

**TOWN OF ERWIN
FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**

Date: 12-2-22

Received by: _____

Permit Number: _____

Property P.I.N.: 1507-50-7708-000

Location of Property: TBD Burton Ave Erwin NC 28339

Type of Development:

Excavation: _____ Fill: _____ Grading: _____ Utility Construction: _____
 Road Construction: _____ Residential Construction: _____ Nonresidential Construction: _____
 Addition: _____ Renovation: _____ Other (specify): _____

Size of Development: _____

FIRM Data: Map Panel No.: 1506 Suffix J Map Panel Date: 10/3/2006 Map Index Date: 10/3/2006
 Flood Zone: AE COBRA zone: _____

Regulatory Floodway Info: (Check correct option below)
 Inside Regulatory Floodway Outside Regulatory Floodway _____ No Regulatory Floodway _____

Development Standards Data:

1. If Inside Regulatory Floodway is checked above, attach engineering certification and supporting data as required.
2. Base flood elevation (BFE) per FIRM at development site 169.1' (NGVD).
3. Regulatory flood elevation at development site (BFE + locally adopted freeboard): _____ (NGVD).
4. Elevation in relation to mean sea level (MSL) at or above which the lowest floor (including basement) must be constructed _____ (NGVD). @ OR above BFE + Freeboard
5. Elevation in relation to mean sea level (MSL) at or above which all attendant utilities to include, but not limited to, all heating, air conditioning and electrical equipment must be installed _____ (NGVD). @ OR above BFE + Freeboard
6. Will garage (if applicable) be used for any purpose other than parking vehicles, building access, or storage? _____ If yes, then the garage must be used in determining the lowest floor elevation.
7. Proposed method of elevating the structure: Fill and/or Foundation
 (a) If foundation wall is used - provide minimum of 2 openings
 (b) Total area of openings required: _____ (1 sq. inch per sq. foot of enclosed footprint area below BFE)
7. Will any watercourse be altered or relocated as a result of the proposed development? NO
 If yes, attach a description of the extent of the alteration or relocation.
8. Floodproofing information (if applicable): _____ FYI Note: Non-residential structures in A/AE zones only.
 Elevation in relation to mean sea level (MSL) to which structure shall be floodproofed _____ (NGVD) BFE+Freeboard

Applicant acknowledgment: I the undersigned understand that the issuance of a floodplain development permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required. I also understand that prior to occupancy of the structure being permitted, an elevation and/or floodproofing certificate signed by a professional engineer or registered land surveyor must be on file with the Town of Erwin Planning/Inspections Department indicating the "as built" elevations in relation to mean sea level (MSL).

Print or Type Name of Applicant
Paul Blankenship

Signature of Agent & Date

Address & Telephone Number

Print or Type Name of Agent

Signature of Applicant & Date

Address & Telephone Number

Foundation Inspection Date:

Inspector: _____



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

Memo to: Rodney Dent, Clayton Homes

From: Snow Bowden, Town Manager

Subject: SU-2022-009

Date: 12/02/2022

Please accept this correspondence from the Town of Erwin as a verification of approval for the special use permit you requested for a parcel that does not have an address. The parcel is located off of Burton Avenue and can be identified by its Harnett County Tax PIN # 1507-50-7708.000. You have permission to place a Class A manufactured home on this lot. The home needs to be placed on the lot in the same location as shown on the site plan that was submitted with your special use application (attached).

The home needs to follow all of our guidelines for a Class A manufactured home (attached). The majority of this lot is found in a special flood hazard zone. I will need a completed floodplain development permit (attached) submitted with your zoning permit before I can approve the zoning permit. The entire home needs to be flood proofed. You will need to install flood vents in the elevated foundation. Finally, before the Town can approve the final zoning inspection for this new home we will need to have a flood elevation certificate submitted to the Town that is prepared by a registered professional engineer or licensed land surveyor. Any HVAC equipment for the home must also be elevated and have an elevation certificate also prepared by a professional engineer or licensed land surveyor. If you have any questions or need any additional information from me please let me know.

Regards,

Snow Bowden
Town Manager

Manufactured home, Class A, means a manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria:

- (1) The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis.
- (2) The manufactured home has a minimum of 1,200 feet of enclosed and heated living area.
- (3) The pitch of the roof of the manufactured home has a minimum vertical rise of 3½ feet for each 12 feet of horizontal run (3.2 feet by 12 feet) and the roof is finished with a type of composition shingle that is commonly used in standard residential construction.
- (4) The roof eaves and gable overhangs shall be 12-inch minimum (rain gutters may be included in the minimum dimensions).
- (5) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
- (6) The front entrance to the manufactured home has stairs and a porch, the porch being at least four feet by six feet in size. Stairs, porches, entrance and exit to and from the home shall be installed or constructed in accordance with the state building code.
- (7) The manufactured home is set up in accordance with the standards set by the state department of insurance and a continuous, permanent masonry foundation or masonry curtain wall, unpierced, except for required ventilation and access, is installed under the perimeter of the manufactured home.
- (8) The moving hitch, wheels, axles, and transporting lights have been removed.
- (9) Each manufactured home shall be only for single-family occupancy.
- (10) A manufactured home shall comply with the FHA (Federal Housing Administration) requirements relative to tie downs.
- (11) The electrical meters servicing the manufactured home shall be mounted (attached) directly to the manufactured home.
- (12) A multi-sectional manufactured home is required. A singular sectional manufactured home is prohibited.
- (13) All manufactured homes shall otherwise meet all applicable zoning regulations for the zoning district in which the home is located.

It is the intent of these criteria to ensure that a Class A manufactured home, when installed, shall have substantially the appearance of an on-site conventionally built, single-family dwelling, to include landscaping in harmony with surrounding dwellings.



TOWN OF ERWIN

100 West 7 St., Post Office Box 459
Erwin, NC 28339
(910) 897-5148 V (910) 897-5543 F
www.erwin-nc.org

Special Use Signature Page

It is understood by the undersigned that the development and execution of the Special Use Permit is based upon the division of the Town into districts within which districts the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, is substantially uniform. It is recognized, however, that there are certain uses which, because of their characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular location. Such special uses fall into two categories.

1. Uses publicly operated or traditionally affected with a public interest
2. Uses entirely private in character, but of such unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

The Zoning Ordinance as originally adopted and as subsequently amended is presumed by the Town to be appropriate to the property involved and that the burden of proof for a Special Use approval rests with the applicant. Applicant is encouraged to discuss the proposed use with affected property owners.

It is further understood that prior to the granting of any special use, the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special use as it is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in 9- 411.5 of the Town Code. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- Such conditions may include a time limitation;
- Conditions may be imposed which require that one or more things be done before the use requested can be initiated. (For example, "that a solid board fence be erected around the site to a height of 6 feet before the use requested is initiated");
- Conditions of a continuing nature may be imposed. (For example, "exterior loud speakers shall not be used between hours of 10:00 p.m. and 9:00 a.m.")

Compliance with Other Codes: Granting of a Special Use Permit does not exempt applicant from complying with all of the requirements of building codes and other ordinances.

SU- _____

Signature Page

Page 1 of 2

Revocation: In any case where the conditions of the Special Use Permit have not been or are not being complied with, the Building Inspector shall give the permitted notice of intention to revoke such permit at least ten (10) days prior to a Board of Commissioners review thereof. After conclusion of the review, the Board of Commissioners may revoke such permit.

Expiration: In any case where a Special Use Permit has not been exercised within the time limit set by the Board of Commissioners, or within one year if no specific time limit has been set, then without further action, the permit shall be null and void. "Exercised" as set forth in this section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that pre-requisite conditions involving substantial investment are contracted for, in substantial development, or completion (sewer, drainage, etc.). When construction is not part of the use, "exercised" shall mean that the use is in operation in compliance with the conditions set for in the permit.

Duration: Duration of a special use and any conditions attached shall be perpetually binding to the property unless it is expressly limited.

Applicant Signature and Date: _____

Paul B. Leasing