



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #
24-0167

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Grain Dealers Brewery	Property Owner	200 North B LLC
Home Address	2965 Hobson Road	Home Address	320 Roebling St, Suite 125
City, State, Zip	Dunn, NC 28334	City, State, Zip	Brooklyn NY 11211
Telephone	919-756-0411	Telephone	929-214-9811
Email	info@graindealersbrewery.com	Email	developbrooklyn@gmail.com

Address of Proposed Property	100 N 13 th Street, Unit K, Erwin NC 28339		
Parcel Identification Number(s) (PIN)	0597-54-8405.010	Estimated Project Cost	\$400,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Brewery with taproom.		
Description of any proposed improvements to the building or property	internal walls with bathroom, meeting room, bar, and performance space.		
What was the Previous Use of the subject property?	Storage		
Does the Property Access DOT road?	Yes		
Number of dwelling/structures on the property already		Property/Parcel size	28.87 acres / 6,000 sq ft
Floodplain SFHA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MUST circle one that applies to property	Existing/Proposed Septic System <input type="checkbox"/> Or <u>Existing</u> /Proposed County/City Sewer		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Wesley Johnson		5/15/2024
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	M-1	Existing Nonconforming Uses or Features	NA
Front Yard Setback	40 ft	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	15 ft	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	20 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: \$75	Date Paid: Staff Initials:

Comments: approved for all interior work. Any exterior would require additional regulation/approval

Signature of Town Representative:		Date Approved/Denied:	5/16/24
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