year storm event at a minimum which is in excess of the state stormwater standards. The developer is working with a soils scientist to test and evaluate soil suitability for all types of stormwater design, including infiltration. The developers will work with the project engineers to determine the best stormwater design for the site, but full details of that design have not been determined at this time. When available, the approved, engineered drainage, stormwater and erosion control permits will be provided to the County.

A pre-submittal meeting was held with County planning staff on July 14, 2016. That meeting's discussions focused heavily on traffic improvements for the project, including the traffic light at Hwy. 17. For the traffic impact analysis and improvements involved, the developer and traffic consultant have been in meetings and contact with the division engineer, MPO, and for the median project, project manager (Chad Kimes, PE). The scoping meeting and traffic impact analysis (TIA) has been performed for the site, and as shown on the plan, the required collector road will be constructed to parallel Hwy 17 and have connection to Hughes Road, Deerfield Drive and the extension of Creekview Drive. The collector road and extension of Creekview Drive will be constructed as the phased construction takes place. In the meetings and correspondence, the NCDOT and MPO have agreed to the proposed traffic signal at the projects entrance along US Hwy 17 as the trips warrant. The TIA results warrant the traffic signal without the addition of the previously proposed residential portion in the rear of the property. The 10/3/16 scoping letter and TIA includes 89,000 sf of commercial shopping center and 196 apartments, the updated master plan based on the latest wetland information as well as the location of collector roads includes 75,200 sf of commercial shopping center, 5 outparcels and 86 multi-family units (now not part of the zoning approval request). A revised TIA has been submitted and is now in review. The approved TIA will be submitted to the County when available.

The sewer will be provided by Pluris Hampstead, LLC, with the developer constructing a pump station to tie into the Pluris system along US Hwy 17. Water will be provided by Pender County engineering, with the developer constructing the necessary infrastructure (line sizes and hydrant spacing) to tie into the existing system along US Hwy 17. Letters of intent to serve have been provided to the County.

In coordination with County planning staff over the course of the project, additional items have been discussed.

1. Additional vegetative screening will be provided around the proposed pump station planned within the project boundary. The developer agrees to install evergreen shrubs to be 4' tall at time of install. These shrubs will be of suitable variety to reach 6'-8' within 4 years of planting.
2. NCDOT proposes a sidewalk as part of the median project. Although the developer does not currently have the most recent NCDOT planning documents, the developer will work with NCDOT and appropriate entities to finalize sidewalk and right of way plans. If final plans and conversations require the developer to install sidewalks, the developer will install them in conjunction with the construction of each outparcel. The developer does not intend to provide a pay-in-lieu fee at this time.
3. Any other sidewalks that may be required along an NCDOT road will be evaluated and addressed by the developer in the same way as stated above.
4. County Planning Staff requests a sidewalk connection along the interior drive aisle immediately adjacent to the rear of the outparcels. These outparcels are not designed at this time, the addition of this sidewalk will be incorporated into the outparcel when each parcel's design is underway.
5. The County's collector road design for this location require a 5' wide sidewalk on each side of the road. After discussions with and support from County Planning Staff, the developer respectfully requests to install an 8' wide multi-use path on one side of the road to provide another option better suited to pedestrians and bicyclists, the same design as allowed along other required collector roads. This path will provide nearby neighborhoods with a safer, wider path to access the commercial center and eventually other areas connected by the collector road as it extends in the future.
6. County staff requested a stub out to currently undeveloped private Creekview Drive right of way. The developer agrees to provide a "t" roadway stub that dead ends into the right of way and provides future connection to the developer built collector road.
7. There have been many questions about the intended architectural design of this project. While there are no designs at this time, the developer will share his vision in reference to their company's previous projects. The developer will consider innovative designs for this site in ways that keep the project contextually relevant to this area of Hampstead.

The following is a list of NAICS codes/uses that may occur on this site (this list is generalized to establish types of uses that may occur on the project site. Services and establishments built may not be fully inclusive of this list of uses):

- Commercial: Many of the commercial uses allowed within a PD zoning district will be considered within the proposed development. However, their consideration does not

guarantee the use. The full list of permitted uses for consideration in this project is as follows (based on the Pender County Table of Permitted Uses)

<u>NAICS Code</u>	<u>Use</u>
443	Electronic & appliance stores
445	Food & Beverage Stores
446	Health & Personal Cares Stores
447	Gasoline Station
448	Clothing & Clothing Accessories stores
451	Sporting Goods, hobby, book & music stores
453	Miscellaneous Store Retailers
454	Non Store Retailers
491110	Postal Services
52	Finance & Insurance
53	Real Estate & Rental & Leasing
54	Professional, Scientific & Technical Services
55	Management of Companies & Enterprises
561	Administrative & Support Services
611	Educational Services
6114	Business Schools, Commuter & Management Training
6115	Technical & Trade Schools
6116	Other School & Instruction
622	Hospitals
7111	Performing Arts Companies
7114	Agents & Managers for Artists, Athletes, Entertainers & Other Public Figures
712	Museums, Historical Sites & Similar Institutions
713940	Fitness & Recreational Sports Centers
71395	Bowling Centers
72111	Hotels & Motels
7221	Full Service Restaurants
7222	Limited Service Eating Places
7223	Special Food Services
7224	Drinking Places
8114	Personal & Household Goods, Repair & Maintenance
8121	Personal Care Services
812310	Coin Operated Laundries & Dry Cleaners
812320	Dry Cleaning & Laundry Services
8129	Other Personal Services
8131	Religious Organizations
8139	Business Professional, Labor, Political, & Similar Organizations
92	Public Administration