

# Pender County Planning and Community Development

**Planning Division**  
805 S. Walker Street  
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Burgaw, NC 28425



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## SITE DEVELOPMENT APPLICATION

0000 70-2015

Invoice 00000028

THIS SECTION FOR OFFICE USE					
Date: 10-20-15	Permit Number:	Permit Fee: 250.00	Receipt Number:		
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A			
Type of Site Development Plan	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	<input type="checkbox"/> Up-Fit	<input type="checkbox"/> Name Change	
Change of Current Use:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Does Not Apply	Previous Use: Vacant		
SECTION 1: GENERAL INFORMATION					
Applicant's Name:	Prasad Gadiraju, Exec. VP, CMT, Inc.	Owner's Name:	Pender County		
Applicant's Address:	15280 Addison Road, Suite 300	Owner's Address:	PO Box 1519		
City, State, & Zip	Addison, Texas 75001	City, State, & Zip	Burgaw, NC 28425		
Phone Number:	(972) 661-2525 Ext. 206	Phone Number:	(910) 259-1734		
Legal relationship of applicant to land owner:	Buyer				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	2291-76-5826-0000	Total property acreage:	Commerce Park +/-297.3 acres		
Zoning :	GI, General Industrial District	Acreage to be disturbed:	Approx. 15.7 acres		
Directions to Site:	From the intersection of US 74 and US 17/US 421: Northwest on US 421 to the intersection of US 421/Corporate Drive/Cowpen Landing, turn left onto Corporate Drive, site is directly on the left				
Lot Size: Approx. 18 acres	Sq Ft of Building: 168,567 (+ 30,590)	Building Height: Max. 39'			
Setbacks	Front : 50'	Side : (Corporate Drive) 50'	Rear: 25'		
NAICS Code/Use:	424820				
Business Name:	Empire Distribution Center				
Describe activities to be undertaken on project site:	Clearing, grading and construction of temporary and permanent site development improvements associated with the proposed distribution facility.				
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:		
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	85	N/A	N/A		

\* 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 3: CONDITIONS OF PERMIT (STAFF ONLY) Check all that apply**

✓	Subject to compliance with all local, state and federal regulations
✓	Compliance with the site plan and application submitted for this permit
✓	Compliance with setbacks
	Located within the Special Flood Hazard Area (SFHA): <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
✓	SFHA Zone: AE, A, VE, AEFW (circle one) <input type="checkbox"/> Flood-proofing Certification Required <input type="checkbox"/> Elevation certificate required <input type="checkbox"/> No-Rise Certification Required <input type="checkbox"/> Electrical and Mechanical to be Elevated <input type="checkbox"/> Hydrostatic Openings Required
✓	Foundation survey required
✓	Pender County Environmental Health Approval <input type="checkbox"/> Septic Permit <input type="checkbox"/> Well Permit
✓	Community Water System Approval <input type="checkbox"/> Pender County Utilities (PCU) Water <input type="checkbox"/> Private Water
✓	Community Wastewater Approval <input type="checkbox"/> Pender County Utilities (PCU) Sewer <input type="checkbox"/> Private Wastewater
✓	Sediment and Erosion Control Permit (if required)
✓	Storm Water Permit (if required)
✓	NC DOT Driveway Permit
✓	Army Corp Engineers Wetland Permit
✓	CAMA permit required
✓	Landscape, buffer, parking compliance required
✓	Compliance w/ Special Use Permit (Case Number : _____ if already issued)
✓	Variance approval
✓	Sign Permit
	Additional Use Plot Plan
	Additional Conditions (staff or TRC):
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	Additional Conditions (staff or TRC):

**SECTION 4: ADDITIONAL COMMENTS**

**SECTION 5: SIGNATURES**

Applicant:	<i>Dasad Gadrajju - ve</i>	Date:	10-15-15
Owner:		Date:	
Planning Staff:		Date:	
Permit Technician:		Date:	
Final Zoning Compliance Approved By:		Date:	