



Harnett
C O U N T Y
NORTH CAROLINA

DEVELOPMENT REVIEW BOARD

Harnett County, North Carolina
Planning Department
420 McKinney Pkwy, Lillington, NC 27546
Phone: (910) 893-7525; opt. 2/Fax: (910) 814-6459

Development Name: US 401 Industrial Park

Phase (If applicable):

Development Type:

- Major Subdivision Preliminary Plan/Plat
 Major Subdivision Final Plan/Plat
 Commercial Site Plan
 Multi-Family Site Plan

HTE Tracking Number:

Planner:

Required Data	Date	Confirmed
Pre-Development Meeting Completed?		<input type="checkbox"/>
Conceptual Design Plans Submitted?		<input type="checkbox"/>
Construction Drawings Submitted?		<input type="checkbox"/>
As-Built Plans Submitted?		<input type="checkbox"/>

Applicant Information

Owner of Record:

Name: John Wester
Address: 257 Matthews Road
City/State/Zip: Lillington, NC 27546
E-mail: _____
Phone: _____
Fax: _____
Mobile: _____

Developer:

Name: Brian Raynor
Address: 2031 Middle Road
City/State/Zip: Fayetteville, NC 28312
E-mail: BRAYNOR@HIGHLANDPAVING.COM
Phone: _____
Fax: 910-678-9988
Mobile: 910-824-1238

Representative:

Name: Brian Raynor
Address: 2031 Middle Road
City/State/Zip: Fayetteville, NC 28312
E-mail: BRAYNOR@HIGHLANDPAVING.COM
Phone: _____
Fax: 910-678-9988
Mobile: 910-824-1238

Engineer/Surveyor:

Name: 4D Site Solutions, Inc
Address: 409 Chicago Drive, Suite 112
City/State/Zip: Fayetteville, NC 28306
E-mail: sbrown@4dsitesolutions.com
Phone: 910-426-6777
Fax: 910-426-5777
Mobile: 910-489-6731

Property Description

PIN(s): 0651-50-0955.000 & 0650-38-2894.000 Acreage: 41.5 Acres

Deed Book:	<u>2026</u>	Page:	<u>663</u>	Plat Book:	<u>2004</u>	Page:	<u>330</u>
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Zoning:

- Conservation
 RA-20M
 RA-20R
 RA-30
 RA-40
 Commercial
 Industrial
 Office & Institutional

Township:

- (01) Anderson Creek
 (02) Averasboro
 (03) Barbecue
 (04) Black River
 (05) Buckhorn
 (06) Duke
 (07) Grove
 (08) Hectors Creek
 (09) Johnsonville
 (10) Lillington
 (11) Neill's Creek
 (12) Stewart's Creek
 (13) Upper Little River

Land Use:

- Agriculture & Low Density Residential
 Low Density Residential
 Medium Density Residential
 Compact Mixed Use
 Rural Development Node
 Conservation
 Municipal Growth

Adjoining Agricultural Uses:

- Cattle
 Crops (Nursery or Row Crops)
 Equestrian
 Hog
 Poultry
 Voluntary Agricultural District
 Other:

Unique Features (Cemeteries, etc...): _____

Environmental Description

Does this site contain any perennial, intermittent streams or rivers? Yes No

Stream Name(s): _____

Does this site contain any Flood Zone areas? Yes No; Approximate acreage: 19.4 Acres

Does this site lie within a Watershed? Yes No

If applicable, what is the total amount of impervious surfaces? 4.8

Were any wetlands observed on the site? Yes No

Project Description

SINGLE FAMILY SUBDIVISIONS

- Site Built
- Modular Homes
- Singlewide Manufactured Homes
- Doublewide Manufactured Homes

COMMERCIAL/MULTIFAMILY/ATTACHED SF

- Masonry Structure
- Aluminum Structure
- Frame Structure
- Single Story Structure
- Multiple Story Structure

Total number of lots/units: 2

Total acreage of proposed open space (if applicable): _____ acres

COMMERCIAL DEVELOPMENTS

Business Type/Description: Asphalt plant

Hours & Days of Operation: Varies based on need

Hazardous Materials on Site: _____

Utilities' Impact

Water: Public (Harnett County) Private (Well) Sewer: Public (Harnett County) Private (Septic System) Electrical: Above Ground Underground

Have all of the Harnett County Public Utilities requirements been completed? Yes No

Have inspections been done to meet Public Utilities and Fire Marshal requirements? Yes No

Distance (in feet) to nearest water line: _____

Distance (in feet) to nearest sewer line: _____

Traffic Analysis Impact

Has a Traffic Impact Analysis (TIP) been done for this development? Yes No

Please list any anticipated circulation improvements that will accompany the development:

1. _____
2. _____
3. _____

Characteristics of road(s) within development:

Private Roads DOT Maintained

Have you received Street Name Pre-Approval? Yes No

COMMERCIAL/MULTIFAMILY/ATTACHED SINGLE FAMILY

Total Number of Proposed Parking Spaces: _____

Parking Area Surface Material: _____

Attachments (Must be submitted with application)

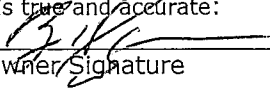
	MAJOR SUBDIVISION PRELIMINARY PLAN/PLAT	MAJOR SUBDIVISION FINAL PLAN/PLAT	COMMERCIAL SITE PLANS	MULTI- FAMILY SITE PLANS
PLEASE PROVIDE 6 COPIES OF:				
Master Plan (For ALL phased development)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Plat Of Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-Development Meeting Completed & Materials	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Conceptual Design Plan (4 Copies As Required)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
As-built Drawings (3 Copies)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLEASE PROVIDE 1 COPY OF: All items are required if applicable				
Condominium Declaration				<input type="checkbox"/>
Preliminary Soils Report	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
HOA Documents		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Outline Development Plan	<input type="checkbox"/> (PUD)			
Restrictive Covenants		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Final Soils Report		<input type="checkbox"/>		
Street Name Pre-Approval Letter	<input checked="" type="checkbox"/>			<input type="checkbox"/>
Traffic Impact Analysis	<input type="checkbox"/> (PUD)			
Street Sign Invoice		<input type="checkbox"/>		<input type="checkbox"/>
Stormwater Management Permit & Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use Application			<input type="checkbox"/>	<input type="checkbox"/>

Item	Fee	Subtotal	Total Due
MAJOR SUBDIVISION PRELIMINARY PLAN/PLAT			
Plat Review Fee	\$500.00		
Additional Per Lot Fee	\$20.00		
Fire Marshal Review Fee	\$100.00		
MAJOR SUBDIVISION FINAL PLAN/PLAT			
Planning Review Fee	\$100.00		
Per Street Sign Fee	\$250.00		
Per Lot Recreation Fee	\$500.00		
COMMERCIAL SITE PLAN			\$250
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200	\$250	
Highway Corridor Overlay Review Fee	\$60.00		
MULTI-FAMILY SITE PLAN			
Per Street Sign Fee	\$250.00		
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200		
Highway Corridor Overlay Review Fee	\$60.00		
ATTACHED SINGLE FAMILY SITE PLAN			
Per Street Sign Fee (due upon Final submittal)	\$250.00		
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200		

Signatures

This document must be signed by the property owner and the authorized agent, or a letter of authorization must be provided. All questions provided herein must be address to prevent the application from being considered incomplete. All documents required must be submitted. If any of these items are not addressed DRB will not review the application.

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:



Property Owner Signature

06-01-21

Date

Authorized Agent Signature

Date

This document must be signed by the property owner and the authorized agent, or a letter of authorization must be provided. All questions provided herein must be address to prevent the application from being considered incomplete. All documents required must be submitted. If any of these items are not addressed DRB will not review the application.