



Initial Application Date: February 6, 2025

Application # \_\_\_\_\_

DRB # \_\_\_\_\_ CU # \_\_\_\_\_

**COMMERCIAL**

**COUNTY OF HARNETT LAND USE APPLICATION**

Central Permitting (Physical) 420 McKinney Pkwy, Lillington, NC 27546 (Mailing) PO Box 65 Lillington NC 27546 Phone: (910) 893-7525 opt # 1 Fax: (910) 893-2793 www.harnett.org/permits

**LANDOWNER:** Reliant Real Estate Management LLC Mailing Address: 1146 Canton Street

City: Roswell State: GA Zip: 30075 Contact # 770-609-8276 Email: tyam@reliant-mgmt.com

**APPLICANT\*:** Elite Custom Signs, Inc. Mailing Address: 5605 Chapel Hill Road, Suite 114

City: Raleigh State: NC Zip: 27607 Contact # 919-917-7127 Email: tom@elitecustomsigns.com

\*Please fill out applicant information if different than landowner

**CONTACT NAME APPLYING IN OFFICE:** Tom Cohorst Phone # 919-917-7127

**Address:** 5605 Chapel Hill Road, Suite 114, Raleigh, NC 27607 PIN: 0513-75-4335.000

Zoning: Commercial Watershed: NC WaterSupply Flood: Mimimal Flood Riskj Deed Book Page: B4130 / P 881

**Setbacks – Front:** 10 **Back:** \_\_\_\_\_ **Side:** \_\_\_\_\_ **Corner:** \_\_\_\_\_

**PROPOSED USE:**

Multi-Family Dwelling No. Units: \_\_\_\_\_ No. Bedrooms/Unit: \_\_\_\_\_

Business Sq. Ft. Retail Space: 1650 Type: Self Storage # Employees: 6 Hours of Operation: Monday - Saturday: 9:00am - 8:00pm  
Sunday: 9:00am - 6:00pm

Daycare # Preschoolers: \_\_\_\_\_ # Afterschoolers: \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Industry Sq. Ft: \_\_\_\_\_ Type: \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Church Seating Capacity: \_\_\_\_\_ # Bathrooms: \_\_\_\_\_ Kitchen: \_\_\_\_\_

Accessory/Addition/Other (Size \_\_\_\_\_x\_\_\_\_\_) Use: \_\_\_\_\_

Water Supply: \_\_\_\_\_ County \_\_\_\_\_ Existing Well \_\_\_\_\_ New Well (# of dwellings using well \_\_\_\_\_) **\*Must have operable water before final**  
(Need to Complete New Well Application at the same time as New Tank)

Sewage Supply: \_\_\_\_\_ New Septic Tank \_\_\_\_\_ Expansion \_\_\_\_\_ Relocation \_\_\_\_\_ Existing Septic Tank \_\_\_\_\_ County Sewer  
(Complete Environmental Health Checklist on other side of application if Septic)

**Comments:** \_\_\_\_\_

Illuminated wall sign Midgard Storage with logo and Illuminated OFFICE walls sign.

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

See attached owner letter of authorization

2/6/2025

Signature of Owner or Owner's Agent

Date

**\*\*This application expires 6 months from the initial date if permits have not been issued\*\***

**RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION**

**\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\***



**\*This application expires 6 months from the initial date if permits have not been issued\*  
APPLICATION CONTINUES ON BACK**

**\*\*This application expires 6 months from the initial date if permits have not been issued\*\***

**\*This application to be filled out when applying for a septic system inspection.\***

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

**Environmental Health New Septic System**

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**

**Environmental Health Existing Tank Inspections**

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

**"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"**

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- {\_\_} Accepted      {\_\_} Innovative      {\_\_} Conventional      {\_\_} Any  
 {\_\_} Alternative      {\_\_} Other \_\_\_\_\_

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- {\_\_} YES    {\_\_} NO    Does the site contain any Jurisdictional Wetlands?  
 {\_\_} YES    {\_\_} NO    Do you plan to have an irrigation system now or in the future?  
 {\_\_} YES    {\_\_} NO    Does or will the building contain any drains? Please explain. \_\_\_\_\_  
 {\_\_} YES    {\_\_} NO    Are there any existing wells, springs, waterlines or Wastewater Systems on this property?  
 {\_\_} YES    {\_\_} NO    Is any wastewater going to be generated on the site other than domestic sewage?  
 {\_\_} YES    {\_\_} NO    Is the site subject to approval by any other Public Agency?  
 {\_\_} YES    {\_\_} NO    Are there any Easements or Right of Ways on this property?  
 {\_\_} YES    {\_\_} NO    Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

**I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.**



# Midgard Self Storage Spring Lake NC, LLC

## LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter is to serve as landlord/owner approval for agents of DNT Conklin DBA Pinnacle Custom Signs to pull permits for and install signage at the following location:

**Project Address:** 14396 NC 210 S,  
Spring Lake, NC 28390

Signed, \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Todd Allen", is written over a horizontal line.

DATE: 02/04/25

Print: Todd Allen

Title: Managing Member

# CHANNEL LETTER APPROVAL FORM

Revision: 3 Date: 1/20/2025

ORDER #

SUITABLE FOR WET CONDITIONS

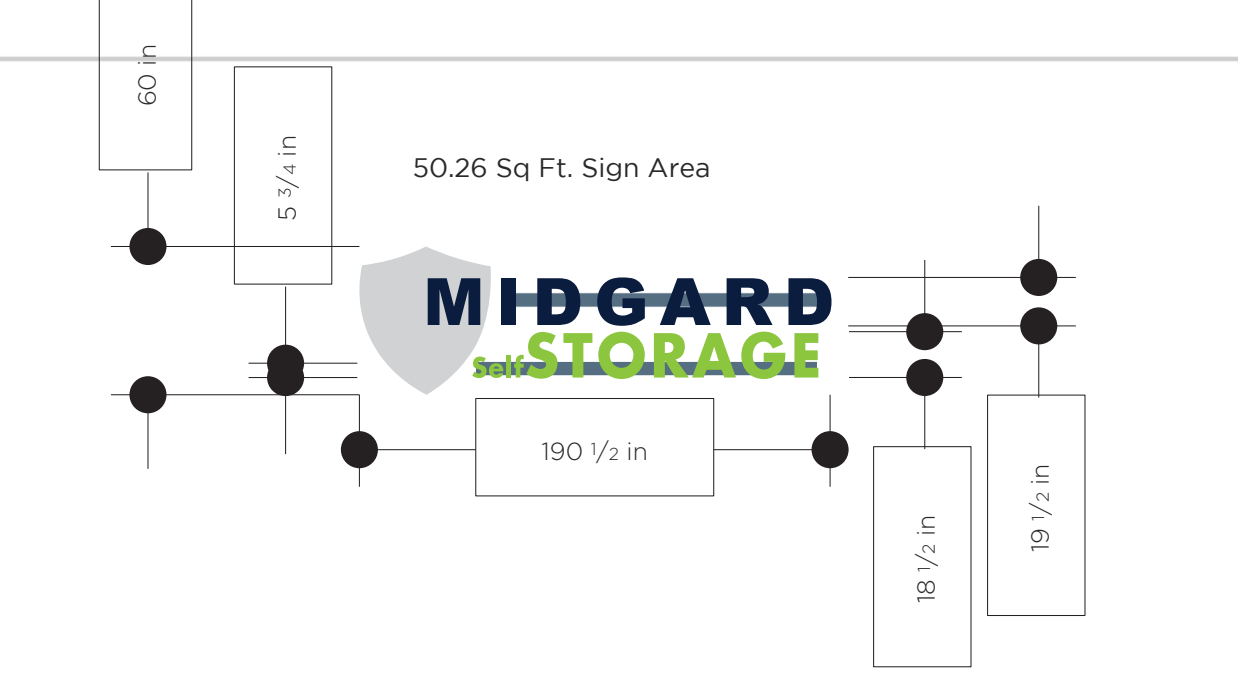
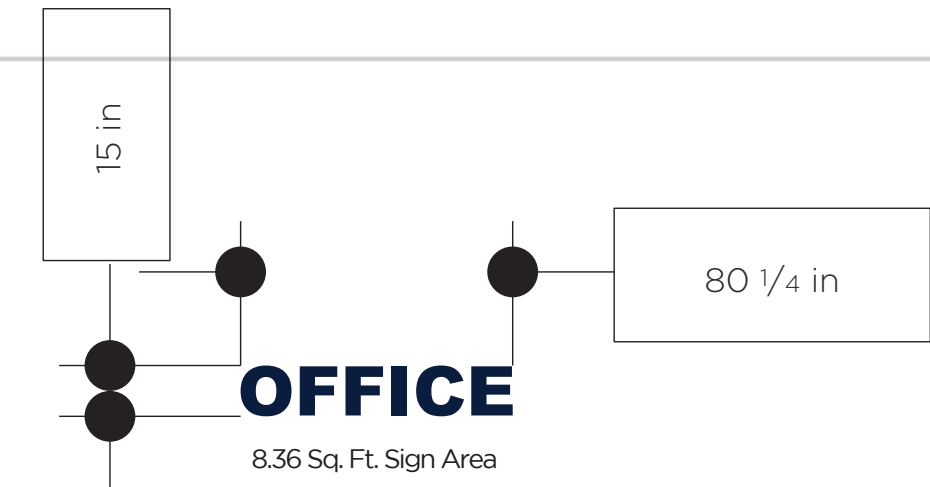
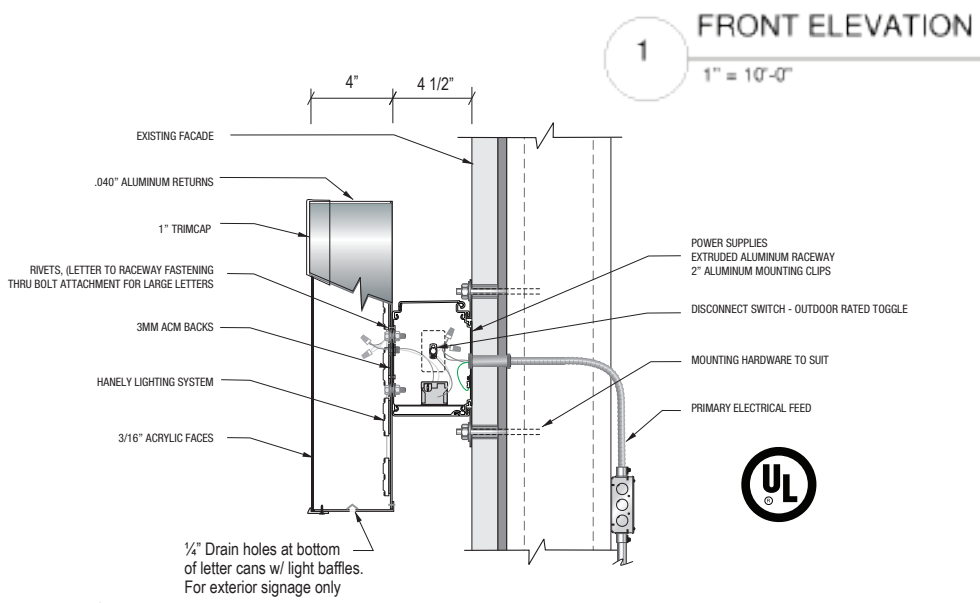
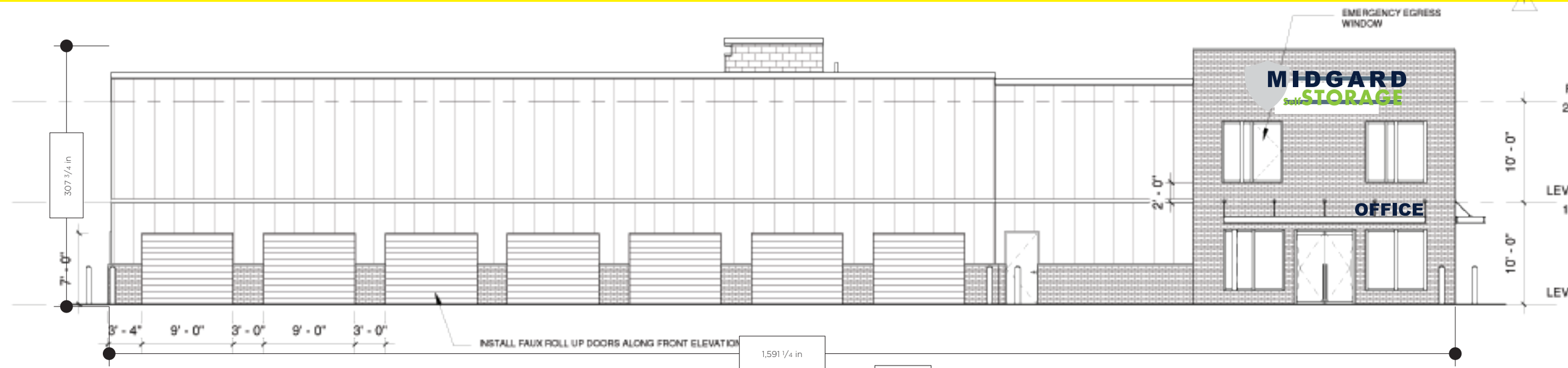
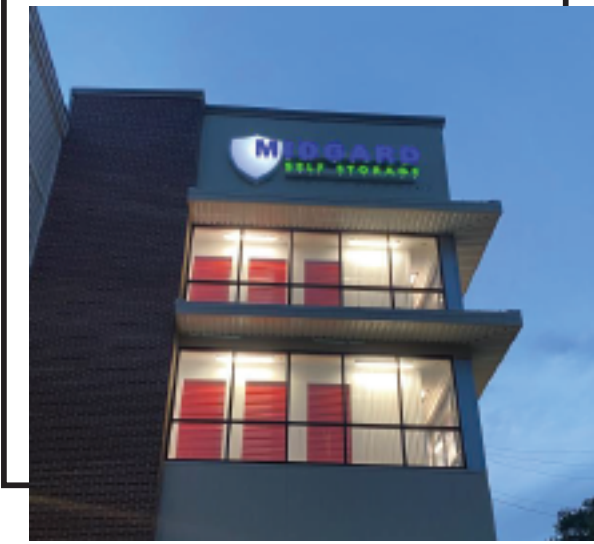
CUSTOMER: RELIANT  
 PHONE NUMBER: 407-470-8786  
 PROJECT: SPRING LAKE, NC  
 SALESPERSON: DON  
 DESIGNER: JO

CONTACT NAME: PEYTON GUILLOT  
 ADDRESS:  
 14396 NC-210  
 SPRING LAKE, NC 28390

Install  P/U  Ship  Del.  OS

<b>SIGN TYPE:</b> Front Lit Channel Letters	<b>DIMENSIONS:</b> See Below	LED LAYOUT REQ.: Y / <b>X</b> N / <input type="checkbox"/>	UL CERTIFICATION: Y / <b>X</b> N / <input type="checkbox"/>	CRATE: Y / X N / <input type="checkbox"/>
<b>COLORS:</b>	TRIM CAP: Midnight Blue	RETURNS: White - 4"	RACEWAY: To Match Building	LED COLORS: WHITE
<b>FACES:</b>	ACRYLIC with European Blue and Lime Green RTA, Shield with Digital Graphics		LAMINATE: Gloss	MOUNTING METHOD: Raceway
<b>QTY:</b>	1 EACH (2)	WHIP LENGTH: 8'	RACEWAY SIZES: 7"	SPACER MOUNT: NA
<b>ADDITIONAL NOTES:</b>				

FILE PATH: P:\R\Reliant\Midgard\Spring Lake, NC\Phase II



PLEASE READ PROOF CAREFULLY. ONCE APPROVED, PINNACLE CUSTOM SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR MISSPELLINGS OR INCORRECT LAYOUTS.  
 Disclaimer: Due to factory color calibration on computer monitors, the colors displayed are not guaranteed to be the actual colors. In order to approve the actual colors, you will need to request a hard-copy proof that will be printed on the actual material used for your project for an additional fee.  
 Please Note: Our installers are not certified electricians, and therefore, are not responsible for installing the electricity to your new sign. We will mount your sign to the building, but you may require an electrician to connect the electricity to it after installation.

APPROVAL SIGNATURE





# Harnett County GIS

**PID:** 010513 0182  
**PIN:** 0513-75-4335.000  
**Account Number:** 1500048358  
**Owner:** C/O RELIANT REAL ESTATE MANAGEMENT LLC & MIDGARD SELF STORAGE SPRING LAKE NC LLC TIC  
**Mailing Address:** 1146 CANTON ST ROSWELL, GA 30075-3641  
**Physical Address:** 14396 NC 210 S SPRING LAKE, NC 28390 ac  
**Description:** 5.09 ACRES #1  
**Surveyed/Deeded Acreage:** 5.09  
**Calculated Acreage:** 4.72  
**Deed Date:**  
**Deed Book/Page:** 4130 - 0881  
**Plat(Survey) Book/Page:** -  
**Last Sale:** 2022 - 3  
**Sale Price:** \$4365000  
**Qualified Code:** Q  
**Vacant or Improved:** I  
**Transfer of Split:** T  
**Actual Year Built:** 1989  
**Heated Area :** 2000 SqFt  
**Building Count :** 20

**Building Value:** \$1930091  
**Parcel Outbuilding Value:** \$42200  
**Parcel Land Value:** 188800  
**Market Value:** \$2161091  
**Deferred Value:** \$0  
**Total Assessed Value:** \$2161091  
**Zoning:** COMMERCIAL - 4.72 acres (100.0%)  
**Zoning Jurisdiction:** Harnett County  
**Wetlands:** No  
**FEMA Flood:** Minimal Flood Risk  
**Within 1mi of Agriculture District:** No  
**Elementary School:** South Harnett Elementary  
**Middle School:** Overhills Middle  
**High School:** Overhills High  
**Fire Department:** Anderson Creek  
**EMS Department:** Medic 3, D3 EMS  
**Law Enforcement:** Harnett County Sheriff  
**Voter Precinct:** Anderson Creek  
**County Commissioner :** William Morris  
**School Board Member:** Joey Powell



For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2022 Mar 23 03:35 PM NC Rev Stamp: \$ 8730.00  
Book: 4130 Page: 881 - 883 Fee: \$ 26.00  
Instrument Number: 2022006167

HARNETT COUNTY TAX ID #  
010513 0182

03-23-2022 BY: AG

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Prepared by: David F McRae, Attorney at Law, 65 Bain Street, Lillington, NC 27546

Excise Tax: \$8,730.00

NORTH CAROLINA,

HARNETT COUNTY

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made and entered into this 21 day of March, 2022, by and between **Bruce J. Howard, Jr. (aka B.J. Howard, Jr.) and spouse, Carol P. Howard**, 116 Munford Drive, Louisburg, NC 27549, hereinafter called Grantor, and **Midgard Self Storage Spring Lake NC, LLC**, a Delaware limited liability company, as to a 42.69% interest as tenant in common, **Storage Partners Conway Holdco Spring Lake Exchange, LLC**, a Delaware limited liability company, as to a 36.60% interest as tenant in common, **Murrells Inlet Two Holdco Spring Lake Exchange, LLC**, a Delaware limited liability company, as to a 17.68% interest as tenant in common, , and **Spring Lake Self Storage Holding LLC**, a Delaware limited liability company, as to a 3.03% interest as tenant in common, with an address at c/o Reliant Real Estate Management LLC, 1146 Canton Street, Roswell, Georgia, 30075, hereinafter called Grantee;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Mail after recording to:

Harbor City Title Insurance Agency of NC, Inc.  
6201 Fairview Road, Suite 325  
Charlotte, NC 28210 File # 2112 2624



**WITNESSETH:**

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Anderson Creek Township, Harnett County, North Carolina**, and more particularly described as follows:

Parcel ID No.: 010513 0182

BEGINNING at a stake in the western margin of North Carolina Highway No. 210, corner with the lands of W. S. Wellons, and runs thence with the line of Wellons, North 55 degrees 33 minutes West 298.76 feet to an existing iron pipe; thence North 82 degrees 11 minutes West 70 feet to an iron pipe thence North 78 degrees 15 minutes West 59 feet to a stake, corner with A. T. Faust; thence with the line of Faust and Jerry D. Lee, North 35 degrees 42 minutes East 582.88 feet to a stake, another corner with Lee; thence North 55 degrees 28 minutes West 37.54 feet; thence North 38 degrees 41 minutes East 178.40 feet; thence South 55 degrees 35 minutes East 128.70 feet to an existing iron pipe in the line of A. T. Faust; thence with the line of Faust, South 34 degrees 45 minutes West 176 feet to an existing iron pipe; thence with another line of Faust, South 55 degrees 15 minutes East 302.50 feet to a stake in the western margin of North Carolina Highway No. 210; thence with the western margin of North Carolina Highway No. 210, South 34 degrees 45 minutes West 529.0 feet to the point and place of BEGINNING, and containing 5.61 acres, more or less, according to an actual survey by Associated Mapping, Inc., in August, 1980.

LESS AND EXCEPT:

FIRST TRACT: BEGINNING at an existing iron pipe, north-west corner of A.T. Faust lot and in the line of B.J. Howards, and runs thence with the line of B. J. Howard, North 56 degrees 41 minutes West 103.43 feet and thence with the line of Jerry Lee, North 55 degrees 28 minutes West 37.54 feet to a corner with Jerry D. Lee; thence North 38 degrees 41 minutes East 178.44 feet to an iron stake, corner with VFW; thence with the line of VFW, South 55 degrees 35 minutes East 128.70 feet to an iron pipe in the line of Faust; thence with the line of Faust, South 34 degrees 45 minutes West 176 feet to the point and place of BEGINNING, and containing 0.55 acres, more or less, according to an actual survey by Mickey R. Bennett, in February, 1981, and reference is made to a plat which is attached hereto and incorporated by reference.

This is all of the remaining real estate of B. J. Howard and Sons, Inc, in Anderson Creek Township, Harnett County, North Carolina.

**This is the same property conveyed to B. J. Howard, Jr. by Bruce J. Howard and Son,**

Inc, in Deed dated August 7, 1980, and recorded in Book 721, Page 274-275, Harnett County Registry.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its duly authorized officer and agent, the day and year first above written.

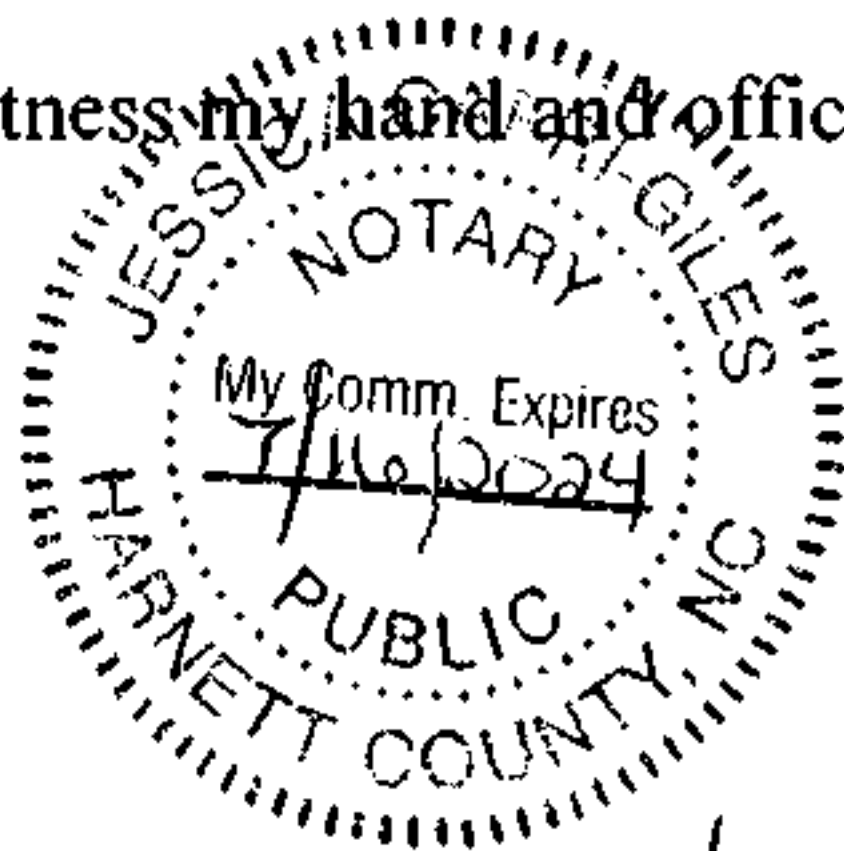
Bruce J. Howard, Jr. (SEAL)  
Bruce J. Howard, Jr.

Carol P. Howard (SEAL)  
Carol P. Howard

STATE OF NORTH CAROLINA  
COUNTY OF Harnett

I, Jessica Capri-Giles a Notary Public of the County and State aforesaid, certify that Bruce J. Howard, Jr. and Carol P. Howard personally came before me this day and acknowledged that he executed the foregoing instrument.

Witness my hand and official stamp or seal, this 21<sup>st</sup> day of March, 2022.



Jessica Capri-Giles  
Signature of Notary Public

Jessica Capri-Giles  
Printed Name of Notary Public

My commission expires: 7/16/2024