TOWN OF COATS

ZONING PERMIT APPLICATION

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. Also, in order to receive a Privilege License from the Town of Coats to open a business, you must have a valid Zoning Permit, along with all applicable inspections from Harnett County.

Permit No.: 8-23-23-1 **Date:** 8/23/23 **Fee :** $50

lot 3 **Parcel ID*:** 070599 0237 **Area Zoned As:** SFR-2

57 Regis Ln.

APPLICANT:		**PROPERTY OWNER:**	
Name (Print)	A&G Residential LLC	**Name**	Ralph Huff Holdings
Address	916 Arsenal Ave Suite B	**Address**	2919 Breezewood Ave Suite 100
City, State	Fayetteville NC	**City, State**	Fayetteville NC
Zip Code	28305	**Zip Code**	28303
Phone #	910-779-0229	**Phone #**	910-486-4864

Location of Property: **IN-TOWN** N **ETJ** Y **ETJ (contiguous)** _____

Present Use of Property: New Detached Single Family Residential

PROPOSED USE OF PROPERTY:

[X] Single Family Dwelling: # Rooms: 9 # Bedrooms: 3 Square Feet: 1629
[ ] 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	[X] Public	[ ] Proposed	[ ] Existing
Sewer:	[✓] 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: Jenn Wagner **Date:** 8/18/2023

ZONING ADMINISTRATOR USE ONLY

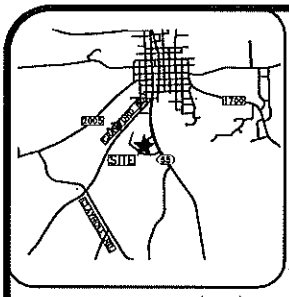
Notes: _____

Approved: [✓] **Denied:** [ ]

Zoning Administrator: [illegible] **Date:** 8/23/23

APPROVED
TOWN OF COATS ZONING
VALID FOR 12 MONTHS

Post Office Box 675 • Coats, North Carolina 27521
(910) 897-5183 voice • (910) 897-2662 fax



VICINITY MAP (NTS)

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CATV=CABLE TV
CB=CATCH BASIN
CVRD=COVERED
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
EP=ELECTRIC PEDESTAL
FH=FIRE HYDRANT
ICV=IRRIGATION CONTROL VALVE
LP=LIGHT POLE
MTR=METER
N/F=NOW OR FORMERLY
PO=PORCH
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
○ EIP=EXISTING IRON PIPE
◉ IRON PIPE SET
○ EIR=EXISTING IRON ROD

NORTH CAROLINA PROFESSIONAL SEAL L-4817 LAND SURVEYOR NICHOLAS M. FRENCH

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

7. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NUM. 370558 PANEL 0599, SUFFIX J, WITH AN EFFECTIVE DATE OF 10/03/2006.

SETBACKS

FRONT	33'
SIDE	9'
REAR	9'
SIDE STREET	21'

IMPERVIOUS AREA

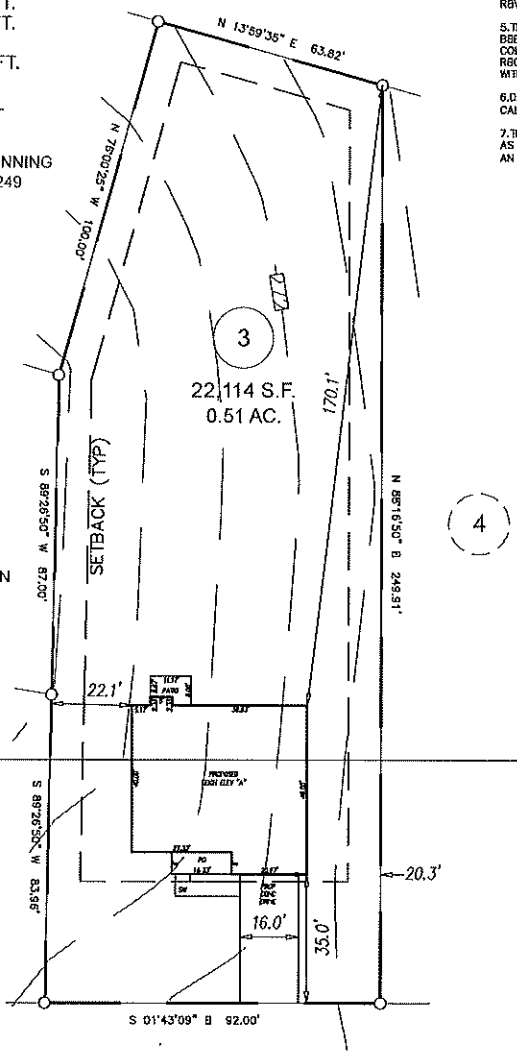
HOUSE	2,156 SQ.FT.
DRIVE	560 SQ.FT.
WALK	79 SQ.FT.
PATIO	76 SQ.FT.
TOTAL	2,871 SQ.FT.

PLAT NORTH
PB ????, PG ????

N/F
E. LINEWOOD DENNING
BK. 574, PG. 249

N/F
GLADYS DENTON
ESTER STONE DIVISION
MAP BOOK 14, PG. 54

N/F
JESSIE D. TURLINGTON
BK. 580, PG. 200



REGIS LANE
50' PUBLIC R/W

GRAPHIC SCALE
40 0 20
1 inch = 40 ft.

PRELIMINARY
PLOT PLAN

PROJECT:	RES. PROJ. TURLINGTON ACRES
DRAWN BY:	TKR
SURVEYED BY:	N/A
SCALE:	1"=40'
FIELD WORK:	N/A
DWG DATE:	08-11-2023

FOR
A&G RESIDENTIAL
LOT ADDRESS
LOT 03 TURLINGTON ACRES SUBDIVISION
COATS GROVE TWP., HARNETT CO., NC
B.M. 21, PG. 100

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) COA#C-4175