

Headwaters Town Center Narrative:

The proposed development on Pender County parcel # 3282-73-8614-0000, 3282-74-3515-0000, 3282-74-6231-0000, 3282-74-8862-0000, 3282-74-1001-0000 and 3282-83-0888-0000 will be conditional rezoned from RP to PD-CD1. This rezoning will allow the property to have more flexibility and be developed as a master development along with the parcels fronting US Hwy (currently zoned PD). The proposed PD-CD1 will allow for single family and multi-family development to complement the proposed mixed use commercial along Hwy 17. The residential uses will be located along the required, proposed collector road and behind the mixed use commercial that parallel Hwy 17. The multi-family/ single family area behind the collector road will be primarily accessed by Creekview Road.

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. During that meeting, traffic improvement featured heavily in the discussion of the project. For the traffic impact analysis and improvements involved, the developer and traffic consultant have been in meetings and contact with division engineer, MPO and project manager (Chad Kimes, PE) for the median project. 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 residential portion in the rear of the property. The 10/3 scoping letter and TIA includes 89,000 sf of commercial shopping center and 196 apartments, the updated master plan based on the latest wetland and location of collector roads includes 75,200 sf of commercial shopping center, 5 outparcels and 86 apartments.

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):

Single and Multi-family: 236116, 236117, 236115

Commercial: 44-45 Retail Trade, 52 Finance and Insurance, 53 Real Estate Rental and Leasing, 54 Professional, Scientific and Technical Services, 55 Management of Companies and Enterprises, 62 Health Care and Social Assistance, 71 Arts, Entertainment, and Recreation, 72 Accommodation and Food Services, 81 Other Services (except Public Administration), 445210 Meat Markets, 722511 Full Services Restaurant, 722513 Limited Service Restaurants, 813910 Business Associations