



Town of Erwin  
**Zoning Application & Permit**  
 Planning & Inspections Department

Permit #
<b>24-0176</b>

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	611 Wondertown Drive, Erwin		
Parcel Identification Number(s) (PIN)	1507-31-9267.000	Estimated Project Cost	\$130,049
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	1710 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	<input type="checkbox"/> Existing/Proposed Septic System      Or <input checked="" type="checkbox"/> Existing/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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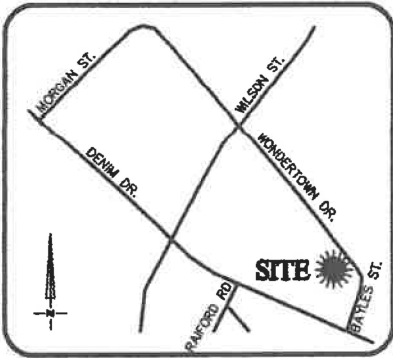
**For Office Use**

Zoning District	R26	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



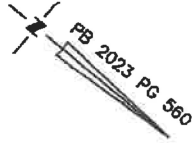
**VICINITY MAP**  
Not To Scale



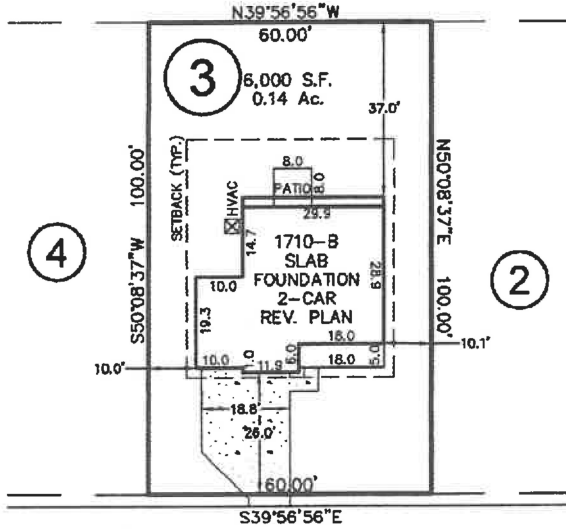
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE & PORCH	1,220 S.F.
PATIO/HVAC	73 S.F.
DRIVEWAY & WALKS	483 S.F.
<b>TOTAL (PROPOSED)</b>	<b>1,776 S.F.</b>
LOT AREA	6,000 S.F.
<b>% IMPERVIOUS AREA</b>	<b>=29.6%</b>

**SETBACKS (ZONING - R6):**

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



N/F  
JERRY R. BAYLES &  
FAYE P. BAYLES  
DB 2416 PG 876

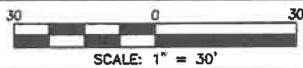


**WONDERTOWN DRIVE**  
30' PUBLIC R/W

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

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

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



**RESIDENTIAL LAND SERVICES, PLLC.**

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

**HOUSE LOCATION PLOT PLAN**

FOR  
#611 WONDERTOWN DRIVE  
LOT 3, CHANDLER PLACE SUBDIVISION  
Duke Township, Harnett County, North Carolina

PROPERTY OF: POP HOMES  
PLAT BOOK 2023 PAGE 580 DEED REFERENCE \_\_\_\_\_

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