

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Gordon Investments Major Site Development Plan

Case Number: SDP 2022-325

Application Type: Major Site Development Plan

Applicant: Michael Nadeau

Owners: Gordon Investments LLC

Location: Across from the intersection of Grandview Dr. and US HWY 17 on the southbound side of US HWY 17.

Property ID #(s): (NEW) 3293-54-3231-0000

Description: Development application for the construction of a retail and office center.

Current Zoning: GB, General Business

Technical Review Committee Meeting: 03/02/2023

Board of County Commissioners/Planning Board Meeting: NA

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	MICHAEL NADEAU	Property Owner's Name:	GORDON INVESTMENTS LLC
Applicant's Address:	P.O. BOX 65	Property Owner's Address:	P.O. BOX 65
City, State, & Zip	HAMPSTEAD, NC 28443	City, State, & Zip	HAMPSTEAD, NC 28443
Phone Number:	(910) 620-1237	Phone Number:	(910) 620-1237
Email Address:	mike@creativecommercial.biz	Email Address:	mike@creativecommercial.biz
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3293-54-2291-0000, 3293-54-2403-0000, 3293-54-0393-0000	Total property acreage:	2.27 ac
Zoning :	CB & RP	Acreage to be disturbed:	+/- 1.5 ac
Directions to Site:	STARTING AT THE INTERSECTION OF US HIGHWAY 17 AND SR 210 IN HAMPSTEAD TOWN CENTER, TRAVEL NORTH EAST ON US HIGHWAY 17 APPROXIMATELY 1.9 MILES TO THE PROJECT SITE ON THE LEFT OR WEST SIDE OF HWY. 17.		
Lot Size: 2.27 ac	Sq Ft of Building: 15,504 sf	Building Height: 31' & 27'-9"	
Setbacks	Front: 15'	Side: 10'	Rear: 10'
NAICS Code/Use:	4561 & 493190		
Business Name:			
Describe activities to be undertaken on project site:	Service / Retail and Office / Warehouse		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public			

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required*

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS

SECTION 5: SIGNATURES

Applicant:	 MICHAEL NADEAU, MANAGER	Date:	2/1/23
Owner:	GORDON INVESTMENTS, LLC	Date:	
Planning Staff:		Date:	

SITE PLAN(S)

SITE INFORMATION

OWNER/DEVELOPER: GORDON INVESTMENTS LLC
P.O. BOX 56
HAMPSTEAD, NC 28443

ADDRESS: US HIGHWAY 17
HAMPSTEAD, NC 28443

PIN: 3293-54-2291-0000
JURISDICTION: PENDER COUNTY
CITY: HAMPSTEAD
COUNTY: PENDER
STATE: NORTH CAROLINA
RIVER BASIN: WHITE OAK RIVER BASIN
FEMA MAP #: 3720329300J - ZONE "X",
EFFECTIVE FEBRUARY 16, 2007

DEED BOOK/PAGE: 5742/616
TOTAL PROJECT AREA: 2.27 AC - 98,806 SF
EXISTING USE: VACANT

EXISTING ZONING:
PIN: 3293-54-2291-0000 - GB GENERAL BUSINESS
PIN: 3293-54-2403-0000 - RP - RESIDENTIAL PERFORMANCE
PIN: 3293-54-0393-0000 - RP - RESIDENTIAL PERFORMANCE

PROPOSED ZONING:
PIN: 3293-54-2291-0000 - GB GENERAL BUSINESS
PIN: 3293-54-2403-0000 - GB GENERAL BUSINESS
PIN: 3293-54-0393-0000 - GB GENERAL BUSINESS

ADJACENT ZONING: GB - GENERAL BUSINESS
RP - RESIDENTIAL PERFORMANCE

IMPERVIOUS: 1.06 AC - 46,364 SF
46,364 (IMP.) / 98,806 (PROJ. AREA)
= 47% IMPERVIOUS

SCM SIZING: 46,364 (IMP.) x 3.65 (NCDEQ 50% IMP.)
= 169,229 / 100 = 1,692 SF SCM + 15% = 1,945 SF

WETLAND IMPACT: 4,402 SF (0.10 AC)

SETBACKS:
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 10'

SITE INFORMATION

LANDSCAPE: REQUIRED YARDS
STREET: 15'
SIDE: 10'
REAR: 10'

BUILDING HEIGHT: MAX. 40'
MIN. BLDG. SEPARATION: MIN. 20'

PARKING REQUIRED: RETAIL - 1 PER 225 SF @ 7,524 SF = 34 SPACES
OFFICES - 1 PER 300 SF @ 2,980 SF = 10 SPACES
WAREHOUSE - 1 PER 5000 SF @ 5,110 SF = 2 SPACES
REQUIRED SPACES = 46 SPACES
PROVIDED = 46 SPACES

SOILS:
KuB - KUREB FINE SAND - 2 TO 6 PERCENT SLOPES - HSG: A
LnA - LEON FINE SAND - 0 TO 2 PERCENT SLOPES - HSG: A/D

GORDON BUSINESS PARK

SERVICE / RETAIL AND OFFICE / WAREHOUSE

US HWY. 17, HAMPSTEAD, NC 28443
PENDER COUNTY

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT
ORDINANCE ADMINISTRATOR

SIGNATURE _____ DATE: _____
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE.

UTILITY PROVIDERS :

WATER: PENDER COUNTY UTILITIES
605 E FREMONT ST.
BURGAW, NC 28425
(910) 259-1570

SEWER: PRIVATE
ON SITE SEPTIC

ELECTRIC: DUKE ENERGY
5700 HOLLY SHELTER RD.
CASTLE HAYNE, NC 28429
1-800-458-2777

GAS: PIEDMONT NATURAL GAS
1321 S 10TH ST.
WILMINGTON, NC 28401
1-800-752-7504

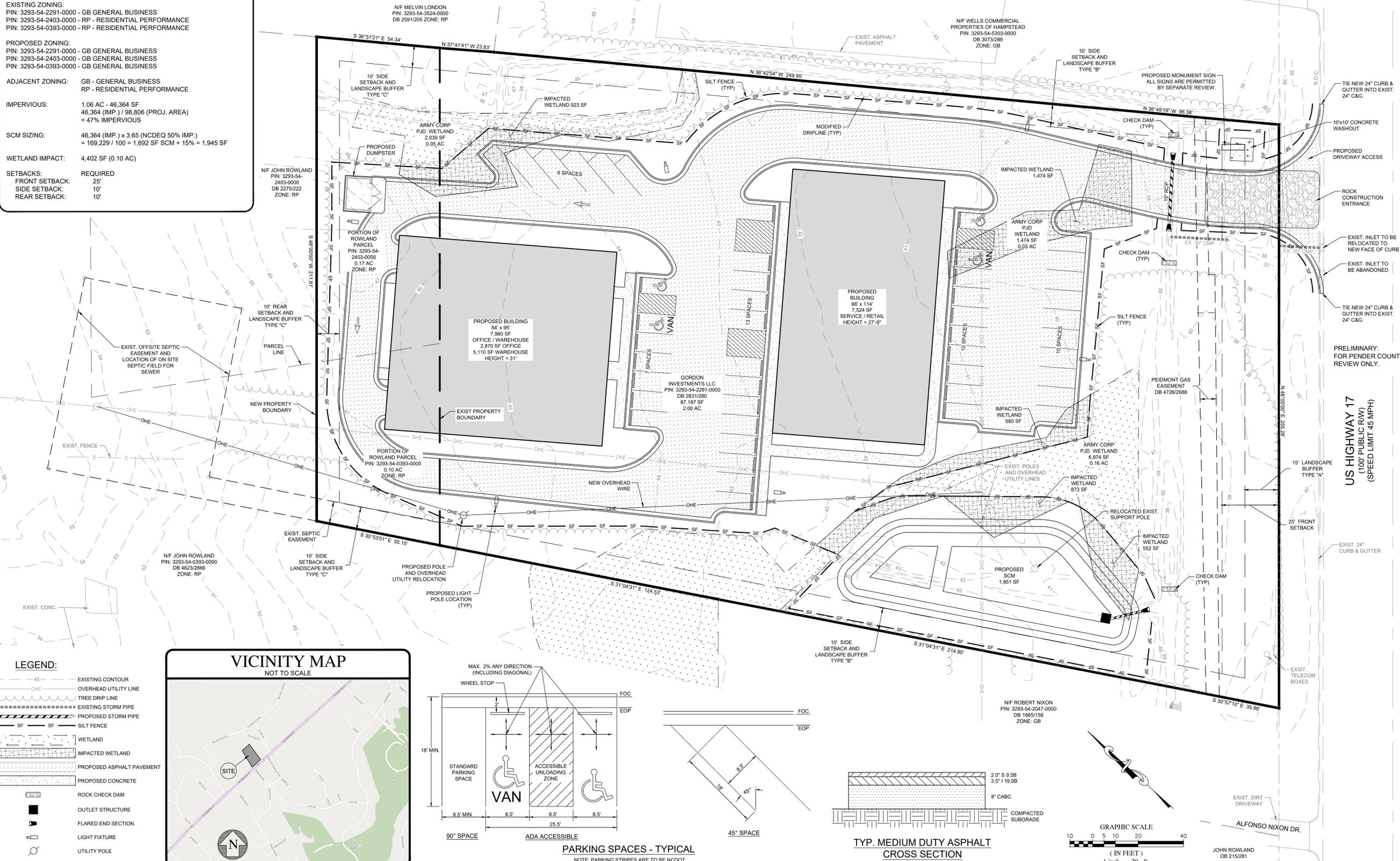
OWNER / DEVELOPER:

GORDON INVESTMENTS LLC
P.O. BOX 56
HAMPSTEAD, NC 28443
(910) 620-1237

DESIGNER:
SUMMIT DESIGN AND ENGINEERING
320 EXECUTIVE CT.
HILLSBOROUGH, NC 27278
(919) 732-3883

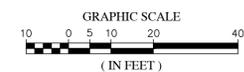
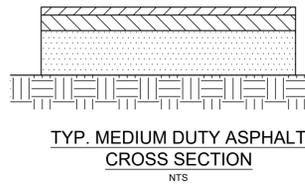
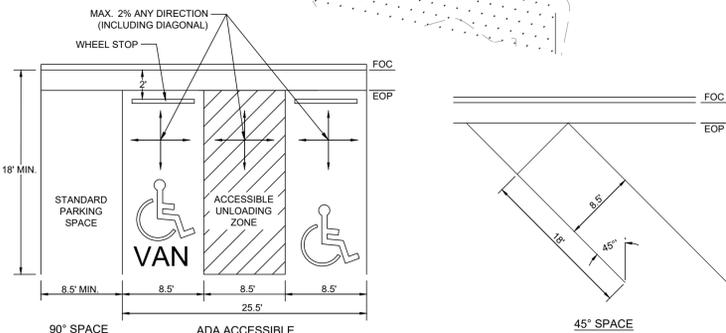


Know what's Below.
Call before you dig.



LEGEND:

- 45 — EXISTING CONTOUR
- OHE — OVERHEAD UTILITY LINE
- TREE DRIP LINE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- SF — SILT FENCE
- WETLAND
- IMPACTED WETLAND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- ROCK CHECK DAM
- OUTLET STRUCTURE
- FLARED END SECTION
- LIGHT FIXTURE
- UTILITY POLE



NO.	REVISIONS	DATE	BY

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PROJECT ENGINEER/ARCHITECT
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PROJECT MANAGER
GT (GREG THOMPSON@SUMMITDE.COM)

DRAWN BY
SIF (SANDY FALK@SUMMITDE.COM)

FIRST ISSUE DATE: _____
DATE OF SUBMITTAL: _____



SUMMIT
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LAND DEVELOPMENT PLANS FOR
GORDON INVESTMENTS LLC
US HIGHWAY 17
HAMPSTEAD, NC 28443

SITE PLAN
RETAIL, OFFICES, WAREHOUSE

PROJECT NO: 22-0318
DRAWING NAME: 22-0088_TRC
SHEET NO: C-1