File/Permit #: 2024-660004

MW BLDR-2025-70642

# IREDELL COUNTY HEALTH DEPARTMENT

BRADY FREEMAN, MPA REHS
HEALTH DIRECTOR

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

## EXISTING SYSTEM APPROVAL

☒ Existing System Approval
- ☒ Site modification (e.g., storage shed) or footprint addition with no DDF or wastewater strength increase
- ☐ Reconnection when the proposed facility is in the same footprint as existing/previous facility

☐ Construction Authorization/Notice of Intent to Construct
*[issued for reconnection when the proposed facility is not in the same footprint as existing/previous facility pursuant to Session Law 2023-77, Section 5.(c)]*
*[certified inspectors are not authorized to approve reconnections outside of footprint pursuant to Session Law 2023-77, Section 5.(c)]*

Applicant: Harry Dyer
Mailing Address: 774 Morrison Farm Rd
City: Troutman
State: NC Zip: 28166
Phone #: 704-661-6715
Email: hrdyer1007@gmail.com

Owner:
Mailing Address: SAME
City:
State: Zip:
Phone #:
Email:

PIN/Lot Identifier: 4629-70-9894
Property Location/Address: 774 Morrison Farm Rd (Morrison Point Lot # 40-41)

Facility Type: ☒ House/Modular ☐ Mobile/Manufactured Home ☐ Business ☐ Other:

Operation Permit/ATO #: 2024-660004 Design Daily Flow: 360 GPD
Number of Bedrooms: 3 Max # Occupants: 6 Other:

Wastewater Strength: ☒ Domestic ☐ High Strength ☐ Industrial Process Wastewater

Water Supply: ☒ Private well ☐ Public well ☐ Shared well ☐ Municipal Supply ☐ Spring ☐ Other:

Proposed Property Improvement: Adding an addition to back of the house.

All the following must be checked for approval:
- ☒ No current or past uncorrected malfunction of the system as described in 15A NCAC 18E .1303(a)(2)
- ☒ DDF and wastewater strength for the proposed facility do not exceed that of the existing system
- ☒ Proposed facility meets the setbacks in Section .0600 of 15A NCAC 18E

Approval Conditions: Must get variance for well.

Inspector's Printed Name: Cory Whicker Inspector Certification #: 3014

Inspector's Signature: Cory Whicker Date: 2/4/25

***The existing system approval expires one year after the date of issuance.***

***See attached site sketch***


**Central Office**
318 Turnersburg Hwy
Statesville, NC 28625
704 878-5300

**Mooresville Office**
610 E. Center Avenue
Mooresville, NC 28115
704 664-5281

**Environmental Health**
349 N. Center Street
Statesville, NC 28677
704 878-5305 Ext.3456

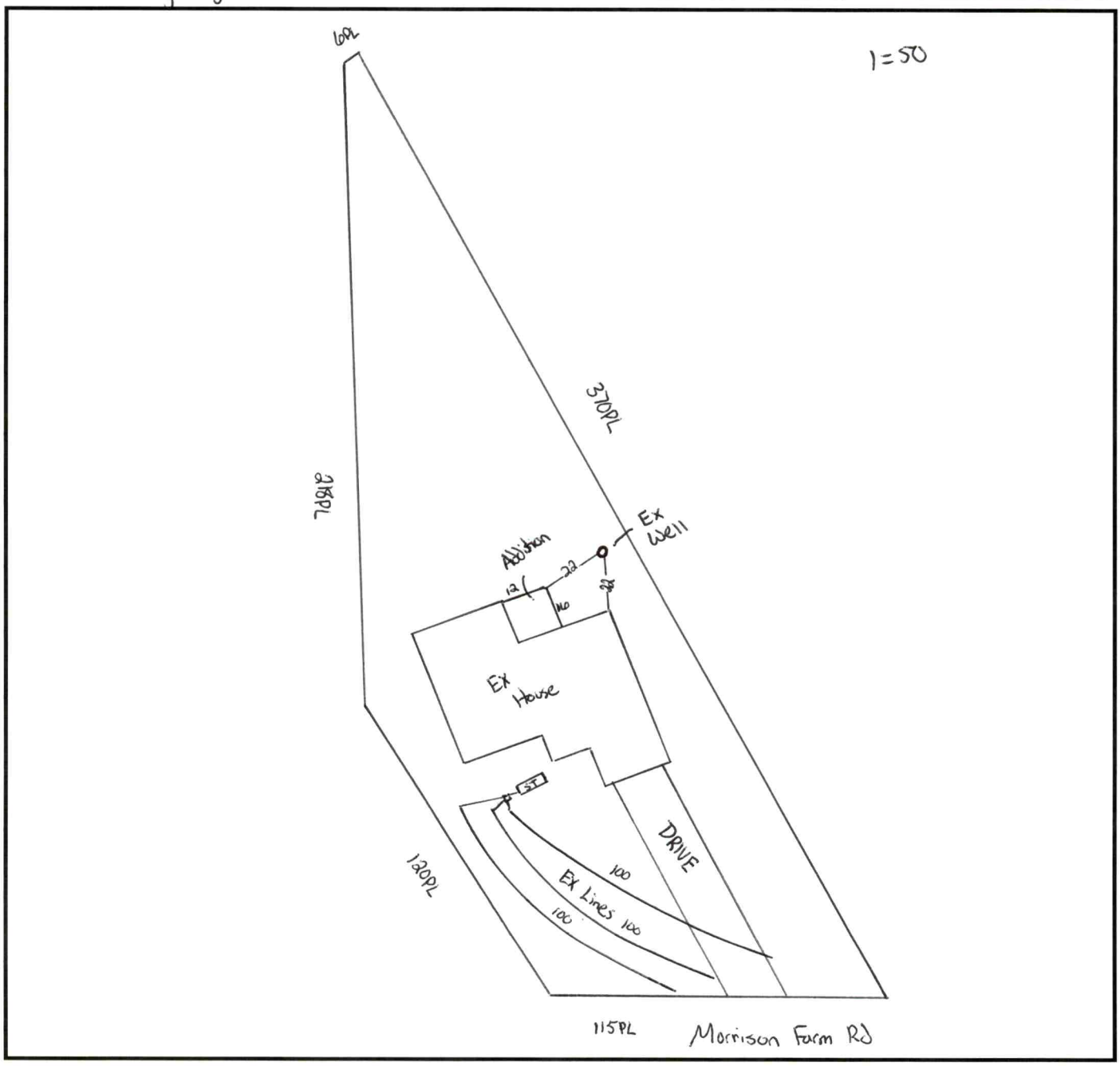
https://www.iredellcountync.gov/161/Health-Department/

*See attached site sketch*

# EXISTING SYSTEM APPROVAL
## SITE SKETCH

Operation Permit/ATO #: 2024-060004 PIN/Lot Identifier: 4629-70-9894

Owner: Harry Dyer Property Location/Address: 774 Morrison Farm Rd.




*Include the existing and proposed structures and applicable setbacks.*


**Central Office**
318 Turnersburg Hwy
Statesville, NC 28625
704-878-5300

**Mooresville Site**
610 E. Center Avenue
Mooresville, NC 28115
704-664-5281

**Environmental Health**
349 N. Center Street
Statesville, NC 28677
704-878-5305 x3456

**www.co.iredell.nc.us/161/Health-Department**

NC DEPARTMENT OF
HEALTH AND
HUMAN SERVICES

**JOSH STEIN** • Governor
**DEVDUTTA SANGVAI** • Secretary
**KAREN BURKES** • Acting Deputy Secretary for Health
**KELLY KIMPLE** • Acting Director, Division of Public Health

Onsite Water Protection Branch
January 31, 2025

Harry R Dryer
774 Morrison Farm Rd
Troutman, NC 28166

**Re: Approval No. JMB3879**

Private Well Located Less than 25' from Building Perimeter [Rule 15A NCAC 2C .0107(a)(2)(P)]

Property location:
774 Morrison Farm Rd
Troutman, NC 28166

Dear Mr. Dryer:

On January 31, 2025, the On-site Water Protection Branch received your request for a variance from the Well Construction standards, Title 15A North Carolina Administrative Code Subchapter 2C .0100. The request for the variance concerns a water supply well on the referenced property. A structure is proposed to be within twenty-five feet of the well.

Specifically, the variance request grants you permission to use and repair a water supply well at a distance closer than the twenty-five-foot setback to a building perimeter. Achieving the twenty-five-foot setback would be difficult given the challenges of the property.

Based upon information provided by you, and the Iredell County Health Department, it is my finding that based upon current conditions as the site exists today (as well as the current proposal for use of the structure) you meet the conditions necessary for approval of a variance as specified by 15A NCAC .0118 (a) (1) and (2). On that basis and if the following conditions are met, the requested variance is approved:

1) The well/wellhead shall meet all current 2C. 0100 standards, including but not limited to being **properly grouted,** terminated at least 12" above land surface, properly sealed, and having a thread-less sample tap etc.

2) The well shall be sampled for the same parameters required of a newly constructed well. If samples indicate contamination, further repairs or treatment will be necessary.
3) No potential sources of groundwater contamination shall be stored near the wellhead.
4) No termite treatment shall be applied to the structure within twenty-five feet of the well unless alternative methods are approved by the Iredell County Health Department.

The granting of this variance is for the well location only. It in no way relieves the owner or agent from other requirements of the North Carolina Well Construction Standards including but not limited to the requirements in 15A NCAC 2C .0113(b) to repair or to abandon any well which acts as a source or channel for the migration of contamination. This approval does not imply sufficient water quality. Further, the approval does not relieve your responsibility to comply with any other applicable Federal, State, or local laws or regulations.

If you have any questions regarding this variance, please contact me at (828) 713-3335.

Sincerely,

John Brooks

John M. Brooks R.E.H.S, MS

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

# VARIANCE APPLICATION FOR 2C .0100 WELL CONSTRUCTION STANDARDS:

**PRIVATE DRINKING WATER WELLS UNDER 15A NCAC 02C .0300**

**WATER SUPPLY WELLS UNDER 15A NCAC 02C .0107**
*All water supply wells not considered "Private Drinking Water Wells" and including irrigation, industrial, and commercial wells.*

**WELLS OTHER THAN WATER SUPPLY UNDER 15A NCAC 02C .0108**
*Including monitoring and recovery wells.*

***Print clearly or type information. Illegible submittals will be returned as incomplete.***

**DATE:** JAN. 30, 2024 **PERMIT NO.:** OSWP-2024-66004 (to be completed by DWQ/DPH)

**A. WELL OWNER** – For single family residences list the property owner(s). For all others, list name of the business, organization, or government agency and person delegated signature authority:

HARRY R. DYER

Mailing Address: 774 MORRISON FARM RD.
City: TROUTMAN State: NC Zip Code: 28166 County: IREDELL
Day Tele No.: 704-661-6715 Cell No.: 704-661-6715
EMAIL Address: hrdyer1007@gmail.com Fax No.:

**B. PHYSICAL LOCATION OF WELL SITE**

(1) Parcel Identification Number (PIN) of well site: 4629 70 9894
County: IREDELL

(2) Physical Address (if different than mailing address):

City: State: **NC** Zip Code:

**C. WELL DRILLER INFORMATION** (if known)

Well Drilling Contractor's Name: N/A
NC Well Drilling Contractor Certification No.:
Company Name: Contact Person:
City: State: Zip Code: County:
Day Tele No.: Cell No.:
EMAIL Address: Fax No.:

**D.** **REASON FOR VARIANCE REQUEST** – Include type of well(s) to be constructed; rule for which the variance is being requested; description of how the alternate construction will not endanger human health and welfare and the environment; and reason why construction and/or operation in accordance with the standards is not technically feasible and/or provides equal or better protection of the groundwater.

BUILDING ADDITION WITHIN 25' OF WELL. ACTUAL DISTANCE TO WELL IS 22' WHICH IS SAME DISTANCE AS WELL IS TO CURRENT HOUSE. HOUSE BUILT IN 1987.

**E.** **ATTACHMENTS** – Provide the following information as attachments to this application:

(1) A map showing general location of the property (including road names, NC State Route Number, distances, any key landmarks, etc.) sufficient for finding the well location.
(2) Detailed site map with scale showing location of proposed well relevant to septic system(s), building foundations, property lines, water bodies, potential sources of contamination, other wells, etc.
(3) Submit a copy of the local well permit application and site evaluation map (if applicable).
(4) Any other information relevant to the variance request such as a well construction diagram showing proposed well liner or atypical construction materials/methods.

**F.** **OTHER MINIMUM CONSTRUCTION REQUIREMENTS**

For water supply wells, approval of a variance will require that additional construction requirements beyond those specified in 15A NCAC 02C .0107 be met. Minimum additional construction requirements for Coastal Plain and Piedmont and Mountain region wells are referenced on Attachments A and B on pages 4 and 5 of this application. Approval of a variance will not be considered in cases where the specified minimum additional construction requirements cannot be met.

**G.** **SIGNATURES**

N/A (C Dyer) OWNER
**Signature of Person Responsible for Well Construction (typically the well driller)**

N/A (H.R. DYER) OWNER
**Print or Type Full Name of Person Responsible for Well Construction (typically the well driller)**

C Whit
**Signature of County Environmental Health Specialist**

Cory Whicker
**Print or Type Full Name of County Environmental Health Specialist**

*Per 15A NCAC 02C .0118 the Secretary of the Division of Water Quality or the Division of Public Health may require submittal of information deemed necessary to make a decision on the variance, may impose conditions as part of the decision, and shall respond in writing to the request within 30 days of receipt of the variance request. A variance applicant who is dissatisfied with the decision of the Director may commence a contested case by filing a petition as described in G.S. 150B-23 within 60 days after receipt of the decision.*

North Carolina
**Department of Health and Human Services**
Division of Public Health

***Please submit this form along with a Well Variance Application for an existing private water supply well.***

## Existing Well Variance Inspection Report

**Well Site Location:** Trautman
(*Town, community, subdivision and Lot #*)

Address: 774 Morrison Farm Rd County: Iredell

City/ST/Zip: Trautman, NC 28166 Date of SiteVisit: 1/30/25

### Well Construction

**Date of Well Construction:** 12/14/99

If unknown, was it drilled before **1972**? YES or (NO)

If unknown, was it drilled before **7/1/2008**? (YES) or NO

What type of well is it:

(Drilled) Bored Hand Dug Jetted Other

Does the well have a cement slab? (YES) or NO

Does the well appear to be grouted? (YES) or NO

### Well Head Completion

Is the well head 12" above land surface? (YES) or NO

If no, what is the height of the casing: _____ inches

Is there a sanitary well seal? (YES) or NO

Is the sanitary well seal in good repair? (YES) or NO

Are the following items present at the well head?

Vent X Sample Tap X

Well Tag X Pump Tag _____

### Potential Sources of Contamination?

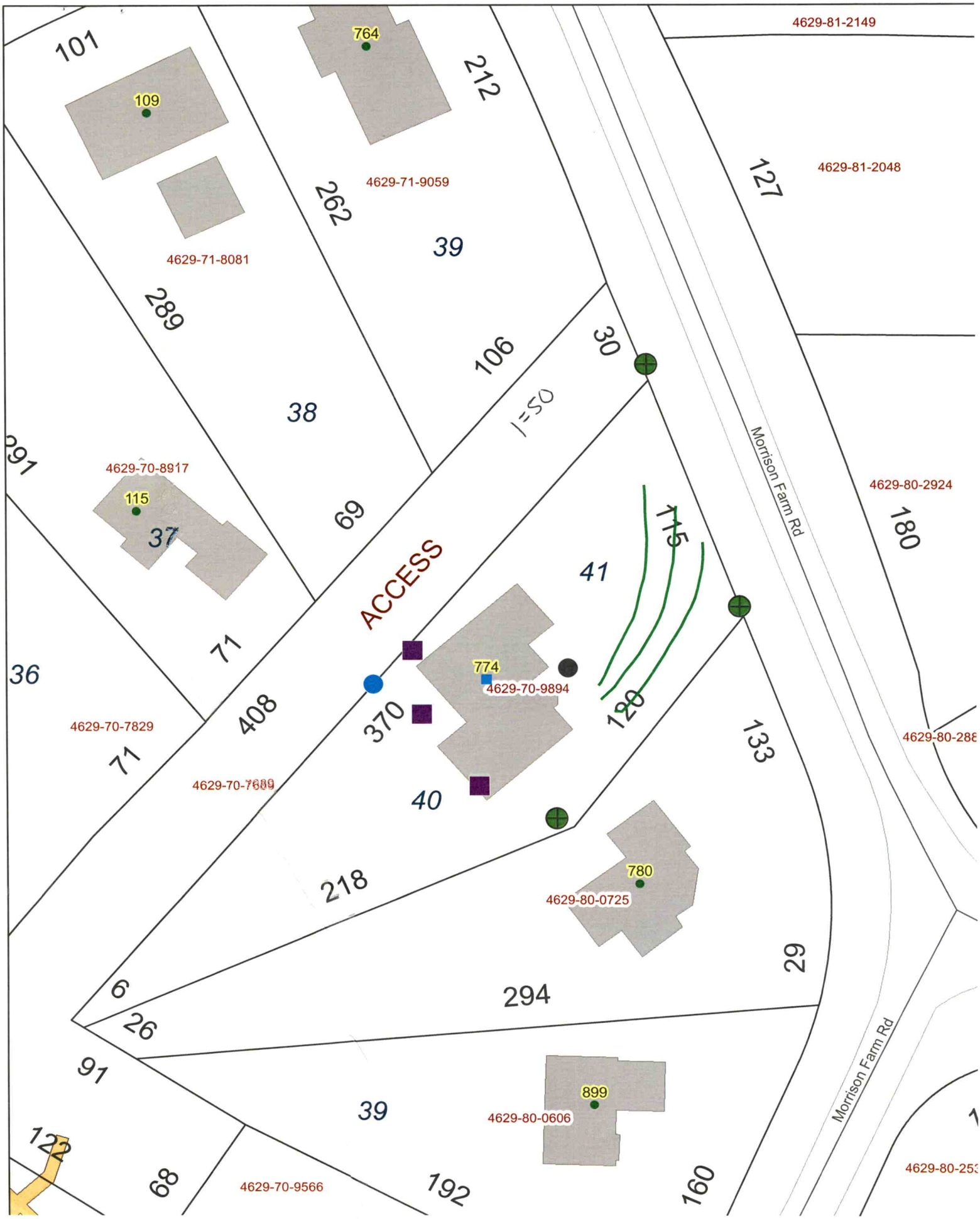
Does the well currently meet separation requirements with known sources of contamination? YES or (NO)

If no, please provide distances to those it does meet: 22' to existing and proposed new addition to the house.

**Other comments:**

***Complete below.***

Name of person completing this form (please print): Cory Whicker


4629-81-2149
101
764
212
109
4629-71-9059
262
127
4629-81-2048
39
4629-71-8081
289
106
30
38
1=50
291
4629-70-8917
115
37
69
Morrison Farm Rd
4629-80-2924
180
ACCESS
41
115
71
36
774
4629-70-9894
408
370
120
133
4629-70-7829
71
4629-70-7689
40
218
780
4629-80-0725
62
6
294
26
91
39
899
4629-80-0606
122
68
4629-70-9566
192
160
Morrison Farm Rd
4629-80-253

# PERMIT SNAPSHOT REPORT OSWP-2024-66004 FOR IREDELL COUNTY

| | | | | | |
|---|---|---|---|---|---|
| **Permit Type** | Environmental Health OSWP | **Project:** | | **App Date:** | 12/02/2024 |
| **Work Class:** | EH Septic Permit | **District:** | Iredell County | **Exp Date:** | NOT AVAILABLE |
| **Status:** | In Progress | **Square Feet:** | 0.00 | **Completed:** | NOT COMPLETED |
| **Valuation:** | $0.00 | **Assigned To:** | Whicker, Cory | **Approval Expire Date:** | |

**Description:** check location of well relative to proposed house addition. Also requesting well variance

| | | |
|---|---|---|
| **Parcel:** 4629709894.000 Main | **Address:** 774 Morrison Farm Troutman, NC 28166 Main | **Zone:** R-20(Suburban Residential District) |

| Property Owner | Applicant/Authorized Agent |
|---|---|
| Harry Dyer | Harry Dyer |
| 774 Morrison Farm Rd. | 774 Morrison Farm Rd. |
| Mobile: (704) 661-6715 | Mobile: (704) 661-6715 |

**Permit Custom Fields**

| | | | | | |
|---|---|---|---|---|---|
| How is your site plan being submitted | Custom Site Plan | Septic Application/Permit Type | Existing System Inspection | Does the site contain any jurisdictional wetlands | No |
| Non-domestic Sewage Generated | No | Other Public Agency | No | All proposed structure dimensions | 1900 square foot house and 200 square foot shed |
| What are the proposed structures | Other Addition/Structure | Type of New Single-Family Residence | Stick Built | Maximum Number of Bedrooms | 3 |
| If other Addition/Structure, please explain | two story bath and bonus room | Number of Occupants | 2 | Foundation Type | Concrete Slab Foundation |
| Residential/Business/Other | Residential | Water Supply | Existing Well | Desired Septic System Type | Conventional (most common) |
| If other septic system type, please explain | | Pump Make | | # of Nitrification Fields | |
| Model | | Serial # | | System Description | |
| Repair System Description | | Comments/Conditions | | Has this project been approved by TRC | No |
| Lot Acreage | 0.61 | Front Setback | 35 | Back Setback | 35 |
| Left Setback | 15 | Right Setback | 15 | Zoning Permit Issued Date | Dec 6 2024 12:00AM |
| Zoning Permit Expiration Date | Jun 4 2025 12:00AM | Is the structure or development in the floodplain | No | Is the property in a local historic district? | No |
| Is the property located downtown? | No | Additional Unique Setbacks Apply | No | Watershed | WSIV CA CATAWBA/LAKE NORMAN |

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|---|---|---|---|---|
| Signature_Harry_Dyer_12/2/2024.jpg | 12/02/2024 9:56 | Dyer, Harry | | Uploaded via CSS |
| 20241202095406_v1.pdf | 12/02/2024 15:25 | Dyer, Harry | Available Online | |
| 20241202095458_v1.pdf | 12/05/2024 11:06 | Dyer, Harry | Available Online | |

| Inspection Number | Status | Inspection Type | Request Date | Scheduled Start Date | Scheduled End Date | Actual Start Date | Actual End Date |
|---|---|---|---|---|---|---|---|
| 2025-278908 | Requested | OSWP Septic/Well Preliminary Site Visit | 01/27/2025 | 01/28/2025 0:00 | 01/28/2025 0:00 | | |

**Inspectors:** COMEAUX, DEBRA (Primary)

| Checklist Item | Description | Passed | Comments |
|---|---|---|---|
| General Comments | Checklist item used to track general | No | |

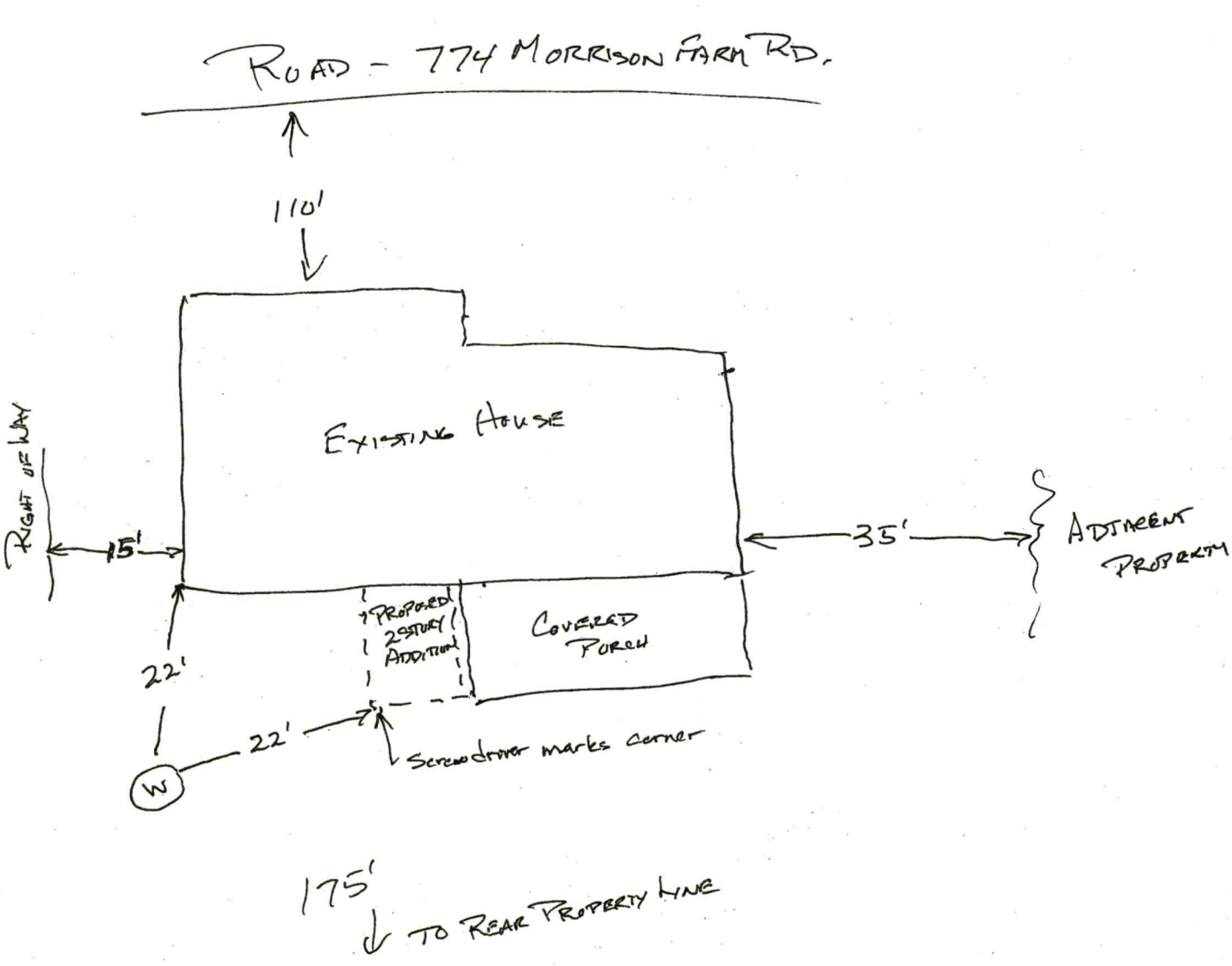
# PERMIT SNAPSHOT REPORT (OSWP-2024-66004)

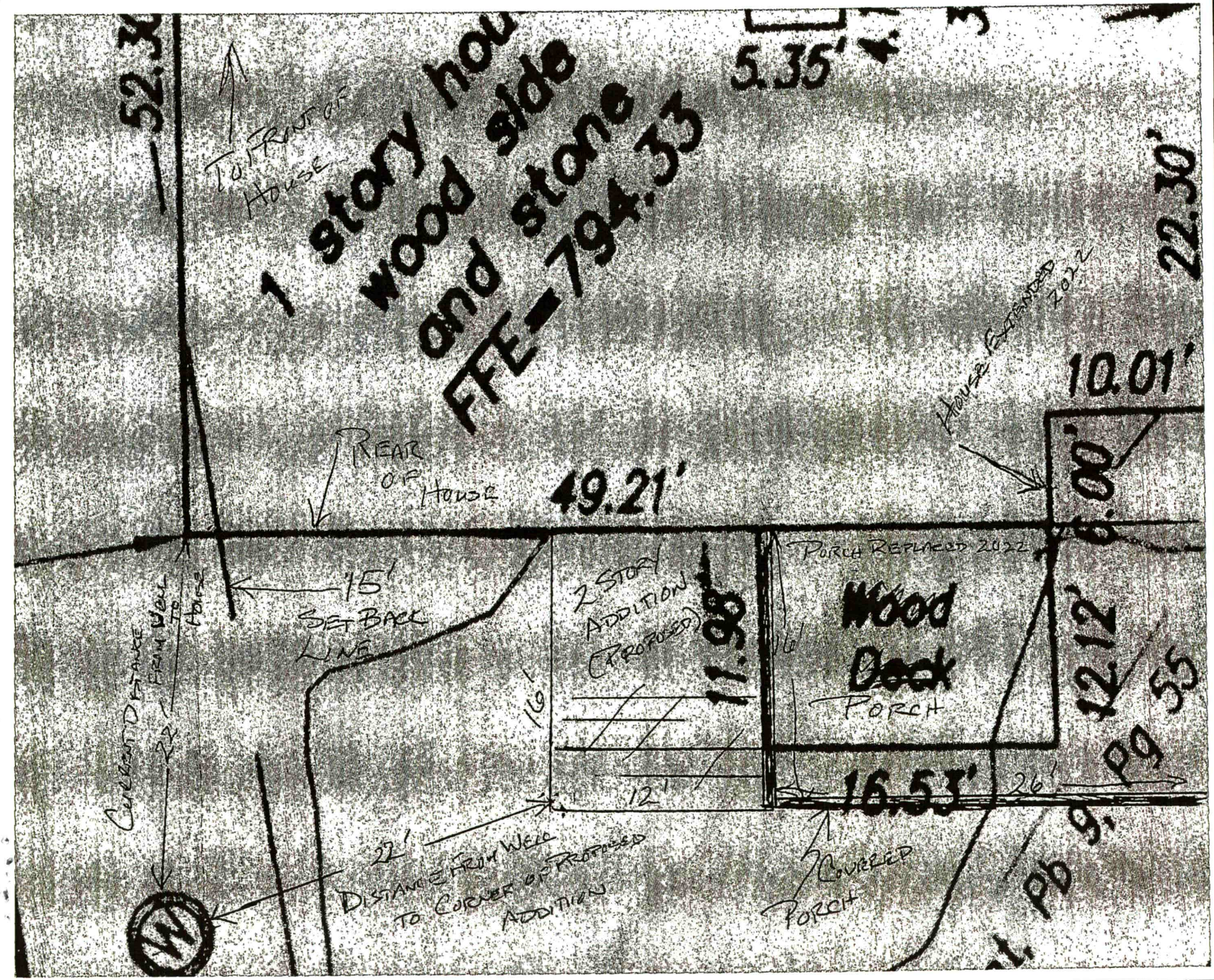
| | |
|---|---|
| | comments, not specific to any other checklist item |

| Note | Created By | Date and Time Created |
|---|---|---|
| 1. I emailed Harry to call me back or email me back to confirm property is ready for me to inspect. | Peter Mravetz | 12/06/2024 8:31 |
| 2. Harry will call me when he finds all four corners of his property. He is also marking where the corner of the new porch extension will be. | Peter Mravetz | 12/06/2024 10:48 |
| 3. harry marking 50 ft buffer and then calling me back. | Peter Mravetz | 12/18/2024 11:34 |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00038734 | Iredell Zoning Permit Fee | $75.00 | $75.00 |
| | Iredell Zoning Tech Fee | $2.25 | $2.25 |
| | Existing System Inspection | $250.00 | $250.00 |
| | Total for Invoice INV-00038734 | $327.25 | $327.25 |
| | **Grand Total for Permit** | **$327.25** | **$327.25** |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|---|---|---|---|
| **Application Completeness Check v.1** | | 12/02/2024 15:26 | 12/02/2024 15:26 |
| Confirm application complete v.1 | Generic Action | | 12/02/2024 15:26 |
| **Zoning Review v.1** | | 12/05/2024 11:12 | 12/06/2024 7:59 |
| ~~Floodplain Admin Overview v.1~~ | Task | | 12/05/2024 11:12 |
| Iredell County Zoning Approval v.1 | Task | 12/05/2024 11:12 | 12/05/2024 11:13 |
| Issue Invoice v.1 | Generic Action | | 12/05/2024 11:13 |
| Fees Paid v.1 | Generic Action | | 12/06/2024 7:59 |
| **Fees v.1** | | 12/05/2024 11:13 | 12/06/2024 7:59 |
| Issue Invoice v.1 | Generic Action | | 12/05/2024 11:13 |
| Fees Paid v.1 | Generic Action | | 12/06/2024 7:59 |
| **Lot Readiness Verification v.1** | | 01/27/2025 11:01 | |
| OSWP Septic Preliminary Site Visit v.1 | Inspection | 01/27/2025 11:01 | 01/27/2025 11:01 |
| OSWP Site Evaluation v.1 | Inspection | | |
| Issue Improvement Permit v.1 | | | |
| Issue Invoice v.1 | Generic Action | | |
| Fees Paid v.1 | Generic Action | | |
| Issue Permit v.1 | Generic Action | | |
| Permit Completion Process v.1 | | | |
| Authorization to Construct Permit v.1 | Create Sub Permit | | |
| Issue Authorization to Construct v.1 | Generic Action | | |


ROAD - 774 MORRISON FARM RD.
110'
EXISTING HOUSE
RIGHT OF WAY
15'
35'
ADJACENT PROPERTY
PROPOSED 2 STORY ADDITION
COVERED PORCH
22'
22'
W
Screwdriver marks corner
175'
TO REAR PROPERTY LINE


1 story hou
wood side
and stone
FF=794.33
5.35'
52.3
22.30'
10.01'
80'
49.21'
FRONT OF HOUSE
REAR OF HOUSE
HOUSE EXTENDED 2022
PORCH REPLACED 2022
15' SET BACK LINE
2 STORY ADDITION (PROPOSED)
Wood Deck
PORCH
12.12'
16.53'
26'
Pg 55
Pg 9
CURRENT DISTANCE FROM WELL HOUSE
22'
DISTANCE FROM WELL TO CORNER OF PROPOSED ADDITION
COVERED PORCH
W