STAFF REVIEW FOR PLANNING BOARD APPROVAL
PRUDENTIAL BORROUGHS & CHAPIN REALITY, INC. FREESTANDING SIGN REVIEW

PROJECT HISTORY:

Prudential Borroughs & Chapin Realty, Inc., applicant is requesting approval of an on-premise freestanding sign subject to Planning Board Review.

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for an on-premise freestanding sign located on US Highway 17 and Washington Acres Road, in front of the existing Prudential Borroughs & Chapin Realty office building. The sign is proposed to be located on tax parcel number 3282-64-7039-0000 on the north side of the driveway near the existing mail box. Currently Section 16 of the Pender County Zoning does not address freestanding signs in the PD, Planned Development District.

The sign is proposed to be installed on a steel column and footing as required by the NC Building Code. The sign will be 15 feet in height, which is below the height requirements for other freestanding signs. 15 Feet will allow the sign to be visible, with no disturbance to significant trees along the road frontage. The sign will be placed approximately 75 feet from the centerline of US Highway 17.

The sign will be 4'x 8' (32 square feet), with the sign cabinet fabricated from gloss white aluminum with steel angle frame. It will be internally illuminated with high output fluorescent lamps and ballasts and will be Underwriters Laboratory (UL) listed. The sign faces will be 3/16" thick white flat lexan with translucent vinyl graphics. The sign will read:

Prudential
Burroughs & Chapin Realty, Inc.
Independently Owned and Operated (see graphic included in packet).

The Pender County Zoning Ordinance regulates on-premise freestanding signage in Article 16.8-16.11, attached to this staff report. The proposed signage is located within a Planned Development District; however, the regulations for the PD district do not specifically address a procedure for reviewing and approving this kind of signage. Therefore, planning staff has recommended to the applicant that they submit according to Article 16 (Signage) of the Zoning Ordinance, and that the submission be considered the master and final stages of plan review, which would satisfy the general process of approval for Planned Development projects.

STAFF RECOMMENDATION:

Planning Staff is submitting the proposal for Planning Board approval. The submission as presented tonight is substantially complete. Planning Staff recommends approval, as the proposal is consistent with applicable Zoning Ordinance regulations.

Board Action for Prudential Borroughs & Chapin Realty, Inc Freestanding PD Sign:

Motion:_____**Seconded**_____

Approved:_____**Denied:**_____**Unanimous**_____

Gonzales _____ Garrett _____ Marshburn _____ Millette _____ Smith _____ Walton _____ Williams _____

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: 12/28/07 **Application #:** — **Application Fee:** 1/16/08 **Receipt #:** 077134
* Waiting for check from Prudential - need tax id

I. PROPERTY INFORMATION:

PIN #(S): # 3282-64-7039.0000

Property Location: 13854 Highway US 17 Hampstead

Subdivision Name: Ø **Phase:** Ø

Review Type: [✓] Master [ ] Preliminary [ ] Final

II. REQUIRED NAMES:

Applicant Prudential Burroughs **Owner** * Chapin Realty, Inc. Raymond Hughes

Address Same as above **Address** ~~PO~~ P 2110 Washington Acres Dr Hampstead

Phone 329.4466 **Fax** 329.1864 **Phone** — **Fax** —

Email WWW.PruCarolina.Com **Email** —

Legal Relationship of Applicant to Property Owner: Lease

Authorized Project Contact (check one): [✓] 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*****

Prudential
Burroughs & Chapin
Realty, Inc.

Prudential Burroughs & Chapin Realty, Inc.
13567-A NC Hwy 50
Surf City, NC 28445
Bus 910 329-4466 Fax 910 329-1864
Toll Free 888 870 6500 www.PruCarolina.com

December 28, 2007

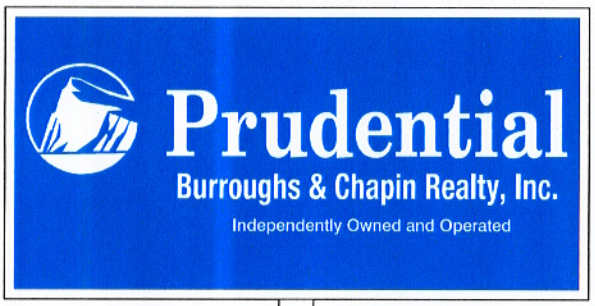
Pender County Planning Department
805 South Walker Street
Burgaw, NC 28425

Prudential Burroughs and Chapin is opening a sub-office of our New Homes Division in Hampstead, NC. The address of the facility is 13854 Highway US 17, Hampstead NC 28443. Included with this letter is a site map showing the location of the building. We would want to place a permanent sign on the property that would allow people to find our building, whose placement would conform to the setback and zoning requirements of Pender County. I have also included a visual computerized photo of what the sign would look like and its approximate placement. Because of the large trees on the property, rather than cut them down, we would like to have the overall height of the sign to be 15 feet. The location pictured is approximately 95 feet from the center line on the highway. The sign will be internally illuminated and measure 4 feet by 8 feet.

Enclosed is a copy of the documents mentioned and a check for $50.00.

Sincerely,

Vincent J Graziano
Broker-In-Charge



4' X 8' INTERNALLY ILLUMINATED FREESTANDING SIGN

OVERALL HEIGHT OF SIGN: 15' - 0"

SIGN CABINET WILL BE FABRICATED FROM GLOSS WHITE ALUMINUM WITH STEEL ANGLE FRAME

SIGN WILL BE INTERNALLY ILLUMINATED WITH HIGH OUTPUT FLUORESCENT LAMPS AND BALLASTS, AND WILL BE UL LISTED

SIGN FACES WILL BE 3/16" THICK WHITE FLAT LEXAN WITH TRANSLUCENT VINYL GRAPHICS

SIGN WILL BE INSTALLED ON STEEL COLUMN AND FOOTING PER BUILDING CODE

PowerSigns & Graphics
SPECIALIZING IN ELECTRIC SIGNS
910 - 458 - 5511

DRAWING #113007A

EXHIBIT MAP

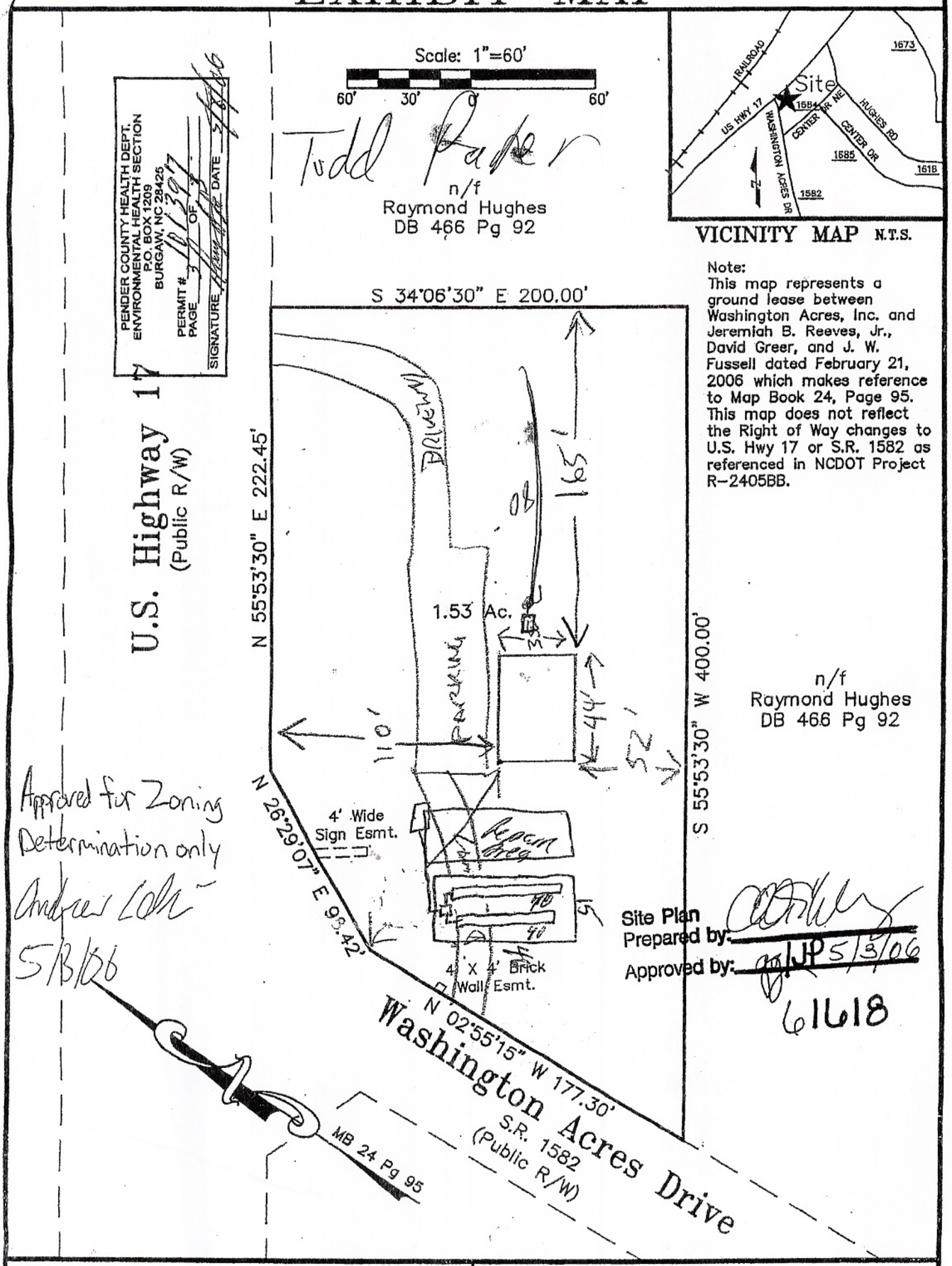


EXHIBIT MAP FOR:
Jeremiah B. Reeves, David M. Greer & J.W. Fussell
U.S. Highway 17 & S.R. 1582
Washington Acres Subdivision
Topsail Township, Pender County, NC

Date: April 7, 2006

Reference:
Map Book 24 Page 95
Lease as noted above

This property is not located within an area of 100 Year Flood.

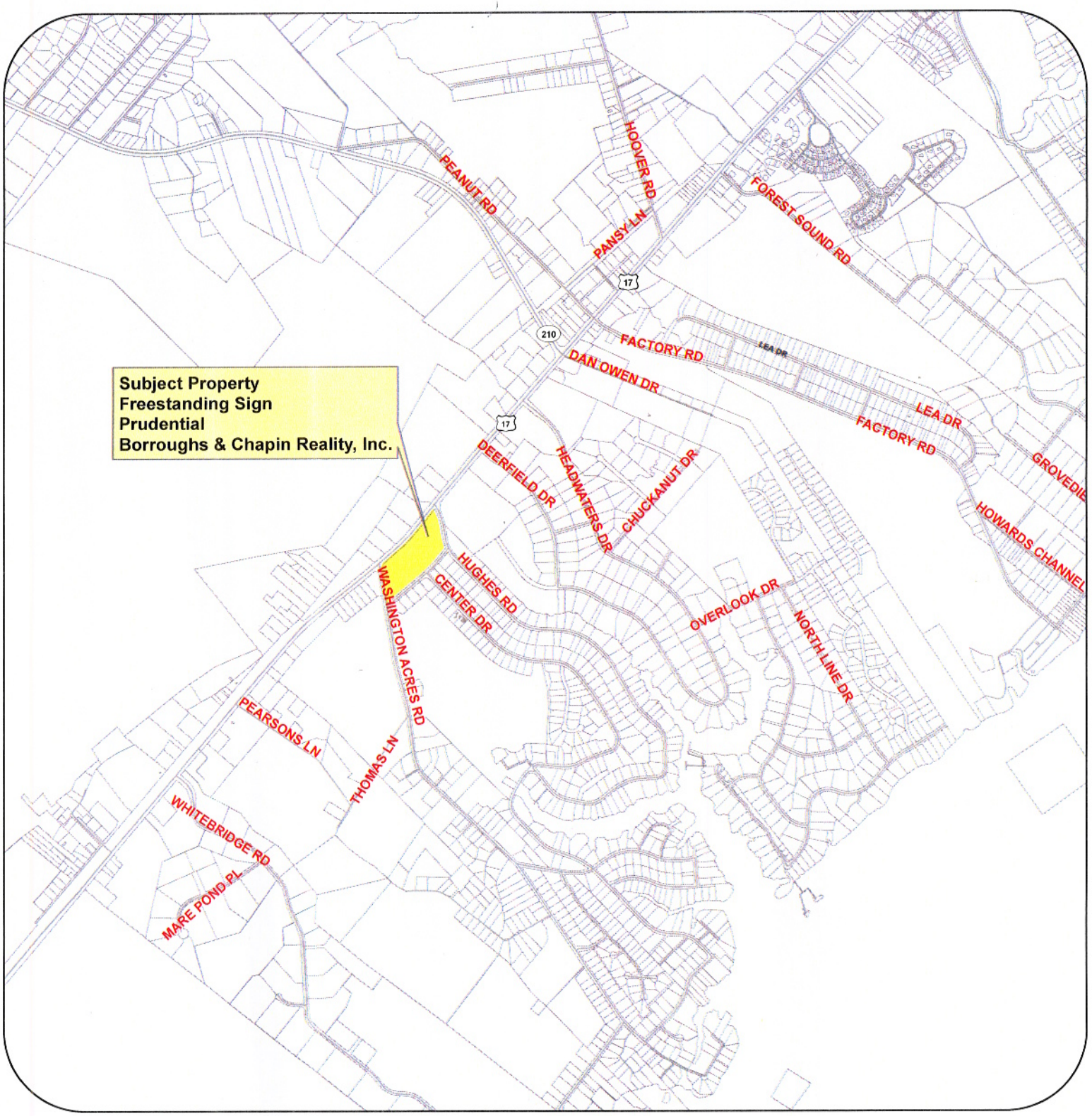
Project #: 0657 Map Name: WALeasePP.dwg Drafter: Jbk

This map has been drawn from information as stated in the references and as noted and is for planning purposes only. No actual field survey has been performed. "Preliminary", not for recordation, conveyances, or sales.

Paul D. Talbot, P.L.S. L-4099

NORTH CAROLINA PROFESSIONAL SEAL L-4099 LAND SURVEYOR PAUL D. TALBOT

Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 108
Hampstead, North Carolina 28443
Phone: (910) 270-9824



0 850 1,700 3,400 5,100 Feet

1 inch equals 2,000 feet

Legend

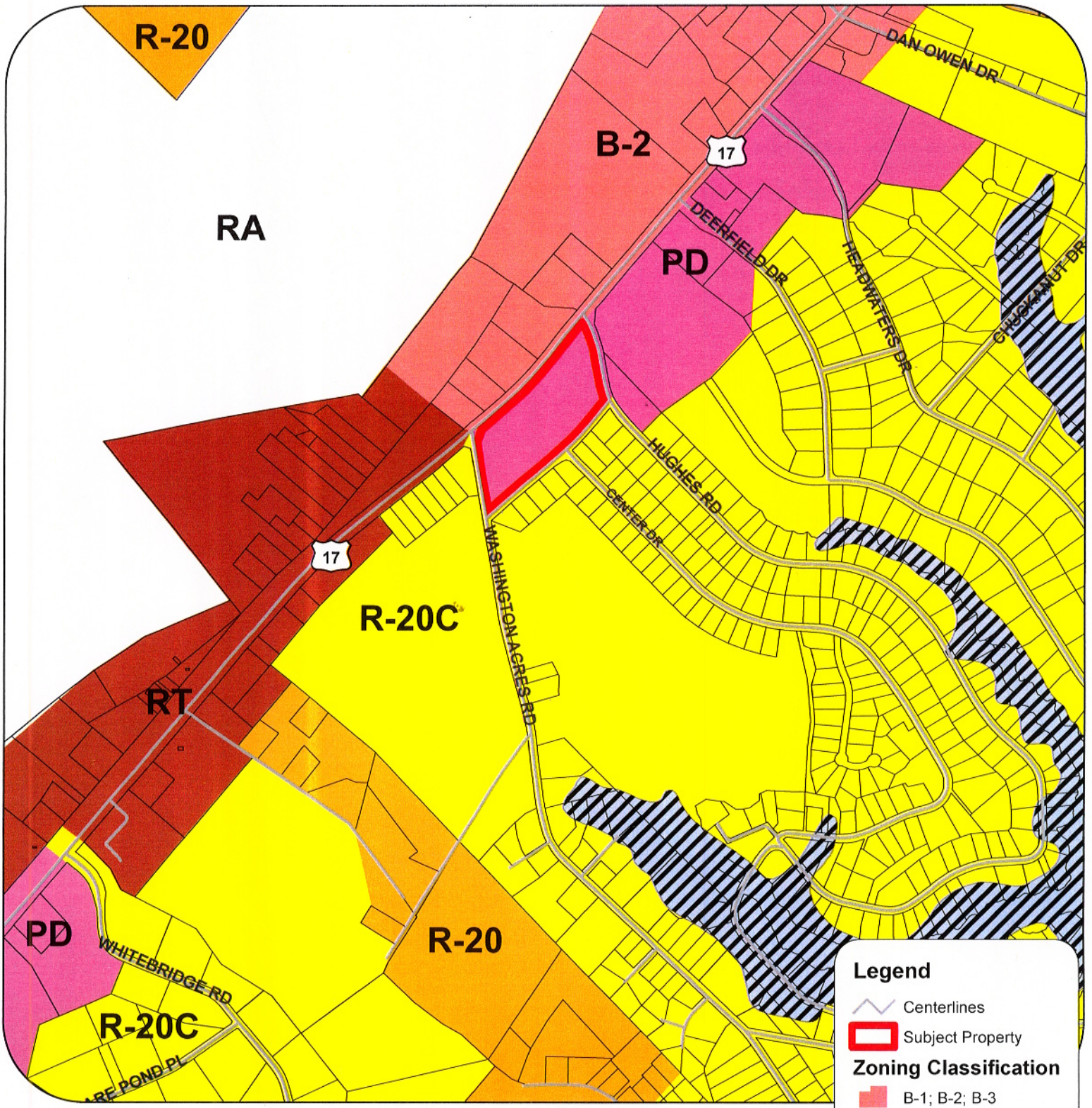
- Centerlines
- Subject Property

Master Plan Review
Freestanding Sign
Prudential Borroughs & Chapin Reality, Inc.

Vicinity Map

N W E S

35



0 435 870 1,740 2,610 Feet

1 inch equals 1,000 feet

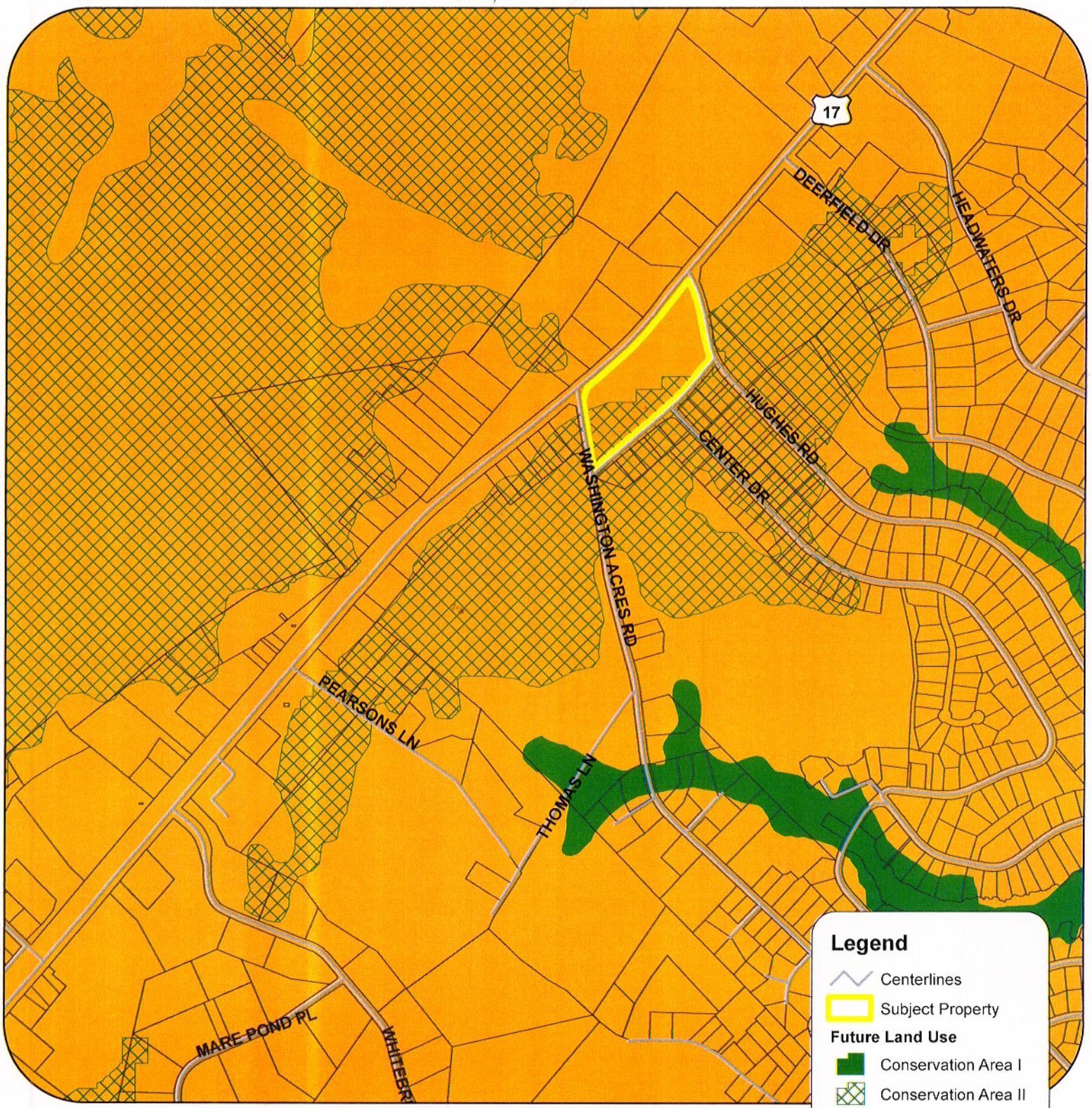
COUNTY OF PENDER

Master Plan Review
Freestanding Sign
Prudential Borroughs & Chapin Reality, Inc.

N W E S

Zoning Map

36



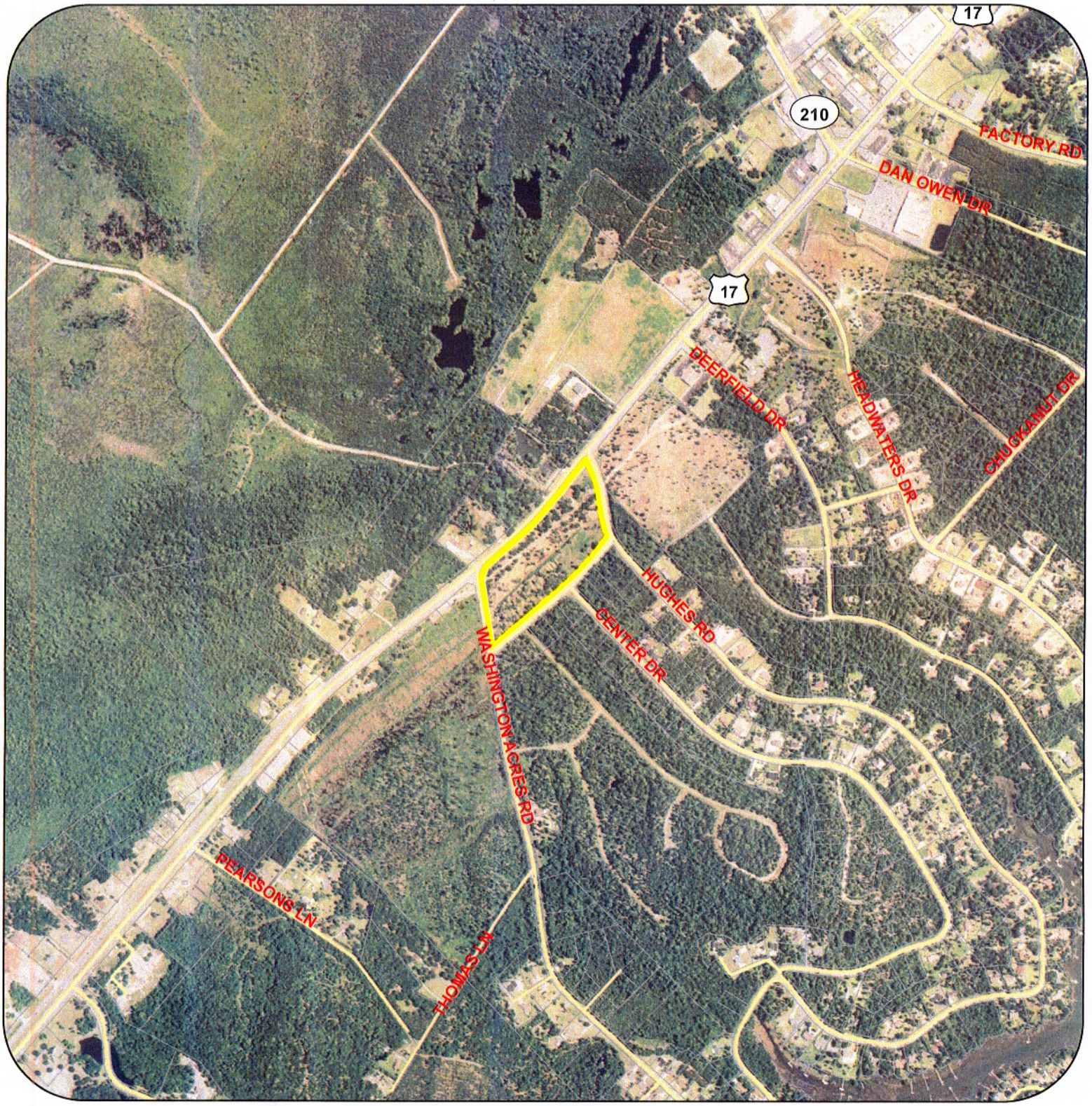
0 450 900 1,800 2,700 Feet

1 inch equals 1,000 feet

Master Plan Review
Freestanding Sign
Prudential Borroughs & Chapin Reality, Inc.

Future Land Use Map
2005 CAMA Land Use Plan

N W E S



0 500 1,000 2,000 3,000 Feet

1 inch equals 1,000 feet

Legend

- Centerlines
- Subject Property

COUNTY OF PENDER

Master Plan Review
Freestanding Sign
Prudential Borroughs & Chapin Reality, Inc.

2006 Color Orthos

N W E S