

**STAFF REVIEW FOR PLANNING BOARD APPROVAL
HAMPSTEAD VILLAGE PD REVIEW – COMMERCIAL FINAL PLAN REVIEW**

COMMERCIAL USE:

One commercial/office building within previous approved commercial center

DEVELOPER'S PROPOSAL:

The applicant, Hampstead Village, is requesting approval for Planned Development Final Plan. The project is located in Hampstead Village, directly south of Loblolly Trail in Hampstead, NC. The proposed development is located on a 0.15 acre tract and is zoned PD, Planned Development. It is identified by PIN #3293-20-0097-0000.

The proposed development will consist of one shell commercial/office building with two separate businesses sharing a common wall. The entire development consists of a nine parcel semi-circle pattern surrounding an existing pond which serves as open space for the office park. The development, in its entirety, was subdivided in 1985 and received approval of the overall development (master plan and preliminary plan) on February 2, 1999. The site does have Environmental Health approval for on-site septic systems. Water will be provided by Pender County Utilities upon approval. The project will utilize the zero lot line definition per the Pender County Zoning Ordinance with side-yard setbacks taken from building to building. 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 final 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.

Mandatory Items of Commercial Final 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. A permit must be obtained for any proposed signs. Signs shall be in accordance with Section 16 of the Pender County Zoning Ordinance.
4. All parking and access areas in the development shall be constructed and maintained to NCDOT secondary road standards.

Board Action for Hampstead Village Commercial PD Final Plan:

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

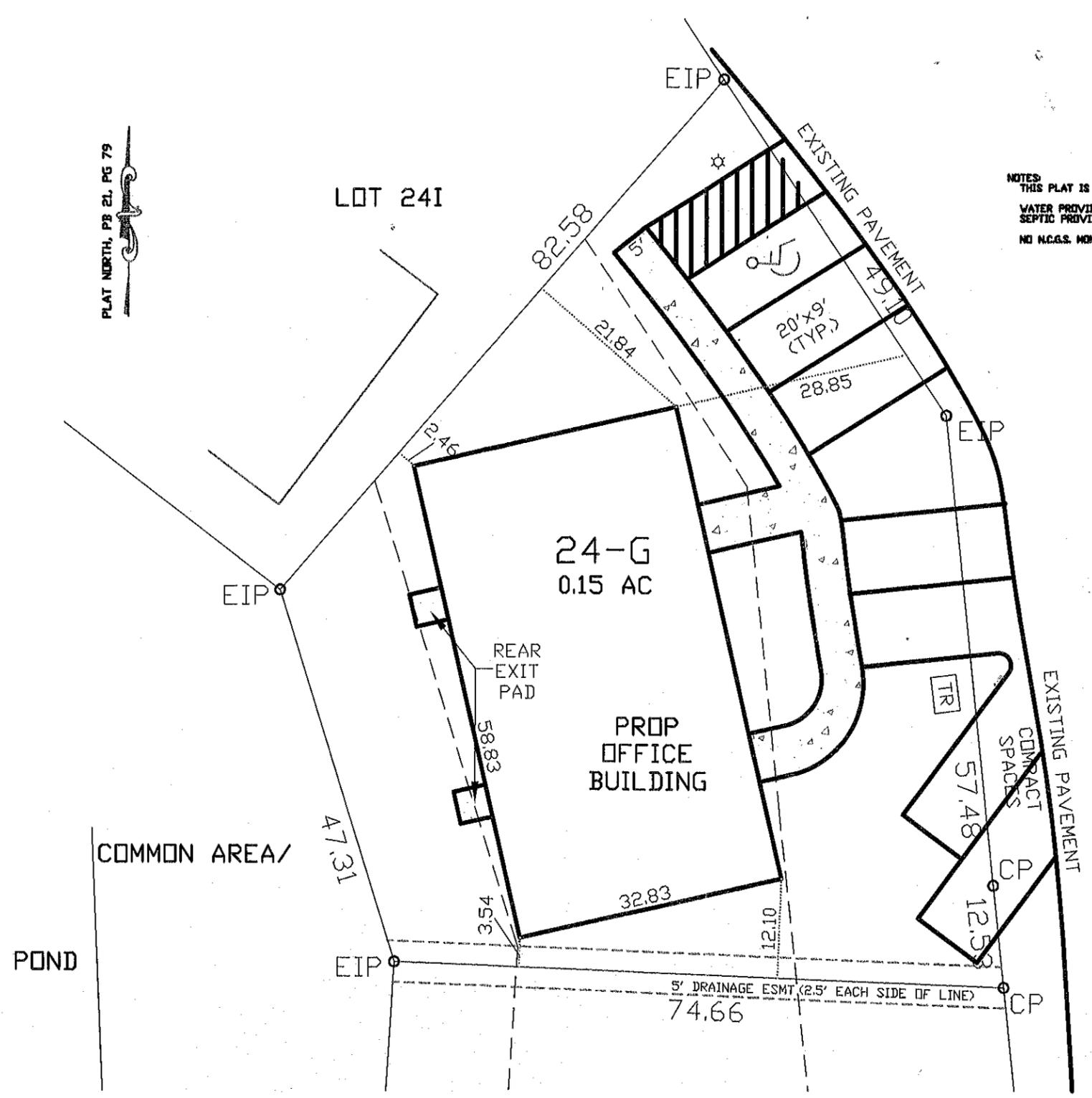
Walton _____ Reynolds _____ Garrett _____ Gonzales _____ Marshburn _____ Millette _____ Smith _____

STATE OF NORTH CAROLINA...PENDER COUNTY
 Filed for Registration of _____ of Book _____ M.
 on the _____ day Of _____ AD 20____
 Recorded in Map Book _____ Page _____ Slide _____
 REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF PENDER
 I, _____, Review Officer of Pender County,
 certify that the map or plat to which this certification is
 affixed meets all statutory requirements for recording.
 REVIEW OFFICER _____ DATE _____

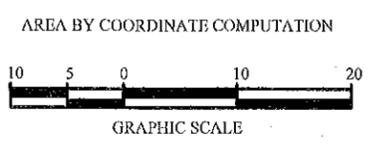
STATE OF NORTH CAROLINA PENDER COUNTY
 I, _____, certify that this map was drawn
 under my supervision from an actual survey made under my supervision (based
 description recorded in Book _____ Page _____) (other)
 that the boundaries not surveyed are clearly indicated as drawn from information
 found in Book _____; that the ratio of precision as calculated is
 _____; that this plat was prepared in accordance with G.S. 47-30 as
 amended.
 Witness my original signature, registration number and seal this _____ day
 of _____ A.D., 20____
 _____ Land Surveyor Reg. # _____

PLAT NORTH, PB 21, PG 79



NOTES:
 THIS PLAT IS NOT FOR RECORDATION.
 WATER PROVIDED BY A PUBLIC WATER SYSTEM
 SEPTIC PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
 NO N.C.S. MONUMENTS FOUND WITHIN 2000 FT.

OWNER:
 CARL ENTERPRISES OF WILMINGTON et al
 8319 VINTAGE CLUB DR.
 WILMINGTON, NC 28405
 RECOMBINATION OF LOTS 24D-24H
 DB 1245, PG 169
 PB 21, PG 79



SOUTHWIND

201 GLEN RD. 14888 HWY 17N
 GARNER, NC 27529 HAMPSTHAD, NC 28443
 919-773-0183 910-270-8617
 919-773-0148 (FAX) 910-270-8619 (FAX)

SURVEYING • ENGINEERING • LAND DEVELOPMENT

PRELIMINARY SITE PLAN FOR

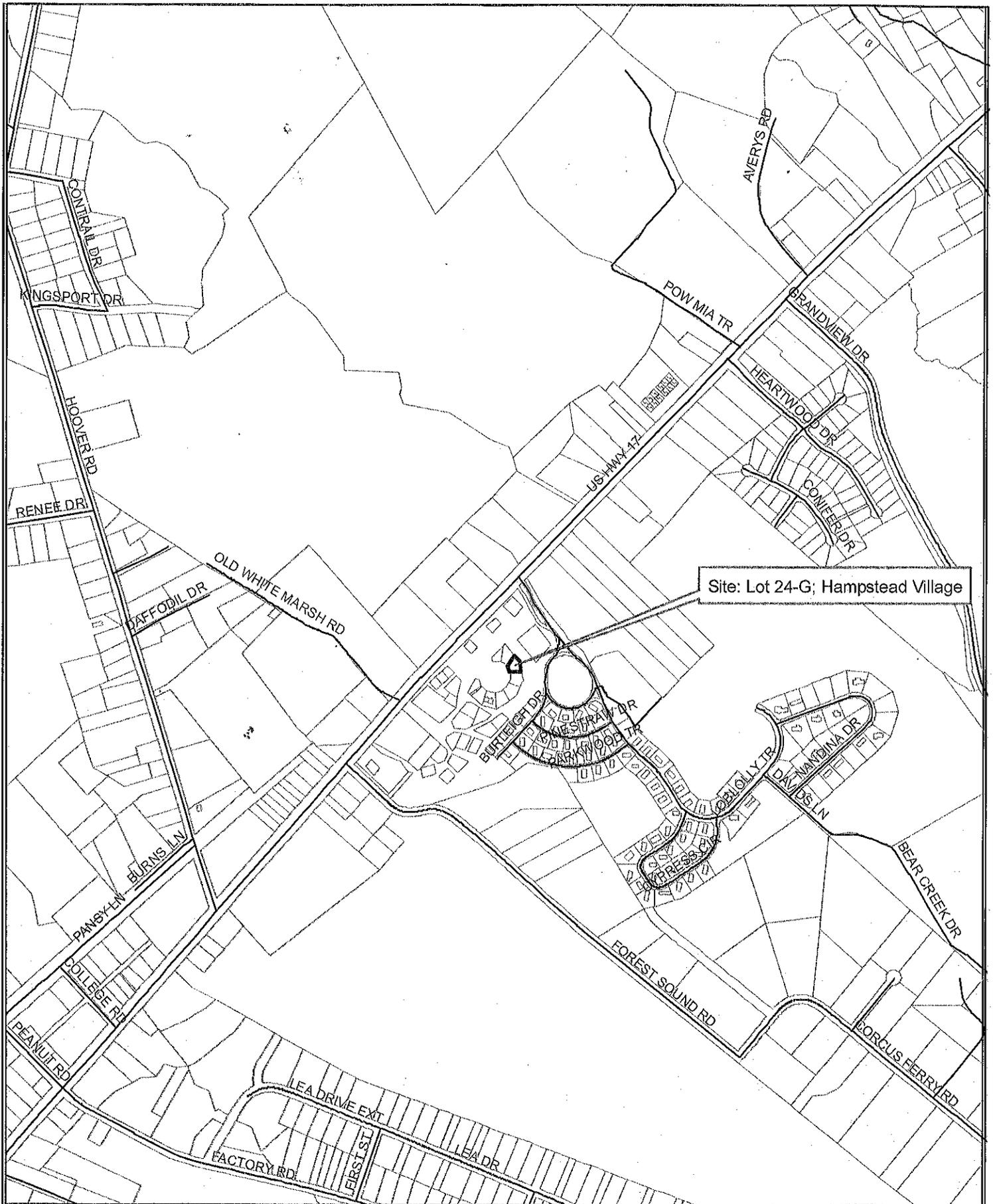
JIM CARL

TOWNSHIP	TOPSAIL	COUNTY	PENDER	STATE	NC
SURVEYED BY	MM	DRAWN BY	DNU		
DATE	6-13-07	SCALE	1" = 10'	DRAWING NO.	H06-6245

\\Server\David\dwgs\06-6245\dwg\06-6245.dwg, 8/29/2007 12:52:20 PM, DUPCHURCH

NOTES:
THIS PLAT IS 1
WATER PROVIDED
SEPTIC PROVIDED
NO N.C.G.S. MEAN



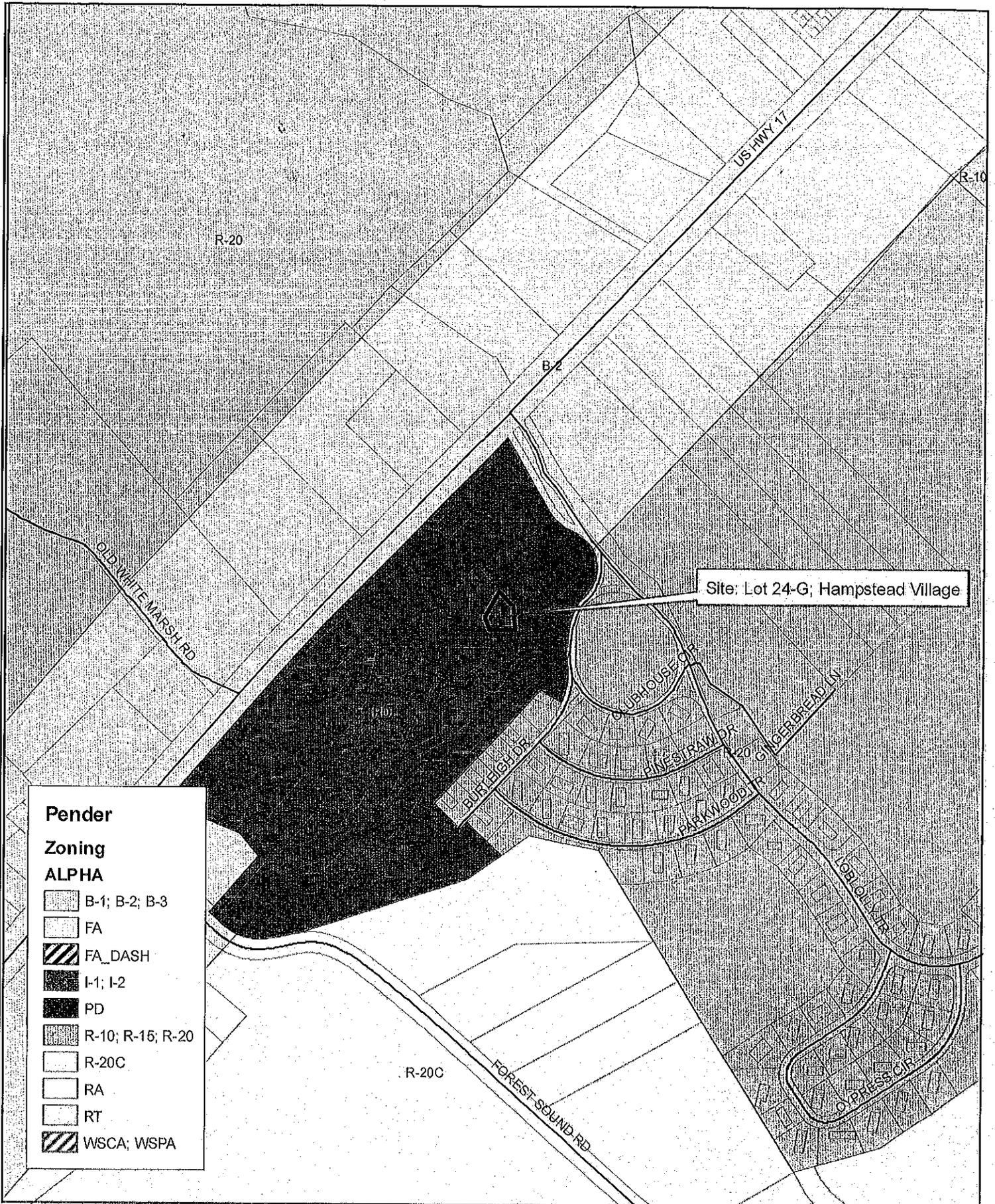


Site: Lot 24-G; Hampstead Village

Planned Development-Final Plan Review
 Hampstead Village
 Vicinity

1 inch equals 800 feet



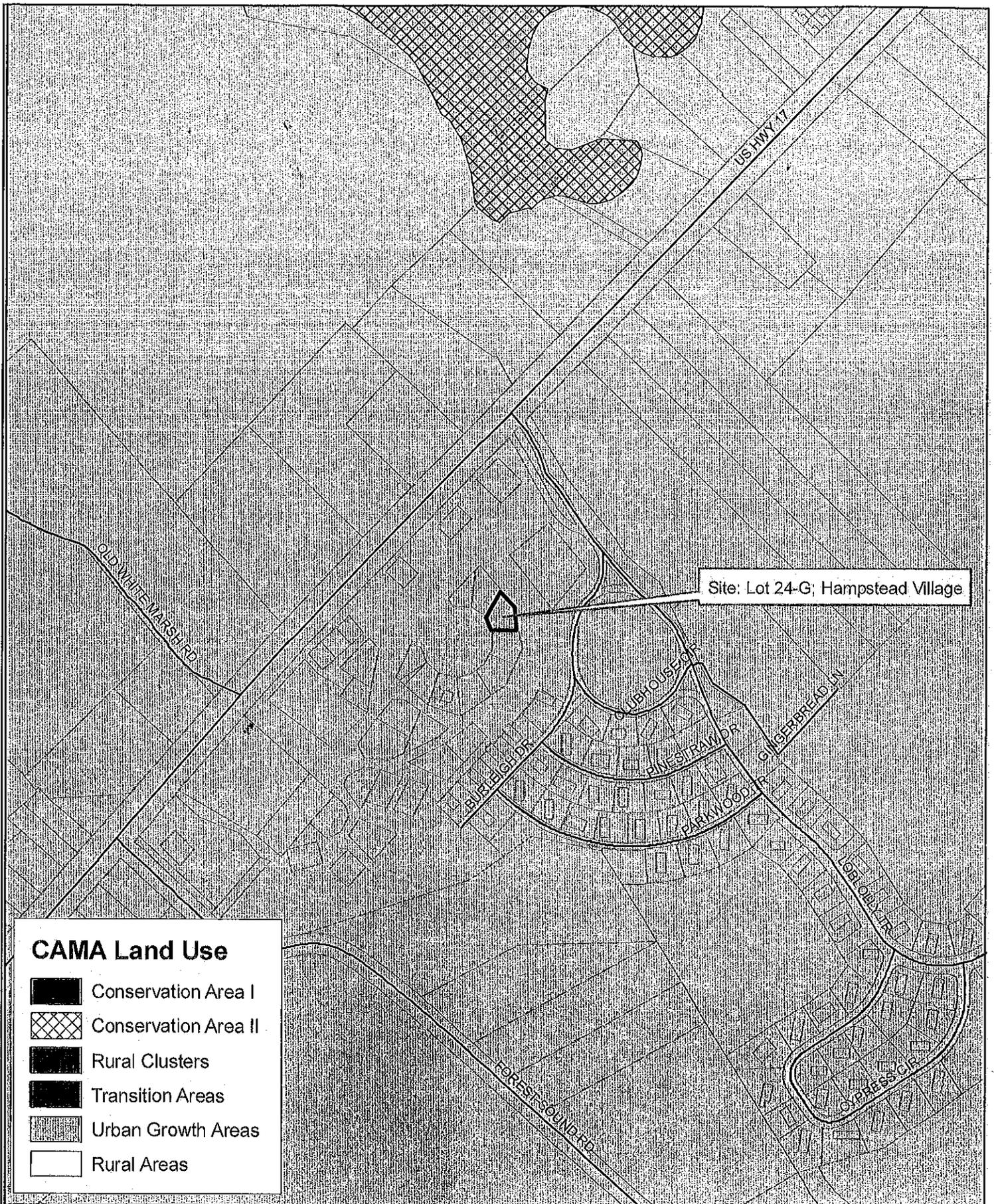


Site: Lot 24-G; Hampstead Village

1 inch equals 350 feet

176 87.5 0 176 Feet

Planned Development-Final Plan Review
 Hampstead Village
 Zoning



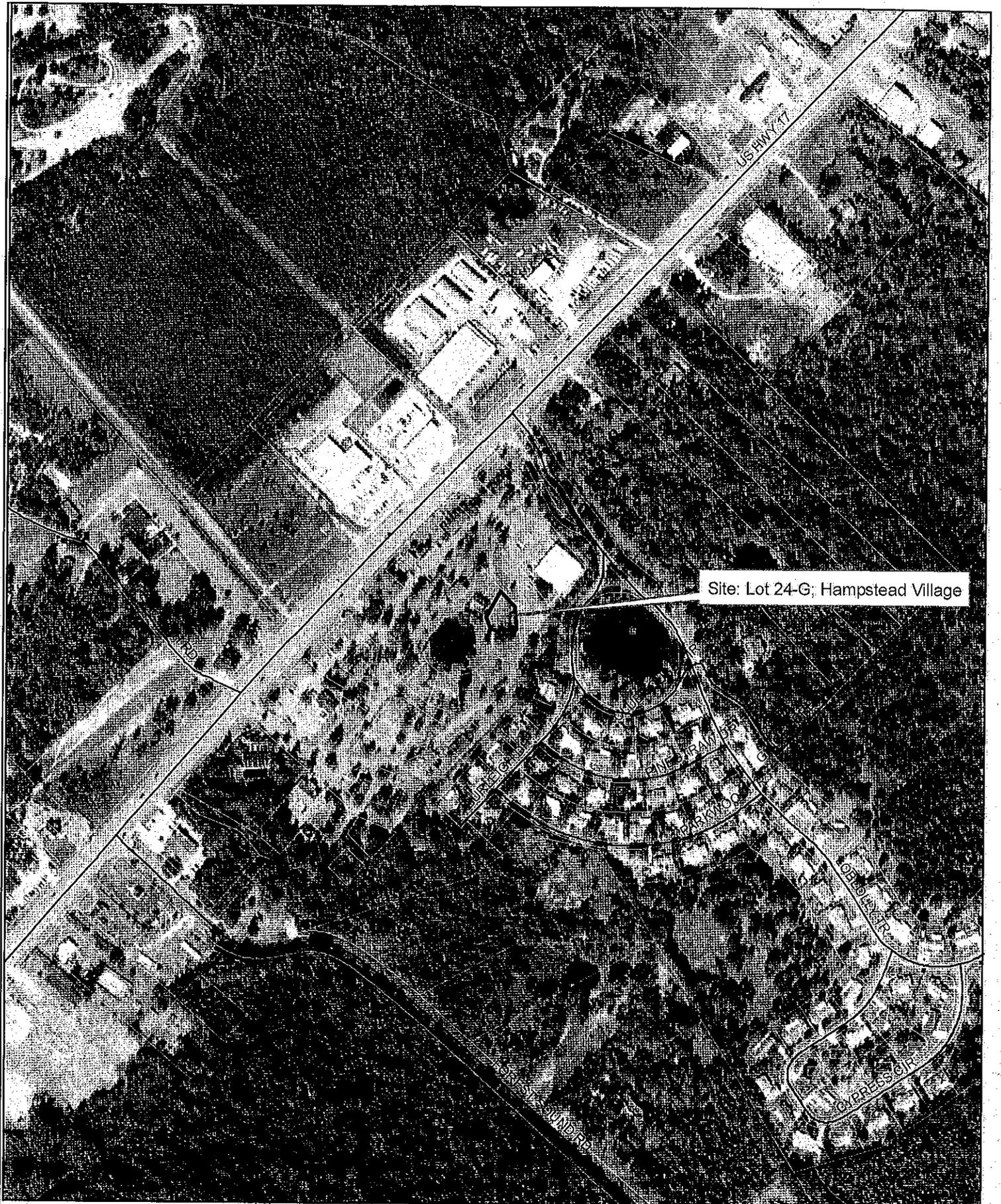
Site: Lot 24-G; Hampstead Village

CAMA Land Use

-  Conservation Area I
-  Conservation Area II
-  Rural Clusters
-  Transition Areas
-  Urban Growth Areas
-  Rural Areas

1 inch equals 350 feet
 176 87.5 0 176 Feet

Planned Development-Final Plan Review
 Hampstead Village
 CAMA Land Use



Site: Lot 24-G; Hampstead Village

1 inch equals 350 feet

175 87.5 0 175 Feet

Planned Development-Final Plan Review
Hampstead Village
Orthos 2003