

**THE ERWIN BOARD OF COMMISSIONERS
FEBRUARY 2022 REGULAR WORKSHOP
MONDAY, FEBRUARY 28, 2022 @ 6:00 P.M.
ERWIN MUNICIPAL BUILDING BOARD ROOM**

AGENDA

1. **MEETING CALLED TO ORDER**
 - A. Invocation
 - B. Pledge of Allegiance
2. **AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**
3. **NEW BUSINESS**
 - A. ~~GFL (Page 2)~~
 - B. Community Building Grant (Page 9)
 - C. Lion's Club Sign (Page 12)
 - D. ZT-2022-001 (Page 15)
4. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS
REGULAR WORKSHOP MINUTES
FEBRUARY 28, 2022
ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Workshop in the Erwin Municipal Building Board Room on Monday, February 28, 2022, at 6:00 P.M. in Erwin, North Carolina.

Board Members present were: Mayor Patsy Carson, Mayor Pro Tem Randy Baker, and Commissioners William Turnage, Thurman Whitman, Ricky Blackmon, and Alvester McKoy.

Town Manager Snow Bowden, Town Clerk Lauren Evans, and Town Attorney Tim Morris were present.

Mayor Carson called the meeting to order at 6:00 P.M.

Commissioner McKoy gave the invocation.

Commissioner Blackmon led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to remove Item A under New Business, GFL, from the agenda on account of Nick Zdeb being unable to attend due to illness.

Commissioner Blackmon made a motion to approve the adjusted agenda and was seconded by Commissioner Whitman. **The Board voted unanimously.**

NEW BUSINESS

Community Building Grant

Town Manager Snow Bowden stated the grant we received from the State is \$100,000 and needs to be used for Capital Improvements and at our retreat we can discuss putting some of our own money into the project as well. We need to focus on getting the sewer fixed and upgrading the bathrooms. He provided the Board with a rough estimate of \$40,000 for those improvements. He also suggested some improvements to the outside of the building and possibly the kitchen. The building may need an HVAC unit.

Mayor Carson suggested using ARP funds to replace the HVAC unit.

Town Manager Snow Bowden stated that Towns receiving less than 10 million dollars, could write it off as revenue loss and put it towards the general government expenditures.

MINUTES CONTINUED FROM FEBRUARY 28, 2022

Mayor Pro Tem Baker clarified that we can use the entire \$100,000 for the Community Building improvements.

After much discussion from the Board, the consensus was to make the needed improvements to the bathrooms, exterior, and kitchen. We will increase the pricing to match the improvements and have a staff member present to make sure the building is taken care of during the rental period.

Town Manager Snow Bowden stated at the future meeting, he will ask the Board to approve opening a separate bank account as recommended by the State.

Lion's Club Sign

Town Manager Snow Bowden was approached by the Lion's Club in regards to putting a sign on the Community Building. He would recommend a kiosk so that the Lion's Club and DAV can advertise meeting there.

The consensus of the Board was to move forward.

ZT-2022-001

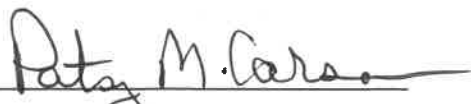
Town Manager Snow Bowden provided the Board with an overview of an upcoming rezoning request for our Public Hearing on March 3, 2022.

ADJOURNMENT


Commissioner McKoy made a motion to adjourn at 7:07 P.M. and was seconded by Commissioner Turnage. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY
LAUREN EVANS TOWN CLERK**

ATTEST:



Patsy M. Carson
Mayor



Lauren Evans Snow Bowden
Town Clerk Town Manager

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: Community Building Grant

The Town received a \$100,000 grant from the State of North Carolina in the budget for improvements to our Community Building. This grant is a directed grant for infrastructure improvements. Town Staff has proposed some improvements with just the \$100,000 grant in mind. If we would like to make other improvements we could potentially transfer some money from another fund to cover the additional costs of the project.

Town Staff believes that the bathrooms and the existing sewer line issues should be a top priority to be addressed. Other potential improvements include: kitchen remodel, new flooring, roof improvements, and electronic upgrades.

Attachments:

- Proposed Scope of Work for \$100,000 SCIF grant
- Proposed new bank account for the capital project (it is recommended by the State to have this grant in a separate fund)

Appendix A

Scope of Work, Sub-Grants, and Annual Budget

As part of this grant agreement, you are required to provide a description of how you will spend the grant funds in compliance with the specific purpose as stated in the Appropriations Act ("Scope of Work"). You are also required to submit information related to any potential sub-grants and a budget for the grant funds. Please attach additional sheets as necessary.

1. Organization: Town of Erwin, North Carolina

**2. Scope of Work,
Objectives, Results,
Performance Measures:**

Recipient shall detail below how the organization will spend the grant funds in compliance with the specific purpose(s) as stated in the Appropriations Act. The description should include objectives to be achieved, expected results and performance measures. The description should also include anticipated timing of those objectives, expected results and any services provided.

Objective(s): The Town of Erwin has a community building that is in much need of repair. The Town of Erwin will sue the funding from the State Capital Infrastructure Fund grant to fix the bathrooms that are currently not functioning efficiently. Recently, we have had some issues with the building flooding during a heavy rain. The Town plans on using some of these funds to improve the drainage around the building. The Town would also like to complete some minor upgrades to the building as well.

Expected Results:

The Erwin Community Building is used by multiple community organizations such as the Erwin Lions Club, Harnett County Meals on Wheels, a local chapter of Disabled American Veterans, the Erwin Area Chamber of Commerce, Dunn-Erwin Rail Trail, and the Town of Erwin. In the past, we used to use the building as a polling site for elections but we had to move our polling site to a different location mostly due to the issues with the bathrooms. The improvements to the sewer line would benefit the building and the environment. The upgrades to the building would make the building more comfortable for the people using the building.

Performance Measure(s):

Expected start date- June 1st, 2022- expected ending date October 28th, 2022. Expect to get started on the sewer line first thing in June. The stormwater improvements should get started in June and finished towards the end of June 2022. The other minor improvements will start once the sewer line is fixed and should be completed by the end of October 2022.

3. Sub-grants:			
a. Does the Recipient anticipate that it will sub-grant or pass down any funds to another organization?	Yes	No	
If yes, answer the following:			
b. Name of Sub-recipient	c. Program Name	d. Amount to Sub-recipient	

4. Budget:
 Below are general expenditure descriptions that can serve as a *guide* for preparing the organization's budget related to the grant award.

- Bathroom improvements- \$40,000
- Storm Water improvements- \$10,000
- New Roof/HVAC- \$30,000
- Minor improvements (electronic improvements, new flooring) \$20,000

The following budget is for the time period beginning (04/1/2022) and ending (10/31/2022).

EXPENDITURE DESCRIPTION	AMOUNT
Employee Expenses (e.g. program related staffing).	
Services and Contract Expenses (e.g. utilities, telephone, data, lease related expenses)	\$20,000
Goods (e.g. supplies and equipment) Expenses	\$40,000
Administration Expenses (e.g. overhead & project management)	
Other Expenses (e.g. related charges not assigned above and described by recipient)	\$40,000
Total Beginning Balance of the Project Fund	\$100,000

Please note, you will sign off on this appendix as part of executing the Grant Agreement (Contract).

Snow Bowden	02/28/2022
Printed Name	Date
	Town Manager
	Title

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: Erwin Lion's Club

Town Staff has received a request from the Erwin's Lion Club to have permission to put a Lion's Club sign on the outside of the Erwin Community Building. The proposed sign would be circular in nature with an 18-inch diameter. In the request from the Lion's Club, they pointed out to Town Staff that they are the only civic club that Erwin has at the moment. The Erwin Lion's Club meets twice a month at the Erwin Community Building. Town Staff is trying to help the members of the Erwin Lion's Club with their efforts to have some signs placed in the North Carolina DOT right-of-way as well.

Attachments:

- Pictures of proposed signage.





Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: ZT-2022-001

The Town has received a request to have three parcels rezoned from our Rural District (RD) Zoning District to an R-6 (Residential)- Conditional District. The three parcels are listed below:

- HC Tax PIN 1507-34-7604.000 (45.65 acres)
- HC Tax PIN 1507-45-1001.000 (2.5 acres)
- HC Tax PIN 1507-35-0329.000 (7.72 acres)

The conditional district that the applicant has requested includes conditions that can be found in the Staff Report. This is the first step in this process. If the rezoning request is approved, any subdivision of these parcels would be considered a major subdivision and it would require further approval from the Planning Board and Town Board.

The Planning Board met on Monday, February 21st and have recommend that this rezoning request be approved. They adopted the following Statement of Consistency:

The requested rezoning to R-6- Conditional District is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Approved with the following conditions:**

- A 10-foot buffer will be provided around the property, outside of private lots
- Townhomes shall be added as an allowable residential use and townhome lots widths shall conform to builder product and not be limited by zoning minimum lot width.
- The minimum required parking shall be two parking spaces per dwelling unit. Dwelling units can achieve the minimum required parking in driveways, garage, on-street parking, or off-street parking lots, or a combination of any above.
- Annexation- The development shall be annexed into Town limits prior to any approval for final plats.

- Signage- Monument signs shall be made of brick, stone, or masonry material
- Requested setbacks for residential buildings- Setbacks shall be measured from the lot line to the building wall. Building eaves, at-grade patios, and at-grade stoops shall be allowed in the setback area. The requested setbacks are:
 - Front- 20 feet
 - Side- 8 feet
 - Rear- 20 feet
 - Side setback adjacent to the street- 10 feet
- Street signage- Street signage, if proposed to be decorative and different from Town of Erwin signs, must be in accordance with the latest version of the Town of Erwin Street and NCDOT specifications.
- Streetlights: The developer shall coordinate with the electrical utility provider on the lighting plan layout and available streetlight fixtures
- Entrances- All subdivision entrances shall be reviewed and approved by the Town of Erwin and the North Carolina Department of Transportation during the appropriate site plan approval process.
- Driveways- all individual driveways shall be concrete and able to accommodate at least one vehicle outside of the public right-of-way (inclusive of garage)
- Open Space- All lands within the area required to be maintained as open space by the Homeowner's Association, or is applicable to a Homeowner's Association management firm, shall be protected by a permanent conservation easement and restrictive covenant, prohibiting further development and recorded upon final plat approval as "Open Space".
- Building Material- Exterior building materials will be brick or stone veneer, vinyl, or fiber cement siding.
- Stormwater- Stormwater quality and quantity controls will be installed according to municipal and NCDEQ requirements.



Application for an Amendment To The Official Zoning Map of Erwin, NC

Staff Only: Zoning Case # Z-2022 - 001
Fee: _____ Check # _____ MO _____ Cash _____
PB Recommendation: A D A/W Conditions
BOC Date: _____ Decision: A D T A/W Conditions

Print Applicant Name: Old East Properties, LLC - Mark Eisenbeis
Name of Legal Property Owner See Attached
Location of Property See Attached

Please Circle One of the Following: Less than one Acre One to 4.99 Acres Five or more Acres

Zoning change requested from Rural District to R-6-CU
If Conditional District, note conditions: See Attached Document
Harnett County Tax Map PIN See Attached - _____
Property owner(s) of area requested and address(es)
See Attached Document

(If more space is required, please attach to this document separately)

- Submit names and addresses of property owners immediately adjacent to the proposed rezoning area (and properties within 100 feet of proposed rezoning area) and across any street(s) and identify on an area map
- Attach a metes and bounds description, deed drawing of the area involved or a reference to lots in an approved subdivision on the entire property requested for change
- This application must be filed with the Town Hall by 4:00 p.m. on the Friday which is at least 25 days before the meeting at which it is to be considered and may be withdrawn without penalty no later than 19 days prior to the public hearing

Whenever an application requesting an amendment has been acted on and denied by the Town Board, such application, or one substantially similar shall not be reconsidered sooner than one year after the previous denial.

It is understood by the undersigned that the Zoning Map, as originally adopted and as subsequently amended, is presumed by the Town to be appropriate to the property involved and that the burden of proof for a zoning amendment rests with the applicant. Applicant is Encouraged to Discuss the Proposed Zoning Amendment with Affected Property Owners.

Mark Eisenbeis
Signature of Applicant

919.825.1135
Contact Number

Old East Properties, LLC - 16 W Martin St, Suite 805, Raleigh, NC 27603
Mailing Address of Applicant



**REZONING MAP REQUEST
STAFF REPORT**

Case: ZT-2022-001

Snow Bowden, Town Manager
townmanager@erwin-nc.org

Phone: (910) 591-4200 Fax: (910) 897-5543

Planning Board: 02/21/2022 Town Commissioners: 03/02/2022

Requested zoning map amendment to three parcels located off of St. Matthews Road. Two parcels are currently vacant and do not have an address. The other parcel is located at 640 St. Matthews Road. All three parcels are currently located in our Rural Zoning District. The applicant is requesting that the three parcels be rezoned to an R-6-Conditional District.

Applicant Information

Owner of Record: 640/504 St. Matthews Road

Name: Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

Applicant:

Name: Old East Properties, LLC. Mark Eisenbeis

Address: 16 W Martin Street Suite 805

City/State/Zip: Raleigh, NC 27601

Owner of Record: Vacant Tract

Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

Owner of Record: Vacant Tract at the corner of St.

Matthews Road and Bryant Road

Mark Kolosky

Address: 999 Carlton Street

City/State/Zip: Clayton, NC 27520

Property Description

Tract 1- 640/504 St. Matthews Road

Harnett County Tax PIN 1507-34-7604.000

Acres 45.65

Zoning District- Rural District

Tract 2- Vacant Tract adjacent to 640/504 St. Matthews Road

Harnett County Tax PIN 1507-45-1001.000

Acres- 2.50

Zoning District- Rural District

Tract 3- Vacant Tract at the corner of St. Matthews Road and Bryant Road
Harnett County Tax PIN 1507-35-0329.000
Acres- 9.08
Zoning District- Rural District

Total 57.23 Acres

Vicinity Map

- See Attached Harnett County GIS Image with zoning districts
- See Attached Harnett County GIS Image without zoning districts
- See Attached Harnett County GIS Image showing no wetlands found on these three parcels
- See Attached Harnett County GIS Image showing that these three parcels are not located in a FEMA flood zone
- See Attached Harnett County GIS Image showing the topography in the area
- See Attached Harnett County GIS Image showing Harnett Regional Water and Sewer lines

Physical Characteristics

Site Description: There are three parcels included in this rezoning request. Two of the parcels are vacant tracts of land. The largest tract of land does have two small existing structures on them that are older homes that are currently vacant. The property has been mostly used for agricultural land uses in the past. The two parcels that are adjacent to streets are adjacent to streets that are owned and maintained by the North Carolina Department of Transportation.

Surrounding Land Uses: There is a mix of residential and commercial land uses in the area. Directly across the road from one of the parcels is an existing townhome development that is zoned R-6. The commercial land uses are located off of Highway 421. There is one commercial land use that is accessed from Highway 421 and St. Matthews Road. The majority of land uses off of St. Matthews are residential or vacant tracts of land that are primarily used for farming/agriculture.

Services Available

- Harnett County Regional Water
 - The applicant is currently conducting an evaluation for the sewer capacity
 - Water is available (it will require an extension of existing lines)
- Duke Energy would provide electricity
- CenturyLink is the telephone provider

Requested Conditions

- A 10-foot buffer will be provided around the property, outside of private lots
- Townhomes shall be added as an allowable residential use and townhome lots widths shall conform to builder product and not be limited by zoning minimum lot width.
- The minimum required parking shall be two parking spaces per dwelling unit. Dwelling units can achieve the minimum required parking in driveways, garage, on-street parking, or off-street parking lots, or a combination of any above.
- Annexation- The development shall be annexed into Town limits prior to any approval for final plats.
- Signage- Monument signs shall be made of brick, stone, or masonry material
- Requested setbacks for residential buildings- Setbacks shall be measured from the lot line to the building wall. Building eaves, at-grade patios, and at-grade stoops shall be allowed in the setback area. The requested setbacks are:
 - Front- 20 feet
 - Side- ~~5 feet~~ 8 feet
 - Rear- 20 feet
 - Side setback adjacent to the street- 10 feet
- Street signage- Street signage, if proposed to be decorative and different from Town of Erwin signs, must be in accordance with the latest version of the Town of Erwin Street and NCDOT specifications.
- Streetlights: The developer shall coordinate with the electrical utility provider on the lighting plan layout and available streetlight fixtures
- Entrances- All subdivision entrances shall be reviewed and approved by the Town of Erwin and the North Carolina Department of Transportation during the appropriate site plan approval process.
- Driveways- all individual driveways shall be concrete and able to accommodate at least one vehicle outside of the public right-of-way (inclusive of garage)
- Open Space- All lands within the area required to be maintained as open space by the Homeowner's Association, or is applicable to a Homeowner's Association management firm, shall be protected by a permeant conversation easement and restrictive covenant, prohibiting further development and recorded upon final plat approval as "Open Space".
- Building Material- Exterior building materials will be brick or stone veneer, vinyl, or fiber cement siding.
- Stormwater- Stormwater quality and quantity controls will be installed according to municipal and NCDEQ requirements.

Staff Evaluation

The applicant has requested to have three parcels rezoned to R-6-Conditional District. The total amount of acres in this request is 57.23 acres. The three parcels are located in an area identified in our 2014 Land Use Plan that was intended for high-intensity land use. In the land use plan, it states that this area was intended more for commercial use. The three parcels are also adjacent to an area identified for medium-intensity growth. The medium intensity land use classification is primarily intended for medium to high density mixed residential uses such as the townhomes that

are located off of St. Matthews Road directly across the road from one of these parcels. The proposed rezoning request would be in line with our 2014 Land Use plan.

Based on data from Harnett County GIS the three parcels do not have any federally protected wetlands on them. They are located outside of any area identified by FEMA as being in a flood zone. The land is already mostly cleared of any trees as well.

The applicants are currently having a study completed to evaluate if the development could tie into the Harnett Regional Water sewer system. The area can be served by Harnett Regional Water for water service. If they could not tie into Harnett Regional Water for sewer they would need to have any septic tank system approved by the proper authorities.

Please keep in mind that this is a rezoning request. If this rezoning request is approved further site plan approval would still be required. A preliminary and final subdivision plat would need to be approved by both the Planning Board and Town Board showing that all of the proposed lots meet all of the conditions of the proposed conditional zoning district.

Town Staff would recommend this rezoning request be evaluated for feasibility.

Staff Evaluation

Yes No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community

- **Reasoning:** The request is for a conditional residential zoning district that would have a high density of mixed residential land uses. There is a strong need for new home construction in the Town and County at this current time. The proposed development of this property will follow all development standards that are set forth by the Town of Erwin and the State of North Carolina.

Yes No The requested zoning district is COMPATIBLE with the existing Land Use Classification.

- **Reasoning:** The majority of these three parcels are located in an area that was identified for high-intensity growth. The parcels are adjacent to an area for medium-intensity growth. The area for medium intensity growth includes the townhomes located off of St. Matthews Road.

Yes No The proposal does ENHANCE or maintain the public health, safety, and general welfare.

- **Reasoning:** If this rezoning request is approved it will allow for the potential development of these three parcels. The proposed development would include a mix of structures for single-family residential land uses. There is a definite need for new home construction in the area at the moment.

Yes No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.

- **Reasoning:** This request includes three separate parcels that total 57.23 acres.

<p>There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group. YES</p>	<p>The request is for a conditional district that would allow for a mix of high/medium residential land uses. The proposed zoning district would benefit the general public and not one individual or small group.</p>
<p>There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.) YES</p>	<p>This request is for a conditional district that would allow for a mix of structures for single-family residential land uses. It would be similar to the smaller townhome land development directly across the street off of St. Matthews Road.</p>
<p>There is a convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. YES</p>	<p>The area is already in an area identified for a mix of high and medium land uses.</p>
<p>The proposed change is in accord with the Land Development Plan and sound planning principles. YES</p>	<p>The area that these three parcels are located in includes an area identified for high-intensity land use. It is adjacent to a medium intensity land use. A mix of residential land uses would be a good planning fit for these three parcels.</p>

Statement of Consistency

The requested rezoning to R-6- Conditional District is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Approved with the following conditions (State Conditions)**

Or

Statement of In-Consistency

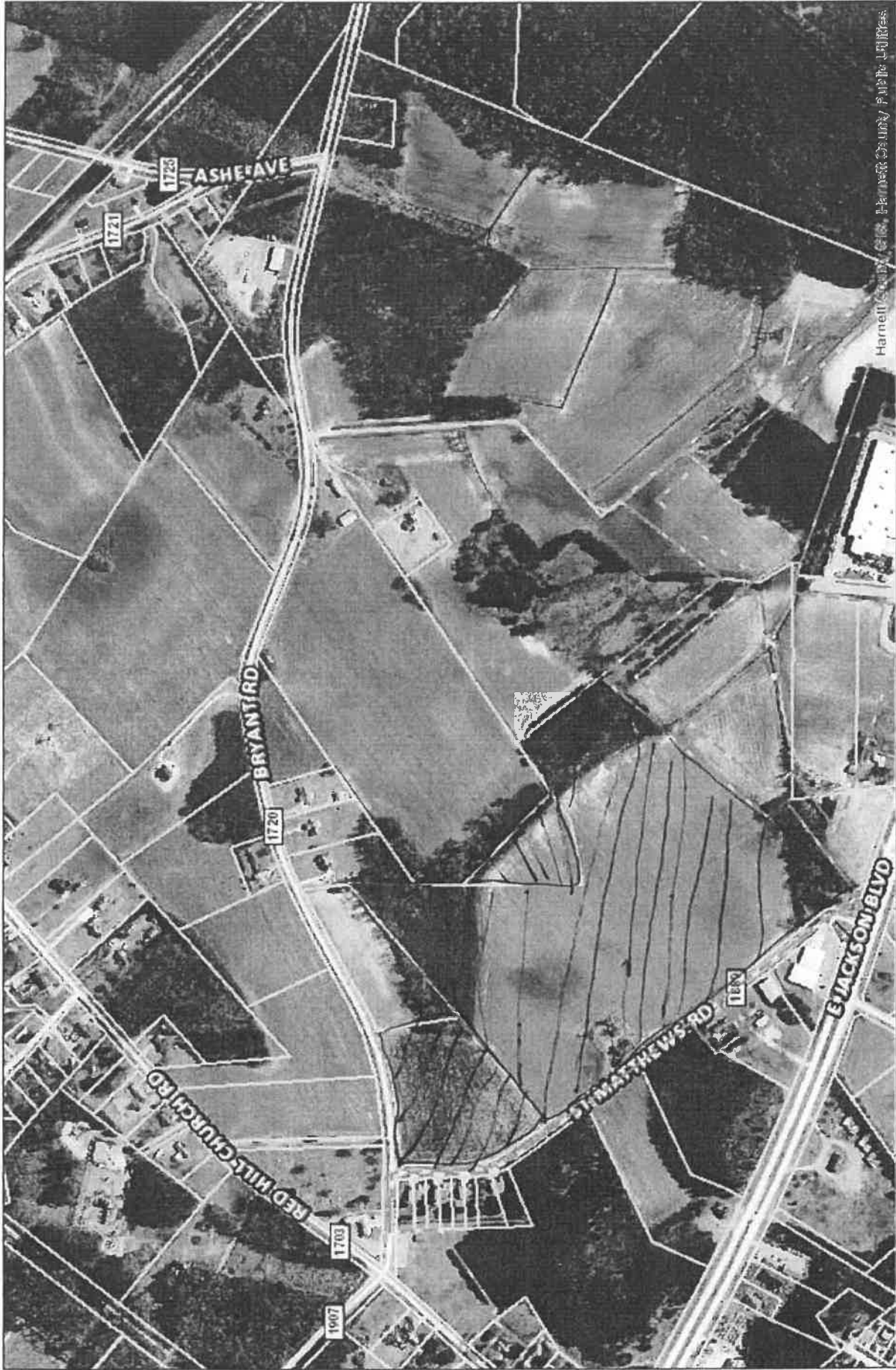
The requested rezoning to R-6- Conditional District is **NOT** compatible with all of the Town of Erwin's regulatory documents and it would have a negative impact on the surrounding community. It is recommended that this rezoning request **NOT BE APPROVED.**

Attachments:

- ZT-2022-001 Application
- Harnett County GIS Image with zoning districts
- Harnett County GIS Image without zoning districts
- Harnett County GIS Image showing no wetlands found on these three parcels
- Harnett County GIS Image showing that these three parcels are not located in a FEMA flood zone
- Harnett County GIS Image showing the topography in the area
- Harnett County GIS Image showing Harnett Regional Water and Sewer lines
- Adjacent property owner sheet
- Public notice letter sent to adjacent property owners
- List of conditions for proposed conditional district
- Harnett County Tax Map PIN Sheet
- Metes and Bounds of parcels
- 2014 Land Use Plan- Medium Intensity
- 2014 Land Use Plan- High Intensity

Parcels

Harnett GIS



Harnett COUNTY
 GIS/E-911 Addressing
 February 10, 2022

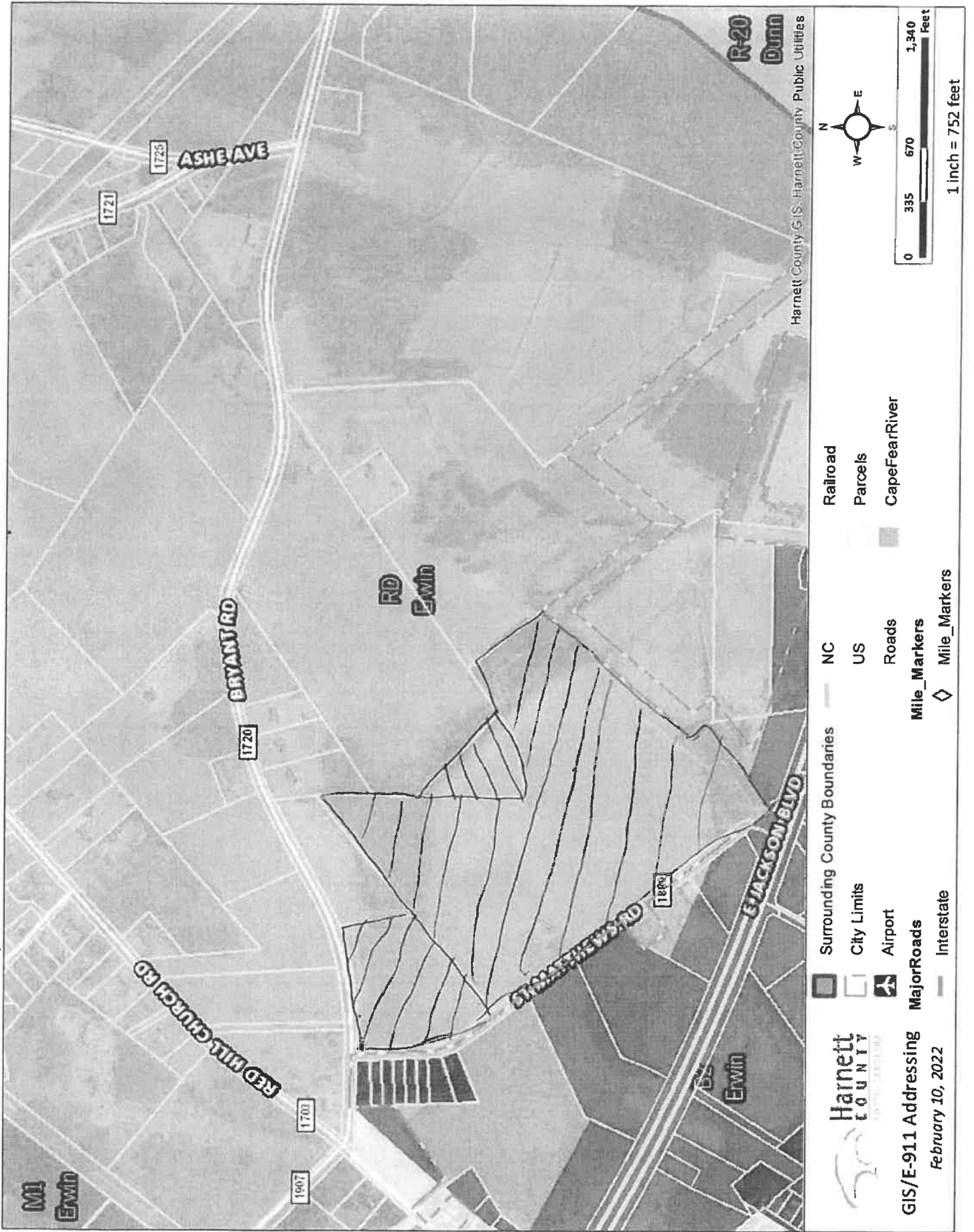
Surrounding County Boundaries — NC
 City Limits US
 Airport
 MajorRoads Interstate
 Roads Mile_Markers
 Parcels
 CapeFearRiver

0 335 670 1,340 Feet
 1 inch = 752 feet

NOT FOR LEGAL USE

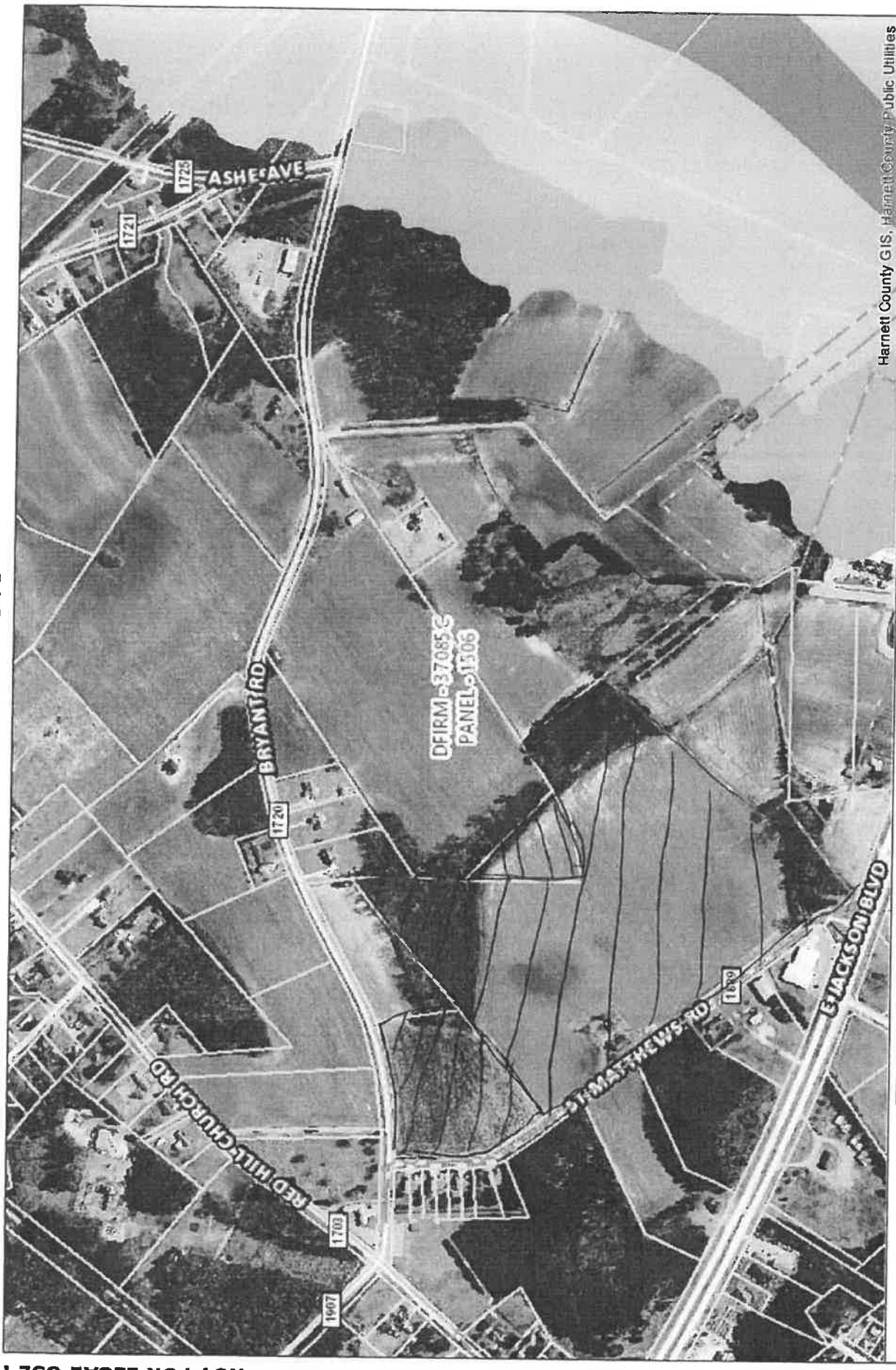
Harnett GIS

Current zoning



NOT FOR LEGAL USE

FLMA Flood Zones - Not in Flood Area
Harnett GIS



Harnett County GIS, Harnett County Public Utilities

Harnett County GIS

GIS/E-911 Addressing
February 10, 2022

1 inch = 752 feet

0 335 670 1,340 Feet

Surrounding County Boundaries — NC
City Limits
Airport
MajorRoads — Interstate

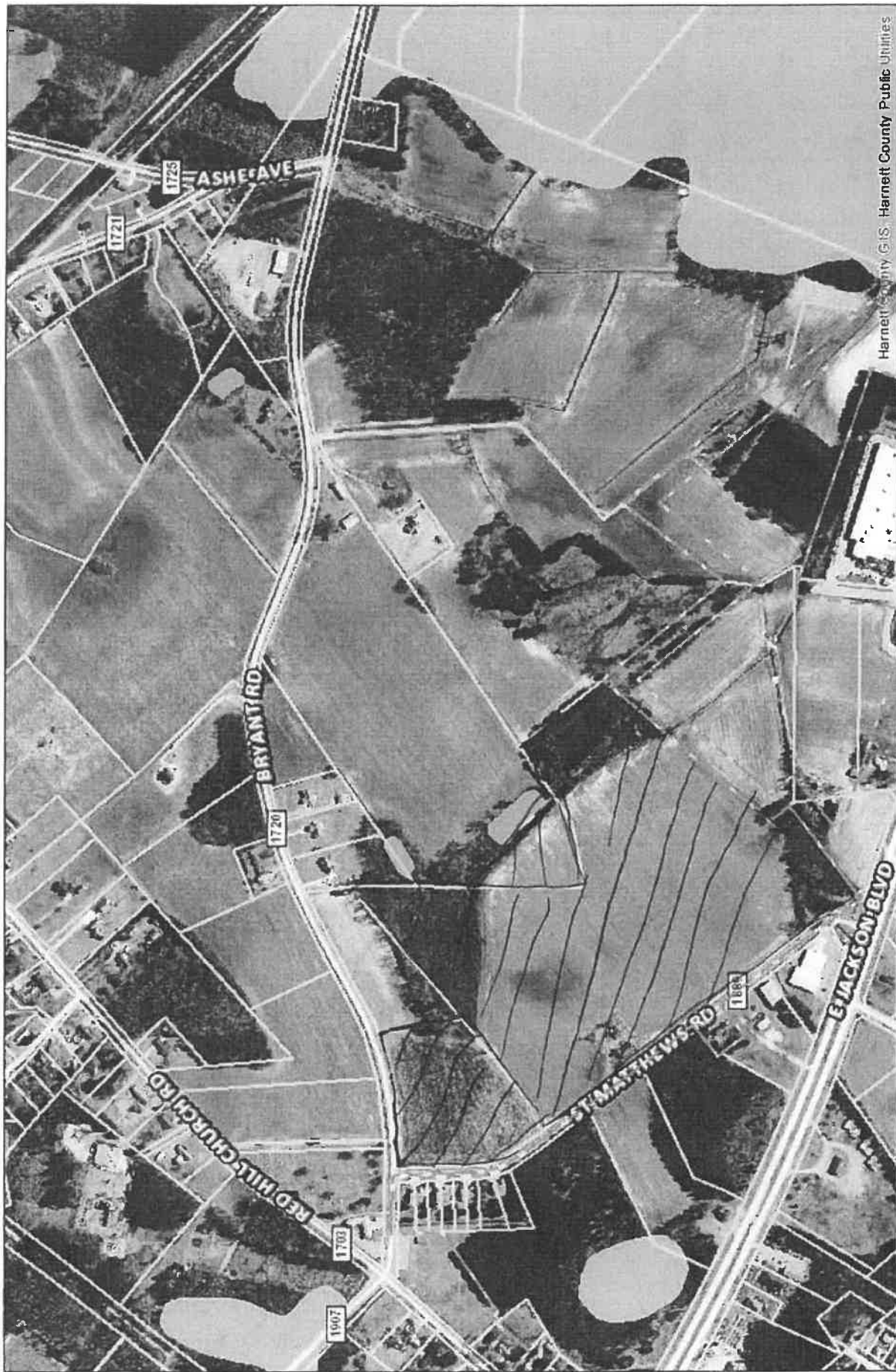
Railroad
Parcels
Roads
Mile_Markers
Flood Map Index
Mile_Markers

1 inch = 752 feet

NOT FOR LEGAL USE .

- Wetlands

Harnett GIS



Harnett County GIS, Harnett County Public Utilities

Surrounding County Boundaries
 City Limits
 Airport

Roads
 Interstate Mile_Markers
 Mile_Markers
 Railroad

MajorRoads
 NC
 US

Parcels

N
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0 335 670 1,340 Feet
 1 inch = 752 feet

Harnett COUNTY

 NORTH CAROLINA

GIS/E-911 Addressing

 February 10, 2022

Harnett GIS



NOT FOR LEGAL USE

Harnett COUNTY
WATERBURY, NC

GIS/E-911 Addressing
 February 10, 2022

Surrounding County Boundaries — NC

City Limits US

Airport Airport

MajorRoads MajorRoads

Interstate Interstate

Roads Roads

Mile_Markers Mile_Markers

Mile_Markers Mile_Markers

Railroad Railroad

Parcels Parcels

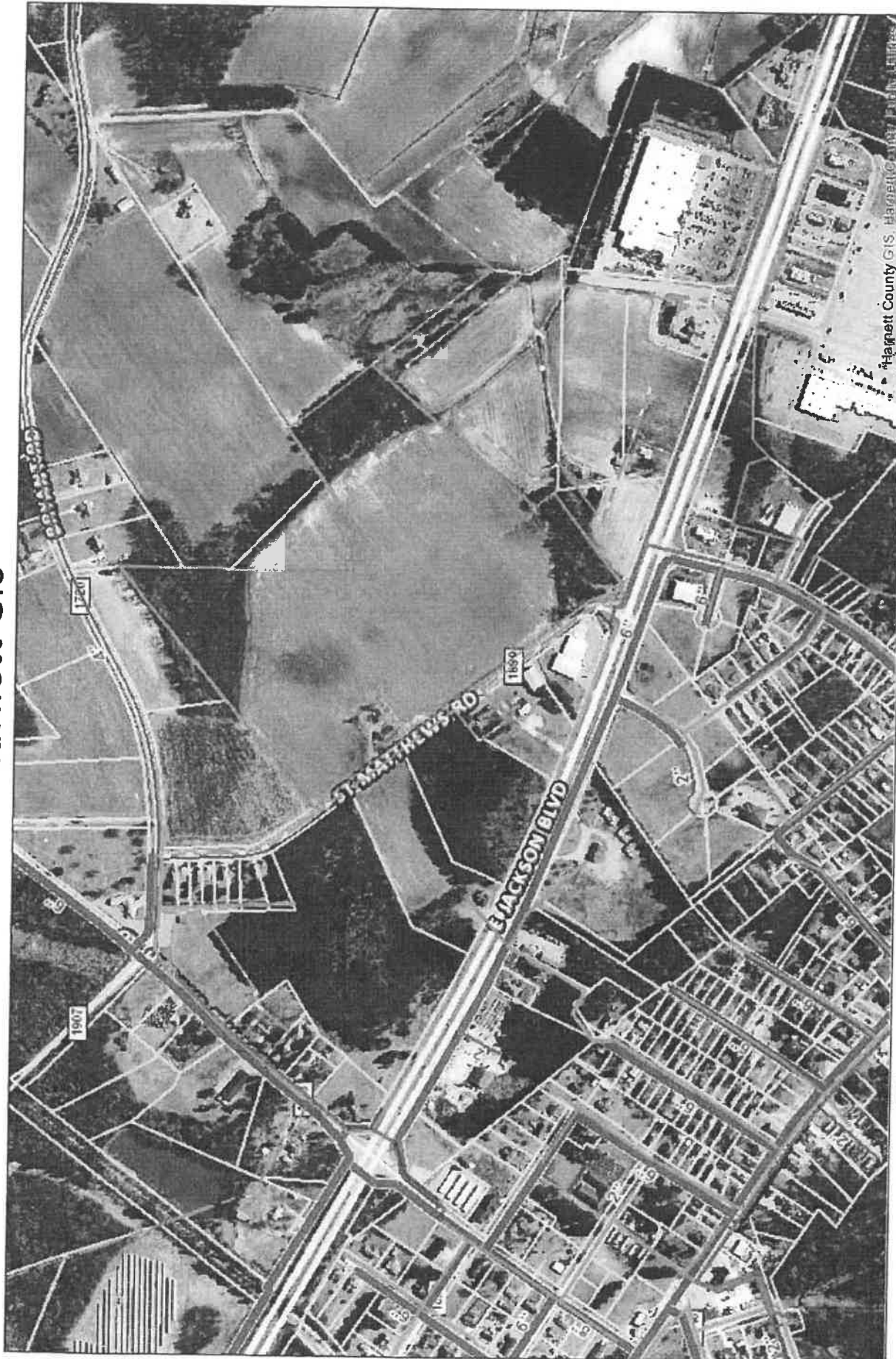
CapeFearRiver CapeFearRiver

BlueLineStreams BlueLineStreams

1 inch = 752 feet

HRW water and sewer

Harnett GIS



Harnett COUNTY
 GIS/E-911 Addressing
 February 10, 2022

	Surrounding County Boundaries		Service Laterals		Lillington Sewer
	City Limits		StepFM		County Water Mains
	Force Main		Sewer Main		2 - 5
	Gravity		Force Main		6 - 36

0 335 670 1,340 Feet
 1 inch = 752 feet

NOT FOR LEGAL USE

Owners	Physical Address	Mailing Address
RP Wellons Land & Devopment LLC	855 St Matthews Rd, Erwin, NC 28339	PO Box 730, Dunn, NC 28335-0730
Zilphia P. Moore & Amanda P. Johnson	845 St Matthews Rd, Erwin, NC 28339	845 St. Matthews Rd, Erwin, NC 28339
John Dairymple Snipes & Carol K. Snipes	835 St Matthews Rd, Erwin, NC 28339	835 St Matthews Rd, Erwin, NC 28339
Patricia B. Johnson	825 St Matthews Rd, Erwin, NC 28339	825 St Matthews Rd, Erwin, NC 28339
Alyssa L Crawford	815 St Matthews Rd, Erwin, NC 28339	815 St Matthews Rd, Erwin, NC 28339
D and S Snow Properties LLC	805 St Matthews Rd, Erwin, NC 28339	PO Box 397, Dunn, NC 28335-0730
CJ Investment Group LLC	795 St Matthews Rd, Erwin, NC 28339	270 Stonehenge Dr, Dunn, NC 28334
CJ Investment Group LLC	781 St Matthews Rd, Erwin, NC 28339	270 Stonehenge Dr, Dunn, NC 28334
Dan H. Bryant & Nancy Starr	E. Jackson Blvd, Erwin, NC, 28339	132 Juniper Creek Blvd, Pinehurst, NC, 28374
Turtle Run LLC	404 E. Jackson Blvd, Erwin, NC 28339	PO Box 608 Smithfield, NC, 27577-0608
Joe Bud Jernigan & Larry E. Hardison	E. Jackson Blvd, Erwin, NC, 28339	29 Stonegate Dr, Angier, NC 27501-6162
James Louis Senter & Sheryl H. Senter	565 St Matthews Rd, Erwin, NC, 28339	565 St Matthews Rd, Erwin, NC, 28339
Glover Sales INC	406 E Jackson Blvd, Erwin, NC, 28339	406 E Jackson Blvd, Erwin, NC, 28339
Southeastern Properties of Buies Creek	408 E Jackson Blvd, Erwin, NC, 28339	PO Box 4200 Buies Creek, NC 27506-0000
Rudolph Jackson	502 E Jackson Blvd, Erwin, NC, 28339	502 E Jackson Blvd, Erwin, NC, 28339
Michael R. Jackson Jr & Sariah C. Jackson	722 Bryant Rd, Dunn, NC, 28334	200 S 11th St, Erwin, NC 28339-2112
Sharon L. McLamb	658 Bryant Rd, Dunn, NC 28334	2216 Donny Brook Rd, Raleigh, NC 27603-0000
Belinda B. Pope	470 Bryant Rd, Dunn, NC 28334	3 Golfers Way Pinehurst, NC 28334
Carlisle L. Cole & Frankie L. Cole	400 Bryant Rd, Dunn, NC, 28334	400 Bryant Rd, Dunn, NC, 28334
Shirley A. Paolino	386 Bryant Rd, Dunn, NC 28334	386 Bryant Rd, Dunn, NC 28334-5964
Cheryl Anne Black & Leroy Black Jr	340 Bryant Rd, Dunn, NC 28334	340 Bryant Rd, Dunn, NC 28334-5964
Dustin C. Stargel	Bryant Rd, Dunn, NC 28334	9780 Pringle Benjamin Rd, London, OH 43140-9452



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon

02/07/2022

Notice of a Public Hearing ZT-2022-001

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on March 3rd, 2022 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

There has been an application submitted to the Town of Erwin to have three parcels rezoned from our Rural District to Residential (R-6- Conditional District). The three are located off of St. Matthews Road and are listed below:

- 504/640 St. Matthews Road- HC Tax PIN # 1507-34-7604.000
- Vacant Parcel- HC Tax PIN # 1507-45-1001.000
- Vacant Parcel at the corner of Bryant Road and St. Matthews- HC Tax PIN # 1507-35-0329.000

A copy of this case is available for review at the Erwin Town Hall. Questions concerning this case can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

Zoning Conditions

1. A 10-foot buffer will be provided around the property, outside of private lots.
2. Townhomes shall be added as an allowable residential use and townhome lot widths shall conform to builder product widths and not limited by zoning minimum lot width.
3. Minimum required parking shall be two parking spaces per dwelling unit.
Dwelling units can achieve minimum required parking in driveways, garages, on-street parking, or off-street parking lots, or a combination of any of the above.
4. Annexation: The development shall be annexed into Town limits prior to any approval for final plats.
5. Signage: Monument signs shall be made of brick, stone, or masonry material.
6. Setbacks (Residential Buildings): Setbacks shall be measured from the lot line to the building wall. Building eaves, at-grade patios, and at-grade stoops shall be allowed in the setback area. The minimum setbacks from the lot lines to the buildings for each residential use type shall be as follows:

<i>Land Use Type</i>	<i>Minimum Front Setback</i>	<i>Minimum Side Setback</i>	<i>Minimum Side Setback (Adjacent to Street)</i>	<i>Minimum Rear Setback</i>
Single Family Dwelling	20'	5'	10'	20'

7. Street Signage: Street signage, if proposed to be decorative and different from Town of Erwin signs, must be in accordance with the latest version of the Town of Erwin Street and NCDOT specifications.

8. Streetlights: The developer shall coordinate with the electrical utility provider on the lighting plan layout and available streetlight fixtures.
9. Entrances: All subdivision entrances shall be reviewed and approved by the Town of Erwin and the North Carolina Department of Transportation during the appropriate site plan approval process.
10. Driveways: All individual driveways shall be concrete and able to accommodate at least one vehicle outside of the public right-of-way (inclusive of the garage).
11. Open Space: All lands within areas required to be maintained as open space by the Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be protected by a permanent conservation easement and restrictive covenant, prohibiting further development, and recorded upon final plat approval as "Open Space."
12. Building Materials: Exterior building materials will be brick or stone veneer, vinyl, or fiber cement siding.
13. Stormwater: Stormwater quality and quantity controls will be installed according to municipal and NCDEQ requirements.

Parcels for Zoning Map Amendment

Name of Legal Owner: Casper Tart Jr, Kara Tart
Location: 504 St Matthews Road, Erwin, NC 28339
County PIN: 1507-34-7604.000
DB & PG: 365 : 0576
Acreage: 45.65 AC

Name of Legal Owner: Casper Tart Jr, Kara Tart
Location: St Matthews Road Off Road, Erwin, NC 28339
County PIN: 1507-45-1001.000
DB & PG: 365 : 0576
Acreage: 2.50 AC

Name of Legal Owner: Mark Kolosky
Location: Bryant Road, Dunn, NC 28334
County PIN: 1507-35-0329.000
DB & PG: 3737 : 0849
Acreage: 9.08 AC



LETTER OF TRANSMITTAL

Underfoot Engineering, Inc.
1149 Executive Circle, Suite C-1
Cary, NC 27511
919.576.9733

ATTENTION:

Name: Snow Bowden
Title: Town Manager
c/o FIRM: Town of Erwin
Address: 100 West F St.
Address: Erwin, NC 28339

DATE:
VIA:

January 27, 2022
FEDEX

PROJECT:
PROJECT #:

Bryant Road Rezoning Package
C21023

RE:
TRANSMITTED:

Matthews Road Rezoning
As requested

Copies	Description
1	Zoning Map Amendment Application
1	Harnett Co. Tax Map PIN Sheet
3	Metes & Bounds
1	Zoning Conditions
1	Adjacent Property Owner Sheet
1	Rezoning Plan Set

Remarks

If you have any questions or require additional information, please do not hesitate to contact this office at 919.576.9733.

Respectfully,

Mike Roselli, PE
Principal

BRYANT ROAD, 1507-35-7604
504 ST MATTHEWS RD

A legal description for a parcel of land in Harnett County identified as PIN# 1507-34-7604 and described as the first tract in deed book 338 page 36 and shown as lot 1 in plat book 4 page 173, inclusive of the second tract in deed book 338 page 36 in the Harnett County Registry and more accurately described as follows:

Starting at an existing PK nail near the centerline of St. Matthews Road having NAD'83(2011) NC Grid Coordinates of N: 574917.11' and E: 2102879.66';

Thence, N 49° 29' 12" E for a distance of 30.61 feet to a set iron pipe in the northern 60' right-of-way of St. Matthews Road and being the place and POINT OF BEGINNING;

Thence, N 49° 29' 12" E for a distance of 605.27 feet to an existing iron stake;

Thence continuing, N 49° 29' 12" E for a distance of 779.33 feet to a set iron pipe;

Thence, S 00° 45' 02" E for a distance of 1031.94 feet to a point;

Thence, N 80° 16' 57" E for a distance of 290.00 feet to a point;

Thence, N 55° 27' 11" E for a distance of 152.00 feet to a set iron pipe;

Thence continuing, N 55° 27' 11" E for a distance of 269.00 feet to a set iron pipe;

Thence, S 39° 32' 49" E for a distance of 473.06 feet to an existing metal bar;

Thence, S 40° 08' 10" W for a distance of 981.50 feet to a set iron pipe;

Thence, S 38° 48' 15" E for a distance of 104.89 feet to a set iron pipe;

Thence, S 52° 43' 31" W for a distance of 516.120feet to a point on a set iron pipe;

Thence, N 38° 04' 51" W for a distance of 130.63 feet to the northern right-of-way of St. Matthews Road;

Thence following the northern right-of-way along a curve to the left on a chord bearing N 18° 11' 14" W for a chord distance of 88.16 feet and having a radius of 129.69 feet to a set iron pipe;

Thence N 38° 03' 31" W a distance of 1482.93 feet to the place and POINT OF BEGINNING;

Encompassing an area of 44.071 acres, more or less.

BRYANT ROAD, 1507-45-1001
ST MATTHEWS RD OFF ROAD

A legal description for a parcel of land in Harnett County identified as PIN# 1507-45-1001 and described in deed book 338 page 179 and shown as portions of lots 1-5 in plat book 1 page 10 in the Harnett County Registry and more accurately described as follows:

Starting at a set iron pipe having NAD'83(2011) NC Grid Coordinates of N: 574939.75' and E: 2104380.13' and being the place and POINT OF BEGINNING;

Thence, S 55° 27' 11" W for a distance of 152.00 feet to a point;

Thence, S 80° 16' 57" W for a distance of 290.00 feet to a point;

Thence, N 00° 45' 02" W a distance of 532.92 feet to a point;

Thence, S 46° 25' 28" E for a distance of 577.00 feet to the place and POINT OF BEGINNING;

Encompassing an area of 2.737 acres, more or less.

BRYANT ROAD, 1507-35-0329
BRYANT ROAD

A legal description for a parcel of land in Harnett County identified as PIN# 1507-35-0329 and described in deed book 3737 page 849 and shown as tract 2 in plat book 2000 page 26 in the Harnett County Registry and more accurately described as follows:

Starting at an existing PK nail near the centerline of St. Matthews Road having NAD'83(2011) NC Grid Coordinates of N: 574917.11' and E: 2102879.66';

Thence, N 49° 29' 12" E for a distance of 30.61 feet to a set iron pipe in the northern 60' right-of-way of St. Matthews Road and being the place and POINT OF BEGINNING;

Thence following the northern right-of-way, N 38° 03' 31" W for a distance of 170.11 feet to a set iron pipe;

Thence curving to the right on a chord bearing N 20° 30' 35" W for a chord distance of 273.81 feet and having a radius of 454.04 feet to a set iron pipe;

Thence N 02° 57' 39" W a distance of 296.07 feet to a set iron pipe at the intersection of said right-of-way and the southern right-of-way of Bryant Rd;

Thence following the southern right-of-way of Bryant Rd along a curve to the left on a chord bearing N 80° 58' 41" E for a chord distance of 613.87 feet and having a radius of 1899.76 feet to a set iron pipe;

Thence leaving said right-of-way, S 10° 11' 36" E for a distance of 395.37 feet to an existing iron stake;

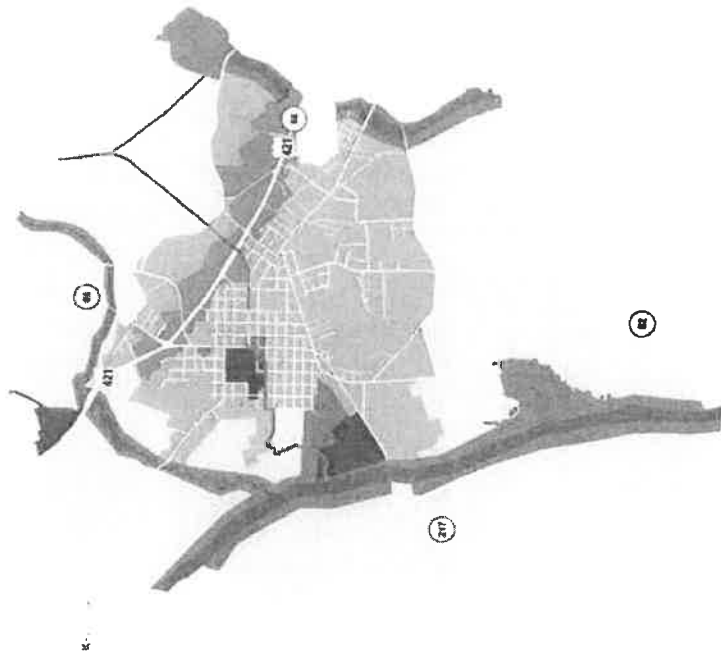
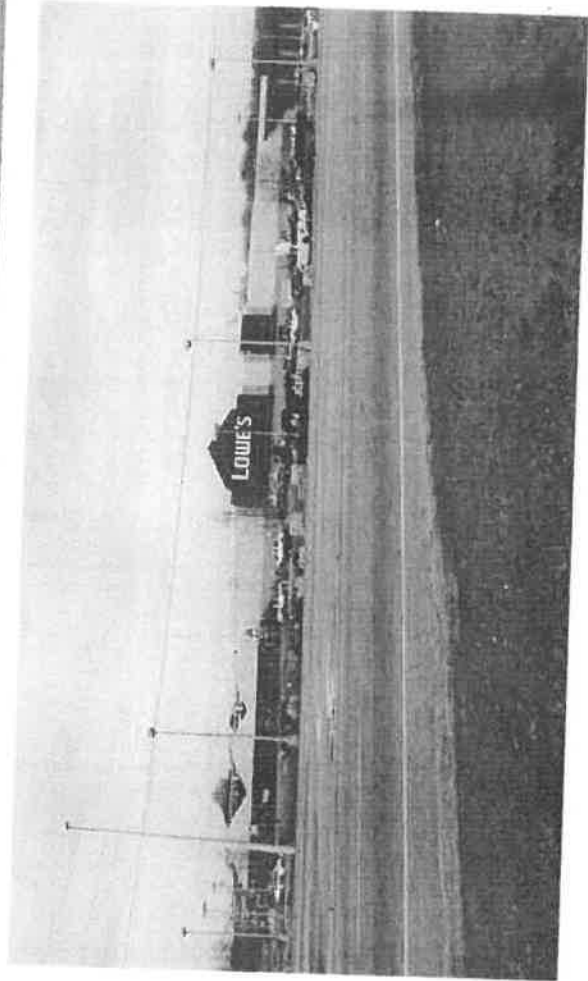
Thence, S 49° 29' 12" W for a distance of 605.27 feet to the place and POINT OF BEGINNING;

Encompassing an area of 8.013 acres, more or less.

Section 2 Vision & Goals

HIGH INTENSITY

This land use classification is intended for commercial uses that have a more regional draw and may serve residents outside of the immediate area. This classification would include larger retail establishments, large medical facilities, fast food restaurants, and more auto-oriented development. The Lowe's Home Improvement store is an example of a high intensity use.



2-8 The Town of Erwin • Land Use Plan

MEDIUM INTENSITY

The medium intensity land use classification is primarily intended for medium to high density mixed residential uses in close proximity to the town's core or major corridors. This classification may also include some low impact neighborhood business, government, or institutional uses that serve the immediate needs of residents in the area. The existing mill village surrounding the downtown is an example of medium intensity development.

