



NOTE: Attach a site plan that includes property lines (front, side, and rear), location of proposed structures (including driveways, decks, etc.), and existing structures. This plan should be drawn to scale. This form along with plans shall be submitted to the Harnett County Building Inspections Department.

Permit No.: 2-23-24-2 Date: 2/23/24 Fee: \$50

Parcel ID\*: 070599 0244 Area Zoned As: A6 (Agriculture)

1398 NC 55 E

APPLICANT:

PROPERTY OWNER:

Name (Print) Caspar Huntz

Name Same

Address 122 Tippit Rd

Address

City, State Ancher NC

City, State

Zip Code 27501

Zip Code

Phone # 919 427 6027

Phone #

Location of Property: IN-TOWN ETJ [checked] ETJ (contiguous)

Present Use of Property: abandoned house

PROPOSED USE OF PROPERTY:

- [ ] Single Family Dwelling: # Rooms: 3 # Bedrooms: 3 Square Feet: 2013
[ ] Multi Family Dwelling: # of Units: #Bedrooms (per unit): Square Feet (per unit)
[ ] Mobile Home (single lot): Single wide: Double Wide:
[ ] Mobile Home Park: Section 16, Zoning Ordinance must apply
[ ] Business: Total # of employees per day Type of business
[ ] Others (specify):

[ ] Existing structure: Renovate: Addition: Demolish:

WATER AND SEWER SUPPLY:

Water: [ ] Private [checked] Public [ ] Proposed [ ] Existing
Sewer: [checked] Private [ ] Public [ ] Proposed [ ] Existing

Applicant: I certify that all of the information presented in this application is true, complete, and accurate to the best of my knowledge. False information is grounds for rejection of the application.

Signature: [Signature]

Date: 02/23/24

ZONING ADMINISTRATOR USE ONLY

Notes: Documented front setback reduction 14.3-13(c) 10' behind average of existing structures on block.

Existing structure to serve as office/storage use accessory to primary structure
Approved: [checked] Denied: [ ]

Zoning Administrator: Nick Haber

Date: 2-23-24

APPROVED

THIS PERMIT IS VALID FOR 12 MONTHS

TOWN OF COATS ZONING VALID FOR 12 MONTHS

**MANAGEMENT**

Town Manager, Nick Holcomb  
Town Attorney, Alton Bain  
Town Clerk/Finance, Connie Lassiter  
Chief of Police, Ken Storicks  
Public Works Director, Rodney Pleasant  
Recreation Director, Mike Collins



**GOVERNING BOARD**

Mayor Chris Coats  
Mayor Pro Tem Jerry Beasley  
Commissioner Shirley Allen  
Commissioner Kelvin Gilbert  
Commissioner Allen Mosby  
Commissioner Marc Powell

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2/23/2024

Interpretations on zoning permit with existing structure.

14.3-1 Setbacks 3(C.) The reduction of the front and/or corner side setback allows the structure to meet the average front and/or corner side setback of other existing structures in the applicable block face.

Front setback should be 10' behind average of existing (older) structures on each side of new build.

1398 NC 55 E existing structure to become office/storage use and function as accessory use to primary structure (new build).

Nick Holcomb

## Jennifer S. Bethune

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**From:** Nick Holcomb  
**Sent:** Friday, March 1, 2024 3:56 PM  
**To:** Jennifer S. Bethune  
**Subject:** 1398 NC 55 E DUNN, NC

Jennifer,

Please use my zoning permit from 2/23/24 to proceed with approval for new primary residence and detached garage. Existing house would regress to an office/storage use that would be accessory to the new primary house. It was more important for the front of the new house to be located behind the existing structure, but you can change his front setback from 40' to 50'.

Please call if other questions.  
-Nick



Nick Holcomb  
Coats Town Manager  
910-591-4135 (office)  
Town Hall 25 E. Main St.  
Coats, NC 27521

