

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2018-10	Date	10/22/2018
Application Fee	\$ 627.80	Receipt No.	1460
Pre-Application Conference	9/10/2018	Hearing Date	TBC 11/7/2018
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Dominion Land Corp	Owner's Name:	BSH 17, LLC.; BSH, LLC.
Applicant's Address:	PO Box 3167	Owner's Address:	3205 Randall Pkwy, Suite 107
City, State, & Zip	Wilmington, NC 27406	City, State, & Zip	Wilmington, NC 28403
Phone Number:		Phone Number:	
Email Address:		Email Address:	
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3282-20-8811-0000; 3282-20-8999-0000; 3282-21-6106-0000; 3282-21-8289-0000;	Total property acreage:	12.78 Ac.
Zoning Classification:	IT, GB	Acreage to be disturbed:	12.78 Ac.
Project Address :	US Highway 17		
Description of Project Location:	Western side of US Hwy 17 directly across from Whitebridge Rd outlet onto US Hwy 17.		
Describe activities to be undertaken on project site:	Any activities associated with operation of typical light industrial, business parks, or retail establishments.		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Candice D. Alyande, V.P.</i>	Date:	10-12-18
Owner's Signature	<i>J. Farrell Shingleton</i>	Date:	10-18-18



Highlands Business Park - Project Narrative – 19 October 2018

Dominion Land Corp. proposes the development of a 12.78 AC parcel of land, located on the west side of US HWY 17, north of Christian Chapel Road and across from Whitebridge Rd. which may be further identified by Pender County PINs: 3282-20-8811-0000 ±1.23 AC (3275/057), 3282-20-8999-0000 ±1.05 AC (3275/055), 3282-21-6106-0000 ±5.50 AC (3406/340), and 3282-21-8289-0000 ±4.99 AC (3276/248).

The property was rezoned in September of 2018 to include IT and GB zoned areas.

Project development includes, in the IT zoned area:

- ±83,000 sf of buildings for Light Industrial use
- Associated driveways and parking
- Stormwater Management Facility
- Construction of a pump station to tie into the Pluris Hampstead, LLC sewer service system along US Hwy 17

Project development includes, GB zoned outparcels:

- Outparcel A - ±1.27 acres for future development
- Outparcel B - ±1.08 acres for future development
- Outparcel C - ±1.08 acres for future development

Access will be provided via an existing driveway between Outparcels B & C, as well as a shared driveway along the site's southern property line. Access agreements from both property owners to be provided.