

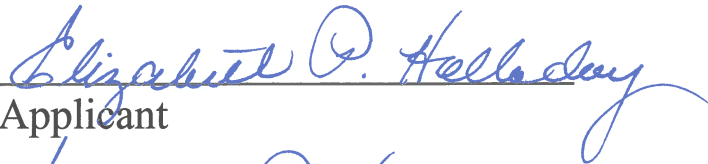
## REZONING NARRATIVE

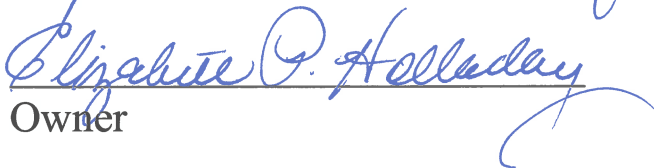
### Pinnacle Parkway and Highway 17

The property owners seek rezoning to accommodate a planned Professional Office Park.

The current designation, Planned Development, requires two different use categories on each parcel, prohibiting an Office Park without a retail or residential component. In addition, PD requires the development plan be finalized up front. By contrast O&I will allow the roll out of professional offices each customized to the future occupant's needs.

Currently, office space vacancy in Hampstead is at or near zero percent. This community needs commercial options to accommodate the growing commercial and professional business sector.

  
Applicant

  
Owner