STAFF REVIEW FOR PLANNING BOARD APPROVAL
DEMERS PD REVIEW – COMMERCIAL PRELIMINARY PLAN REVIEW

COMMERCIAL USE:
Two commercial buildings and two out parcels for future development

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for the Planned Development Master Plan for Charles Demers. The project is located directly across from Long Leaf Drive and the Belvedere subdivision in Hampstead, NC. The proposed development is located on a parcel 4204-31-3648-0000 totaling 10 acres, and is zoned PD, Planned Development.

The proposed 10 acre development will consist of two (2) 24,000SF commercial retail buildings and two (2) .65 acre out parcels for future development. Currently, no uses other than general retail merchandise are proposed. The development consists of a paved parking surface consisting of 250 spaces. These figures exceed the requirement of 5 parking spaces per 1,000 sq. ft. of floor space for a shopping center. Ingress and egress will be provided through to access onto US Hwy 17 requiring a driveway permit subject to NCDOT approval. Driveways will provide access to interior parking and will allow for internal circulation. Water will be provided by Pender County and is subject to Pender County Utilities. The project will utilize traditional on-site septic being proposed in the rear of the property and is subject to Pender County Environmental Health Department approval. Landscaping will utilize buffers as the Zoning Ordinance provides (Section 14 Buffers) subject to approval by Pender County Planning staff approval.

STAFF RECOMMENDATION:
Planning Staff recommends approval of the master plan/preliminary plan review to the Planning Board. The submission as presented tonight is substantially complete. Final Commercial Site Plan approval will not be effective, however, until all requirements of commercial site plans, as prescribed by the Pender County Zoning Ordinance, are completed and approved by the Planning Department. The Preliminary Plan approval is also subject to the following conditions:

Mandatory Items of Commercial Preliminary Plan Approval:
All requirements of the Pender County Zoning Ordinance for Commercial Development, including all items listed below, shall be conditions of the Master Plan Approval.

1. The following shall be submitted prior to issuance of the zoning permit as contained in the Commercial Site Plan Review Standards:
    a. Approval of a current Sediment & Erosion Control Plan by NC Land Quality.
    b. Approval of a current Stormwater Management Plan by NC Water Quality.
    c. Wastewater approval from Environmental Health and the State (as applicable).
    d. NCDOT Driveway permits for any driveways to be constructed on US Hwy 17.
    e. Certification of a drainage plan by licensed professional on a form provided by the County.
    f. Copy of any applicable approved Army Corps of Engineers Permits.
2. The project shall comply with all requirements of the Commercial Development Standards and Site Plan Review, Section 9.14 of the Pender County Zoning Ordinance. This will include

parking, landscaping, and buffer requirements that will be in compliance with Sections 13 and 14 of the Pender County Zoning Ordinance.

3. Landscaping will utilize buffers as the Zoning Ordinance provides (Section 14 Buffers). Canopy trees shall be no less than 10 to 12 feet at planting.
4. A permit must be obtained for any proposed signs. Signs shall be in accordance with Section 16 of the Pender County Zoning Ordinance.
5. Any flood or spotlights shall be oriented away from the street. Such lights shall also be oriented away from adjacent properties or shielded to prevent direct light from shining on such properties. This provision does not apply to normal area lights (non-directional).
6. No junk, debris, trash or inoperable vehicles, recycled or salvaged materials shall be stored on the site outside a completely enclosed building.
7. With the exception of boats, boat trailers, and a forklift to be used in regular business operations; no outside storage of automobiles, materials, merchandise or unlicensed or salvage equipment will be permitted on the site.
8. All parking and access areas in the development shall be constructed and maintained to NCDOT secondary road standards.
9. Any violations of the conditions of this approval, confirmed by the Zoning Administrator shall result in a Stop Work Order, if not corrected within 30 days of receipt of the notice of violation.
10. The project shall be developed and maintained in accord with the applicant's final commercial site plan as approved by the Zoning Administrator, the Zoning Ordinance and the conditions contained in this approval.

Board Action for Demers Commercial PD Preliminary Plan:

Motion:_____ Seconded_____

Approved:_____ Denied:_____ Unanimous_____

Walton ____ Reynolds ____ Garrett ____ Gonzales ____ Marshburn ____ Millette ____ Smith ____

Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1295

PLANNING BOARD APPLICATION FOR PLANNED DEVELOPMENT MASTER PLAN REVIEW

Date: 09/04/2007 **Application #:** _____ **Application Fee:** _____ **Receipt #:** 072229

I. PROPERTY INFORMATION:

PIN #(S): 4202-31-3648-0000

Property Location: Cleared tract directly across from Long Leaf Drive, Hwy 17 Hampstead

Subdivision Name: _____ **Phase:** _____

Review Type: [X] **Master** [X] **Preliminary** [ ] **Final**

II. REQUIRED NAMES:

Applicant	Stephen Carpenter	**Owner**	Charles Demers
Address	2312 Belvedere Drive Wilmington, NC 28405	**Address**	602 Cord Grass Road Hampstead, NC 28443
Phone	910.538.4661 **Fax** 910.401.1334	**Phone**	_____ **Fax** _____
Email	ccsilm@ec.rr.com	**Email**	_____

Legal Relationship of Applicant to Property Owner: Consultant

Authorized Project Contact (check one): [X] **Applicant** [ ] **Owner**

III. SIGNATURE OF OWNER/APPLICANT: _____

*****SEE PENDER COUNTY ZONING ORDINANCE SECTION 17 – PD PLANNED DEVELOPMENT DISTRICT REQUIREMENTS FOR MASTER PLAN SUBMISSION REQUIREMENTS*****

*****SEE SUBDIVISION *Preliminary Plat Checklist 04* FOR PRELIMINARY PLAT SUBMISSION REQUIREMENTS*****

RECEIVED
SEP 4 2007
PENDER PLANNING DEPT.

54

ccsilm@ec.rr.com

September 4, 2007

Pender County Planning Board
805 South Walker Street
Burgaw, NC 28405

Attention: Joey Raczkowski

Reference: **Demers PD Review -** Master Plan / Preliminary Plat
Hwy 17 – Hampstead, NC

Mr. Raczkowski:

Carpenter Consulting Services, LLC is pleased to submit this application on behalf of Charles Demers for a PD Master Plan and PD Preliminary approval. The project is located directly across from Long Leaf Drive and the Belvedere subdivision in Hampstead, NC. The proposed 10 acre development will consist of two (2) 24,000SF commercial retail buildings and two (2) .65 acre out parcels for future development. Currently, no uses other than general retail merchandise are proposed. Since this project will not involve any residential structures and/or streets, we are requesting that the development be reviewed as a commercial project and granted preliminary approval as provided for in the Pender County Zoning Ordinance. The applicant has met all PD Master Plan and PD Preliminary submission requirements, as well as all Preliminary Plat submission requirements.

Upon final approval the project is anticipated to break ground within 6 to 8 months. Final development could extend as long as 5 years depending on the commercial market and demand for the property. A total of 4 units are anticipated, but this number may be increased at the request of future tenants. All fire protection will be provided by sprinkler systems as required by the NC Building Code and as approved by the Pender County Inspections Department. Ownership will be determined by market pressure and prospective tenants.

Do not hesitate to contact us if you have any questions regarding this application. Please give us the opportunity to clarify any details of this application or to revise this project if it appears that we have not fully met the intent of the Pender County Zoning Ordinance.

Respectfully submitted:
Carpenter Consulting Services, LLC.

Stephen Carpenter
Principal Planner

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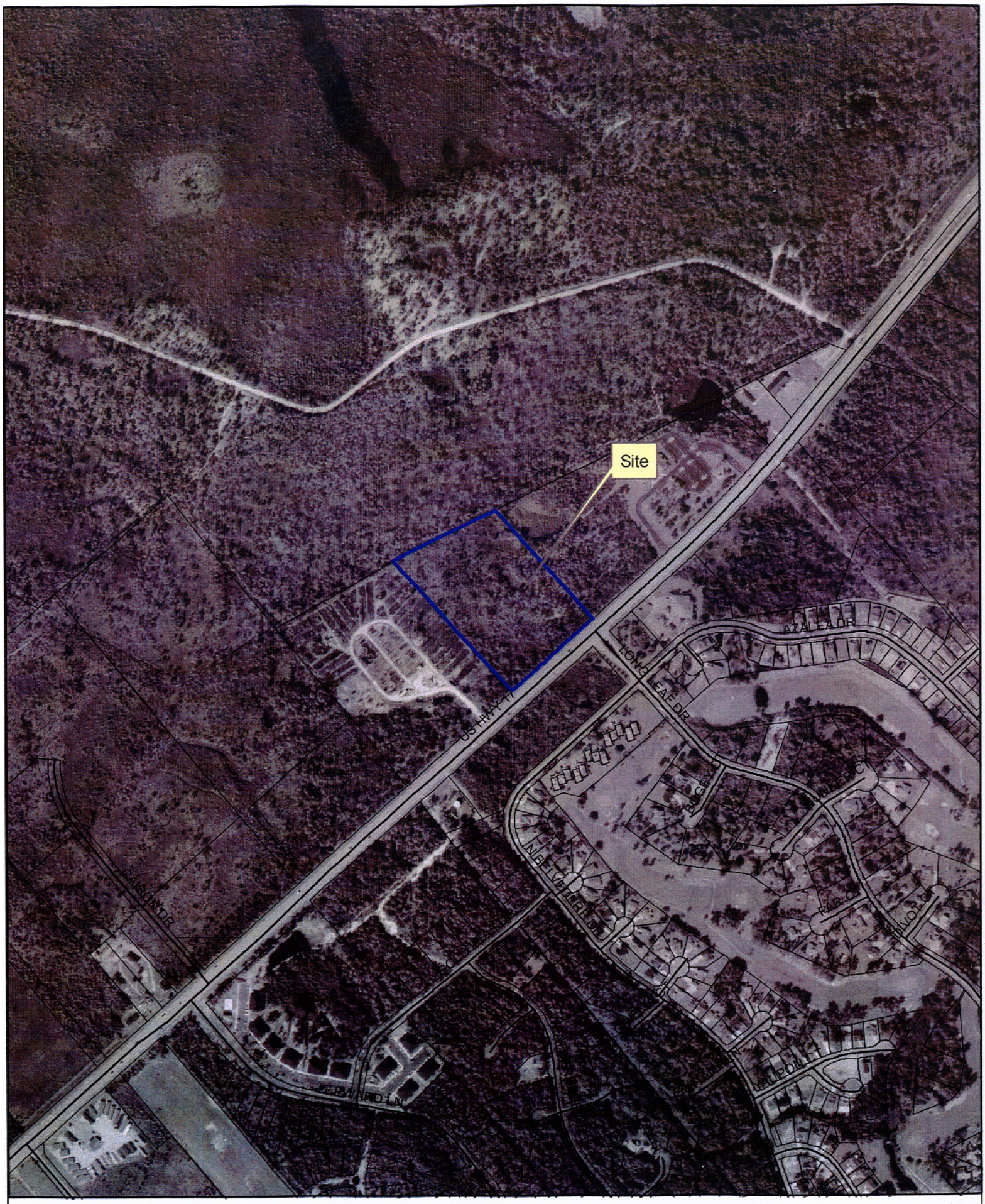
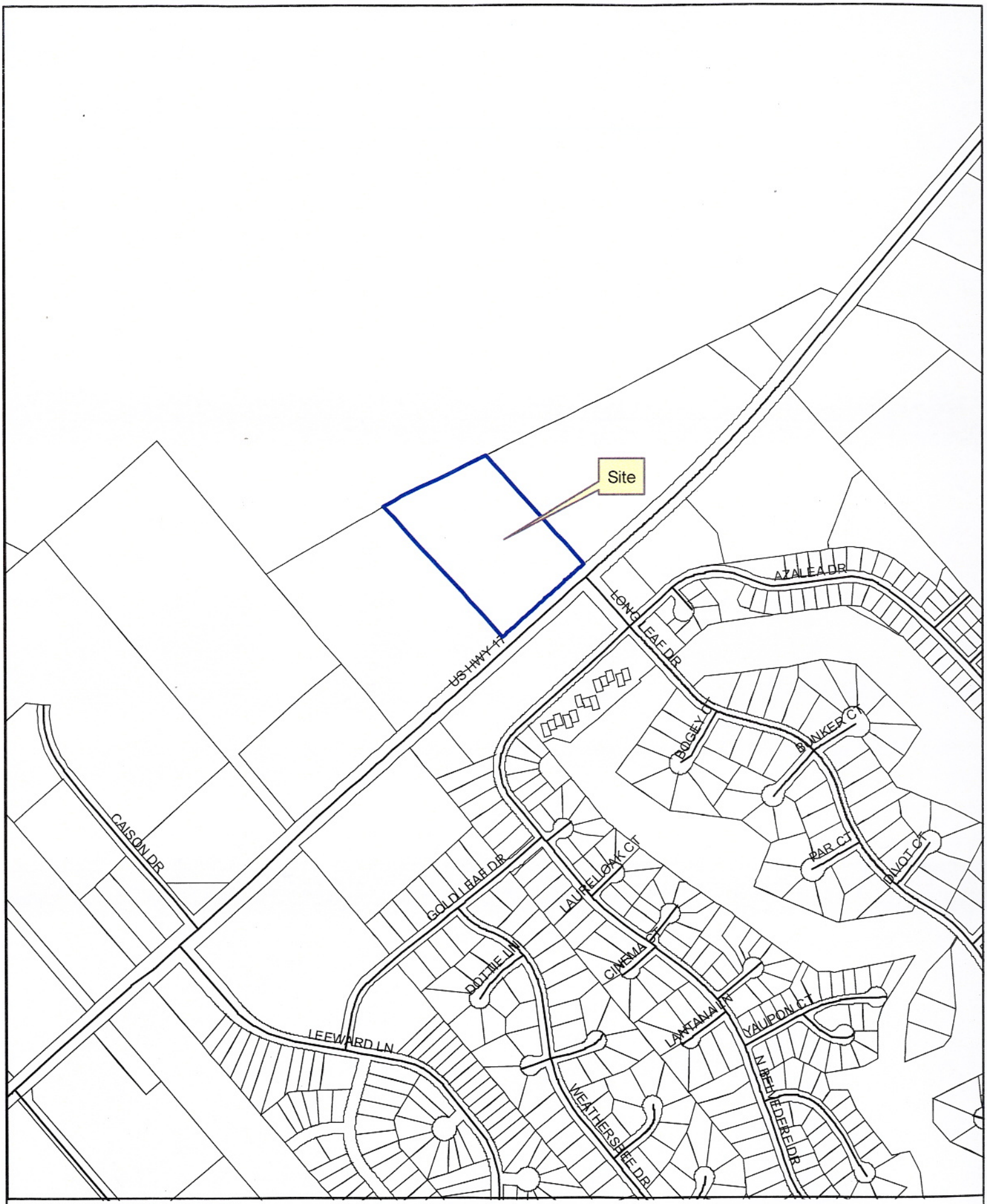


1 inch equals 600 feet

300 150 0 300 Feet

Commercial PD Preliminary Plan - Charles Demers

Orthos (2003)



1 inch equals 600 feet

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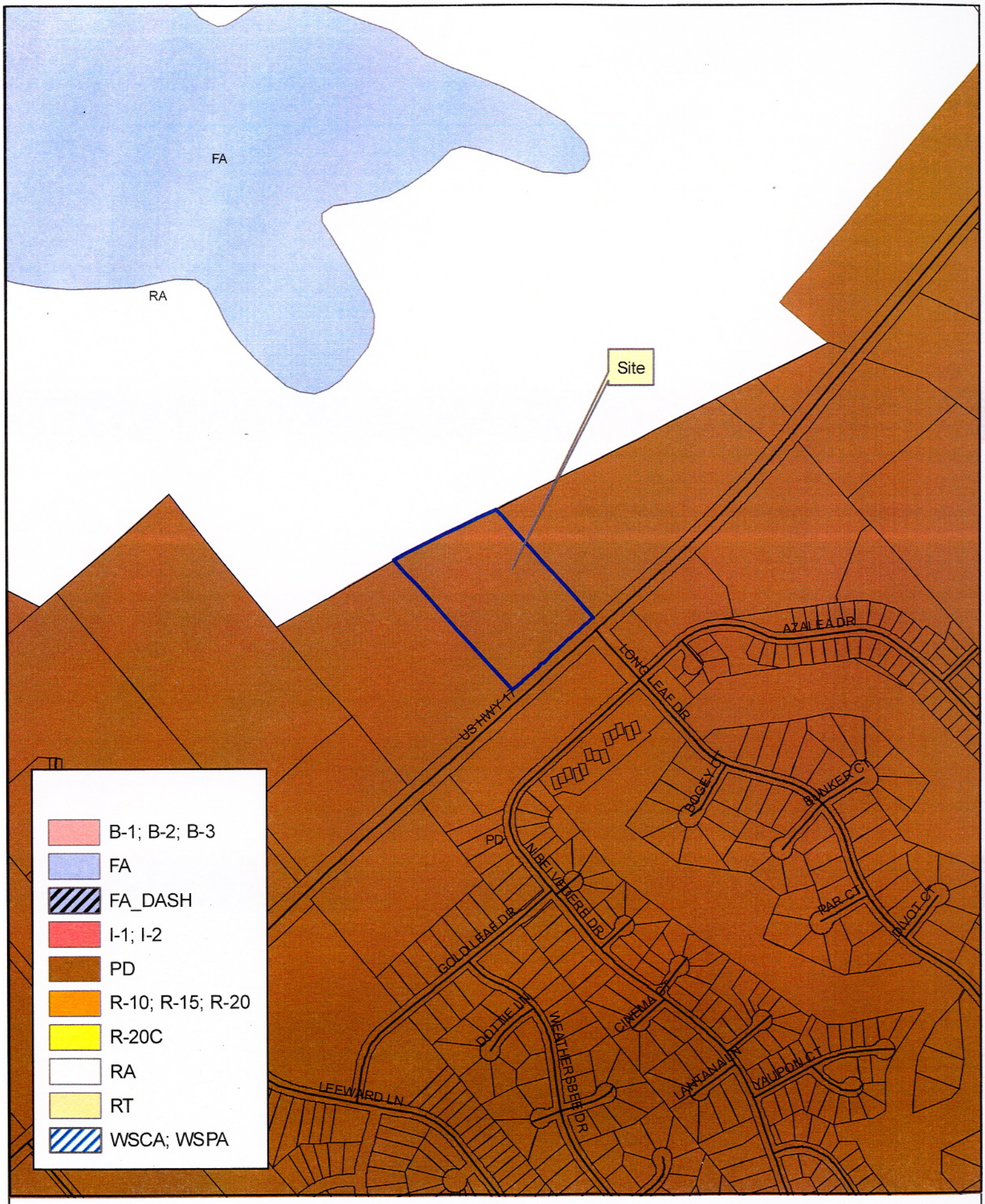
Commercial PD Preliminary Plan - Charles Demers

Vicinity Map



1 inch equals 600 feet

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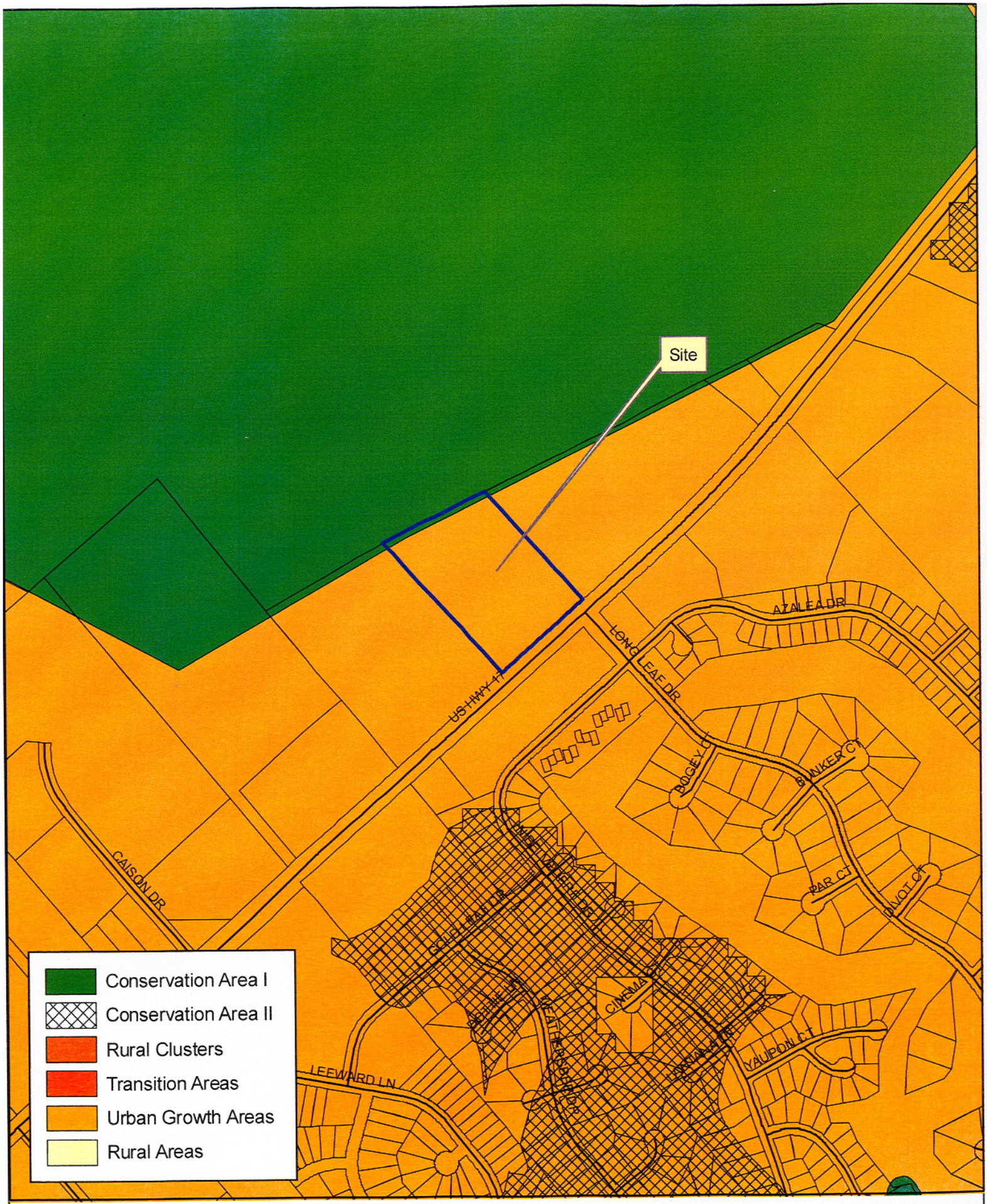
Commercial PD Preliminary Plan - Charles Demers

Zoning Map



1 inch equals 600 feet

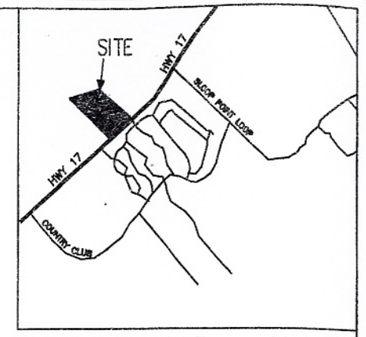
300 150 0 300 Feet

Commercial PD Preliminary Plan - Charles Demers

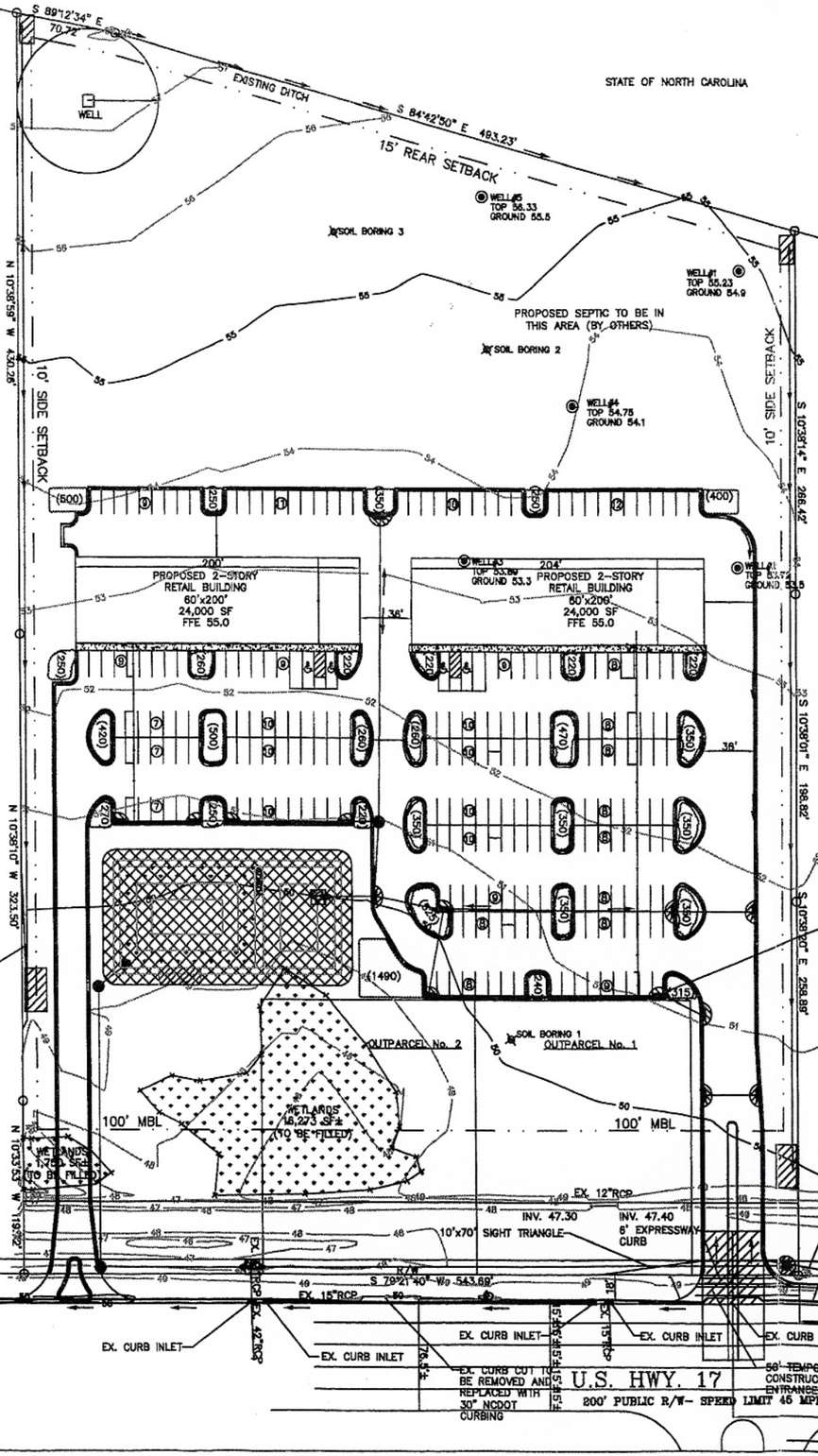
CAMA Land Use

DEMERS PD REVIEW

CHARLES DEMERS (APPLICANT)
NC HWY 17
HAMPSTEAD, NORTH CAROLINA 28443



VICINITY MAP – N.T.S.



LEGEND

- 32 — EXISTING CONTOUR
- DROP INLET w/INLET PROTECTION
- STORMWATER RUNOFF DIRECTION
- CONCRETE AREA
- (175) LANDSCAPING w/AREA

SCALE: 1"=100'
–50 0 25 50 100

SITE DATA

PIN	4202-31-3648-0000
TOTAL AREA	10.0 ACRES
ZONING	PD
LUP CLASSIFICATION	URBAN GROWTH AREA
BUILDING AREA	48,000 SF
PARKING SPACES REQUIRED	240
PARKING SPACES PROVIDED	250
ASPHALT AREA	124,245 SF
CONCRETE AREA	2,290 SF
LANDSCAPING AREA REQUIRED:	9,940 SF
LANDSCAPING AREA PROVIDED:	9,940 SF

NOTE: THIS SITE DOES NOT LIE WITHIN THE 100 YR FLOOD PLAIN.

NOTE: SWALE Nos. 3 AND 4 TO BE LINED WITH EXCELSIOR MAT AND SEEDED IN ACCORDANCE WITH SPECIFICATIONS.

NOTE: THE DRAINAGE AREA = THE PROJECT AREA.

NOTE: ALL ROOF DRAINS WILL BE DIRECTED TO THE PERMITTED SYSTEM.

NOTE: NEW TRAFFIC SIGNAL TO BE INSTALLED PER NCDOT.

NOTE: MINIMUM LOT SIZE: 10,000SF.

NOTE: THE PROJECT WILL UTILIZE TRADITIONAL ON–SITE SEPTIC.

NOTE: SURVEY DATA AND ENGINEERED PLANS PROVIDED BY TRIPP ENGINEERING.

CCS
CARPENTER CONSULTING SERVICES
2312 Belvedere Drive
Wilmington, NC 28405
Ph: (910) 538-4661
Fax: (910) 794-8379

HAMPSTEAD TWP	PENDER	NC
DRAWN BY:	SEC	DATE: 09/04/2007