



Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit #
25-0171

Rev Sep2014

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	Robbie Pope	Property Owner	Ty & Allison Stewart
Home Address	901 W. Ferguson St	Home Address	512 Ternigan Rd
City, State, Zip	Dunn NC 28334	City, State, Zip	Dunn NC 28334
Telephone	919.868.2912	Telephone	910.658.8201
Email	popebuilders@gmail.com	Email	allison.keen94@gmail.com

Address of Proposed Property	62 Norris Rd		
Parcel Identification Number(s) (PIN)	0596-77-1655	Estimated Project Cost	\$50,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		stick built SFD	
Description of any proposed improvements to the building or property			
What was the Previous Use of the subject property?			
Does the Property Access DOT road?		yes	
Number of dwelling/structures on the property already	40	Property/Parcel size	4.56 acres
Floodplain SFHA <u>Yes</u> / No	Watershed <u>Yes</u> / No	Wetlands <u>Yes</u> / No	
MUST circle one that applies to property			
Existing/Proposed Septic System		Or	
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.

Print Name <u>Robbie Pope</u>	Signature of Owner or Representative <u>[Signature]</u>	Date <u>6/18/25</u>
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For Office Use

Zoning District	R15	Existing Nonconforming Uses or Features	NA
Front Yard Setback	35 ft	Other Permits Required	<u>Conditional Use</u> Building <u>Fire Marshal</u> <u>Other</u>
Side Yard Setback	10 ft	Requires Town Zoning Inspection(s)	<u>Foundation</u> <u>Prior to C. of O.</u>
Rear Yard Setback	35 ft	Zoning Permit Status	<u>Approved</u> <u>Denied</u>
Fee Paid: \$100		Date Paid: 6/18/25	Staff Initials: [Signature]

Comments	NEED NCCOT driveway permit if a 300 second driveway is installed or if current is changed
Signature of Town Representative: <u>[Signature]</u>	Date Approved/Denied: <u>6/18/25</u>

• Transfer permits from Harnett County

• NCCOT driveway contact: 910-364-0661

• HARN for any water & sewer taps

JUN 18 2025

CHK 1005

TOWN OF ERWIN

PAID



SYMBOLS & ABBREVIATIONS:

- EP/ES... Existing Iron Pipe or Stake
- ERB... Existing Rebar Stake
- ERS... Existing Rail Road Spike
- EPK... Existing Parker-Kaylen Nail
- EMN... Existing Magnetic Nail
- ECS... Existing Cotton Picker Spindle
- ECM... Existing Concrete Monument
- AG/SG... Above/Below Ground Surface
- Δ CP... Calculated Point (not set)
- CNTRL... Control Point - Ord Coordinates
- ISS... Iron Stake Set (#4 rebar)
- MNS... Magnetic Nail Set
- CS... Cotton Spindle Set
- FH... Fire Hydrant
- PP... Power Pole
- OHE... Overhead Electric Lines
- LH... Land Hook (Property combined)
- C/L... Centerline of Road or Easement
- R/W... Right-of-Way
- D.B... Deed Book
- P.B/P.C... Plat Book / Plat Cabinet
- M.B... Map Book
- AC... Parcel Identifier Number
- Ac... Acres (Area of property)
- SF... Square Feet
- [123]... House Address

LINE LEGEND:

- Subject Boundary Surveyed
- - - Subject Boundary Not Surveyed
- - - Adjacent Property Lines
- - - Right of Way Lines
- - - Center of Right-of-Way
- - - Easement Lines
- - - Survey Tie Lines
- - - Minimum Building Setback
- - - Overhead Electric Lines

SURVEY NOTES:

- Iron Stakes (1/2" x 36" re-bar) set at all new property corners unless labeled otherwise.
- Magnetic Nails set at all points in paved road surfaces, unless otherwise indicated.
- Areas determined by coordinate method.
- All distances & dimensions are horizontal ground distances unless otherwise indicated.
- No NC Geodetic Survey monuments or other such control monuments were found within 2,000 feet of the subject property unless otherwise shown herein.
- This survey is based upon the references shown as taken from County GIS records. No title search was provided for this survey. A complete title search by a licensed attorney may reveal other easements, restrictions, and title issues not made available to the surveyor.
- No underground utilities were marked by providers prior to this survey. Call NC 811 prior to any excavation to locate any underground utilities.
- Wetlands, soil conditions, or other environmental features were not delineated for this survey.

FEMA FLOOD HAZARD STATEMENT

The subject property shown on this plot is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on FIRM Number: 3720058600J
Effective date: 10/3/2006

References:

- Deed Book 4272, Pg. 898
- Map #2021-76 (Tract #2)

North Carolina
Harnett County

I, Robert E. Godwin, Jr., hereby certify that this plot was drawn under my supervision from an actual survey made under my supervision per deed description recorded in Book 4272, Page 898. That the boundaries not surveyed are shown as broken lines plotted from references as shown herein; That the ratio of precision meets or exceeds Class B standards; That there were no encroachments across surveyed property lines unless otherwise shown herein; And that this survey was conducted in accord with the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and this map may not meet all statutory mapping requirements for recordation.

Witness my original signature, license number, and seal this the 12th day of JUNE, A.D. 2025

Robert E. Godwin, Jr., P.L.S.
License Number: L-3790



Tract 2
4.56 Acres
(198,672 S.F.)

"PLOT PLAN"

Allison Ann Keen Stewart
and Ty Hamilton Stewart

Care of: Robert Pope Builders, LLC

PROPERTY ADDRESS: 62 Norris Rd., Dunn, NC

DUKE TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

ZONED: Town of Erwin R15

PIN: 0596-77-1655.000

STREAMLINE LAND SURVEYING, Inc.

NC FIRM C-1898
870 NC 55 W, Coats, N.C. 27521
Phone: 910-897-7715

SURVEY DATE: JUNE 2, 2025

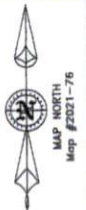
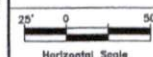
SCALE: 1" = 50'

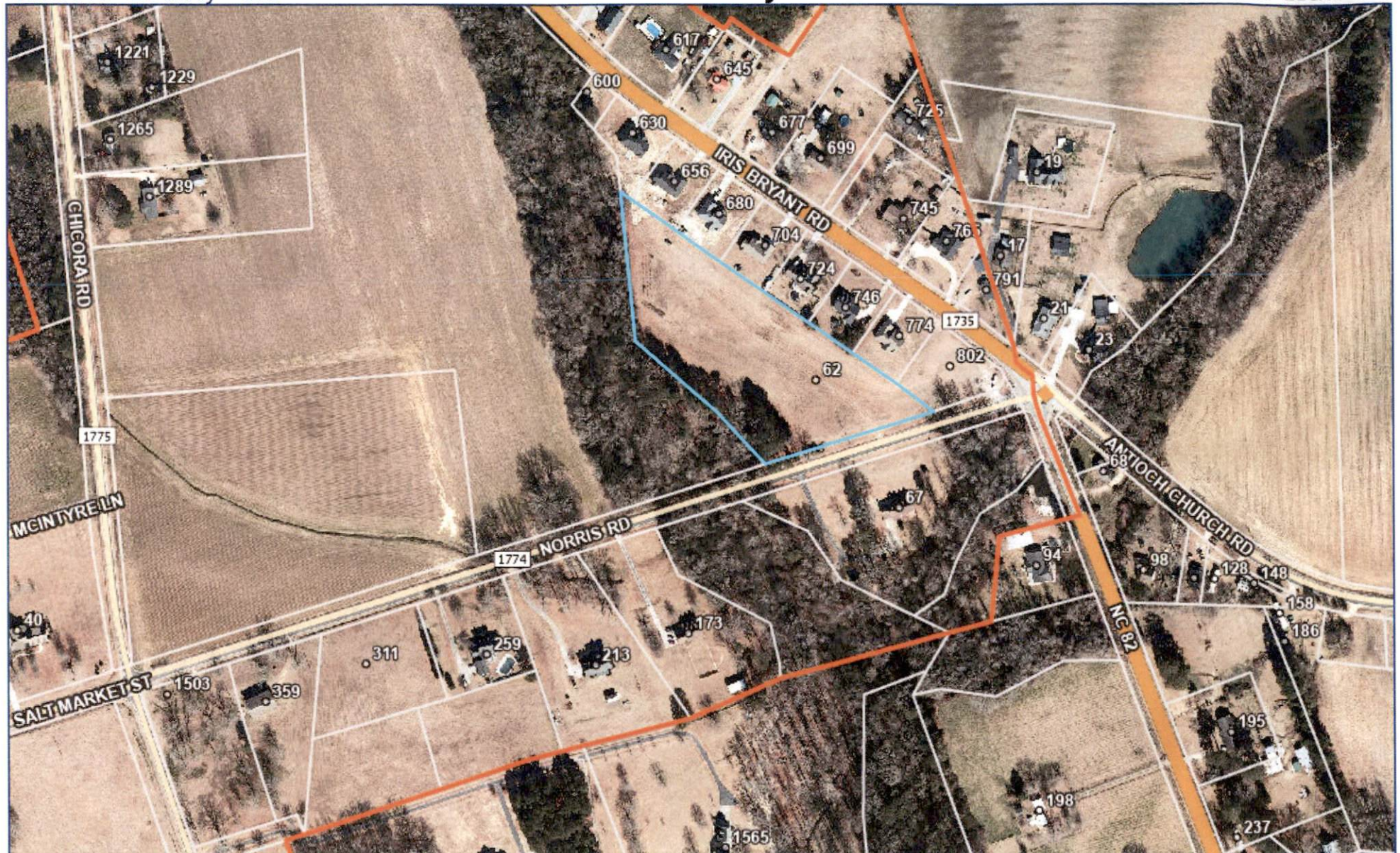
SURVEYED BY: N/A

DRAWN BY: MGG

FILE: DATA\0596\250522ST.dwg (PlotPlan)

Revisions:
6/13/25: Revise house location





Harnett.org/GIS

June 18, 2025

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines

- NC
- Parcels



0 340 Feet