



Town of Erwin  
Zoning Application & Permit  
Planning & Inspections Department

*Emailed  
6-17-24  
w/ plot plans*  
Permit #  
24-0175

Rev Jan2013

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	PoP Homes-RDU, LLC	Property Owner	PoP Homes-RDU, LLC
Home Address	117 Christopher Drive	Home Address	117 Christopher Drive
City, State, Zip	Clayton, NC 27520	City, State, Zip	Clayton, NC 27520
Telephone	919-525-5856	Telephone	919-525-5856
Email	Patrick@mypophomes.com	Email	Patrick@mypophomes.com

Address of Proposed Property	607 Wondertown Drive, Erwin		
Parcel Identification Number(s) (PIN)	1507-31-9366.000	Estimated Project Cost	\$125,463
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	New Single Family Residence		
Description of any proposed improvements to the building or property	1508 SF 4 Bed, 2.5 Bath, 2 Story		
What was the Previous Use of the subject property?	Trailer		
Does the Property Access DOT road?	No		
Number of dwelling / structures on the property already	None		
Property / Parcel Size	0.14 AC		
<b>MUST</b> circle one that applies to property	Existing/Proposed Septic System      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.

Suzanne Rumley, Director of Marketing & Administration Print Name	<i>Suzanne Rumley</i> Signature of Owner or Representative	6-17-24 Date
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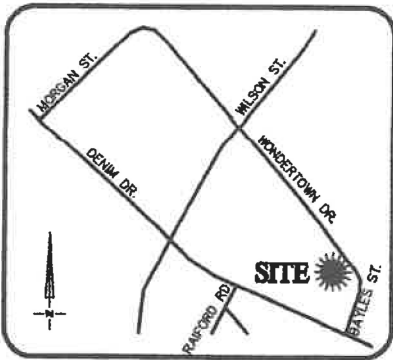
**For Office Use**

Zoning District	mg	Existing Nonconforming Uses or Features	NA
Front Yard Setback	25	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	8	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Rear Yard Setback	25	Fee Paid: 100	Date Paid:      Staff Initials:

Comments	Trades From Harnett County
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Signature of Town Representative: <i>[Signature]</i>	Date Approved/Denied: 6/17/24
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*Foundation & Final zoning inspection required*



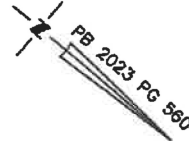
**VICINITY MAP**  
Not To Scale



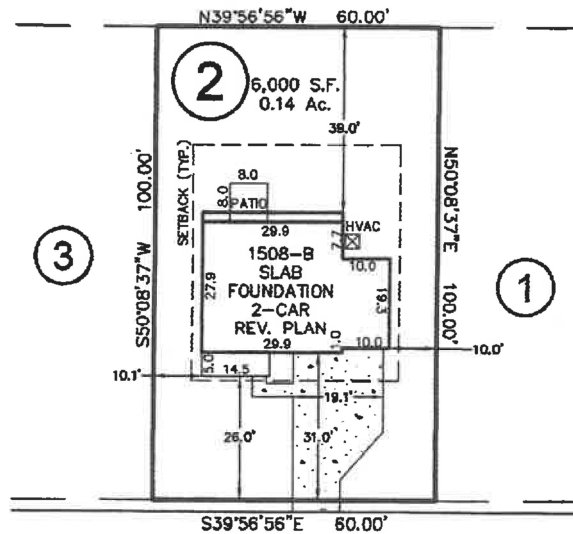
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE & PORCH	1,101 S.F.
PATIO/HVAC	74 S.F.
DRIVEWAY & WALKS	552 S.F.
TOTAL (PROPOSED) =	1,727 S.F.
LOT AREA =	6,000 S.F.
% IMPERVIOUS AREA	=28.8%

**SETRBACKS (ZONING - R6):**

- FRONT - 25'
- SIDE - 8'
- REAR - 25'



N/A  
JERRY R. BAYLES &  
FAYE P. BAYLES  
PIN:1507-31-8385  
DB 2418 PG 976



**WONDERTOWN DRIVE**  
30' PUBLIC R/W

THIS DRAWING DOES NOT  
REFLECT AS-BUILT INFORMATION

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE  
DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND  
RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED



**RESIDENTIAL  
LAND SERVICES, PLLC.**

1917 Evans Road  
Cary, North Carolina 27513  
Phone (919) 378-9316  
Firm License # P-0873

**HOUSE LOCATION PLOT PLAN**

FOR  
#607 WONDERTOWN DRIVE  
LOT 2, CHANDLER PLACE SUBDIVISION  
Duke Township, Harnett County, North Carolina  
PROPERTY OF: POP HOMES  
PLAT BOOK 2023 PAGE 560 DEED REFERENCE \_\_\_\_\_

DRAWN: RS    SURVEYED: N/A    CHECKED: DMT    DATE: JUNE 6, 2024