



Headwaters Town Center Narrative (revised 12/06/16):

The proposed development on Pender County parcel # 3282-74-3515-0000, 3282-74-6231-0000, 3282-74-8862-0000, and 3282-74-1001-0000 will be developed under the existing PD zoning. The proposed mixed use commercial parcels along Hwy. 17 will create a commercial center with new collector road access complete with a new traffic light for full movement to Hwy 17. The previous submitted conditional rezoning has been withdrawn because the previous multi-family component of the project is now removed. No rezoning is necessary for the commercial section of the project.

The proposed development will employ regional type stormwater facilities to capture runoff from the proposed impervious area.

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).

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.

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