

Project Narrative

The proposed project is to be located in the southeastern corner at the intersection of US Hwy 117 and NC Hwy 133 in Pender County NC. The site address is 11795 US Hwy 117 South. The site will be served by 2 driveways, one on US Hwy 117 and the other on NC Hwy 133.

The project will consist of a Convenience store, Quick Serve Restaurant, and a future retail store (type unknown at this time). The hours of operation for the convenience store will be 24 hours per day, 7 days per week. The number of employees will be 2 per shift.

The Quick serve restaurant hours will be roughly 7:00 am to 11:00 pm, 7 days per week. The number of employees will be roughly 4 per shift. The future retail store hours are unknown at this time. The number of employees is unknown at this time.

Type of construction activities will consist of site grading, utilities (water, sewer, electrical), and storm water facilities. Building structures will be concrete, concrete block, and steel.

Utilities serving this project will be:

Water and sewer served by Pender County utilities. Permits for the water and sewer have been applied for, and we should be receiving approval shortly.

The Storm water permit has approved by NCDENR. The Erosion & Sedimentation Control permit has been applied for and we should be receiving approval shortly.

The driveway permit has been approved by NCDOT.

Electric will be serve by Duke-Progress Energy and permits will be applied for at time of construction.

Potential impacts will be increased traffic at the intersection and limited noise to adjoining properties near the project. The traffic has been lessened by adding a new turning lane on NC Hwy 133 and increasing the existing turning lane length and widening of the road on NC Hwy 117. The noise will be lessened by additional landscaping and landscape buffers between the project site and adjoining properties.

Positive impact will be the addition and convenience of local services, (gas, food, and retail) in the area for local home owners and travelers, plus additional jobs.