



# DEVELOPMENT REVIEW BOARD

Harnett County, North Carolina  
Planning Department  
420 McKinney Pkwy/P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525; opt. 2/Fax: (910) 814-6459

**Development Name: Neill's Creek Park Comfort Station**

**Application fee:**

**Development Type:**  Major Subdivision Preliminary Plan/Plat  Commercial Site Plan  
 Major Subdivision Final Plan/Plat  Multi-Family Site Plan

**Tracking Number:** \_\_\_\_\_  
**Planner:** \_\_\_\_\_

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

## Applicant Information

### Owner of Record:

Name: Harnett County  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Mobile: \_\_\_\_\_

### Developer:

Name: Samantha Demers; Samet  
Address: 5430 Wade Park Blvd, Suite 110  
City/State/Zip: Raleigh, NC 27607  
E-mail: sdemers@sametcorp.com  
Phone: 919-703-0263  
Fax: \_\_\_\_\_  
Mobile: 802-477-2881

### Representative:

Name: Kaitlyn Poehlein; Stewart Inc.  
Address: 223 S. West St., Suite 1100  
City/State/Zip: Raleigh, NC 27603  
E-mail: kpoehlein@stewartinc.com  
Phone: 919-380-8750  
Fax: 919-380-8752  
Mobile: 812-608-1552

### Engineer/Surveyor:

Name: Pamela Kistner; Stewart Inc.  
Address: 223 S. West St., Suite 1100  
City/State/Zip: Raleigh, NC 27603  
E-mail: kpoehlein@stewartinc.com  
Phone: 919-380-8750  
Fax: 919-380-8752  
Mobile: \_\_\_\_\_

## Property Description

PIN(s): 0662-33-9744.00

Acreage: 20.73 Acres

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### Zoning:

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

### Township:

- (01) Anderson Creek
- (02) Averagesboro
- (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: Park

Unique Features (Cemeteries, etc.): \_\_\_\_\_

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## 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: \_\_\_\_\_ Acres

Does this site lie within a Watershed?  Yes  No

If applicable, what is the total amount of impervious surfaces? .04 Acres

Were any wetlands observed on the site?  Yes  No

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## 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: 890 sf

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

### COMMERCIAL DEVELOPMENTS

Business Type/Description: Comfort Station Restrooms and Concessions

Hours & Days of Operation: Dawn to dusk

Hazardous Materials on Site: n/a

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## 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: 310

Distance (in feet) to nearest sewer line: 575

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## 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: n/a

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
<b>PLEASE PROVIDE 3 COPIES OF:</b>				
Master Plan (For ALL phased development)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Plat Of Survey	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Conceptual Design Plan	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
As-built Drawings		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PLEASE PROVIDE 1 COPY OF: All items are required if applicable</b>				
Condominium Declaration				<input type="checkbox"/>
Preliminary Soils Report	<input type="checkbox"/>		<input type="checkbox"/>	
HOA Documents		<input type="checkbox"/>		<input type="checkbox"/>
Outline Development Plan	<input type="checkbox"/> (PUD)			
Restrictive Covenants		<input type="checkbox"/>		<input type="checkbox"/>
Final Soils Report		<input type="checkbox"/>		
Street Name Pre-Approval Letter	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Use Application			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Fee	Subtotal	Total Due
<b>MAJOR SUBDIVISION PRELIMINARY PLAN/PLAT</b>			
Plat Review Fee	\$500.00		
Additional Per Lot Fee	\$20.00		
Fire Marshal Review Fee	\$100.00		
<b>MAJOR SUBDIVISION FINAL PLAN/PLAT</b>			
Planning Review Fee	\$100.00		
Per Street Sign Fee	\$400.00		
Per Lot Recreation Fee	\$500.00		
<b>COMMERCIAL SITE PLAN</b>			
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200	\$250	\$250
Highway Corridor Overlay Review Fee	\$60.00		
<b>MULTI-FAMILY SITE PLAN</b>			
Per Street Sign Fee	\$200.00 + \$50/ acre		
Site Plan Review Fee	\$175.00		
<b>ATTACHED SINGLE FAMILY SITE PLAN</b>			
Per Street Sign Fee (due upon Final submittal)	\$175.00		
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200		

**Signatures**

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:

**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.**