

**THE ERWIN BOARD OF COMMISSIONERS  
JULY 2022 REGULAR WORKSHOP  
MONDAY, JULY 25, 2022 @ 6:00 P.M.  
ERWIN MUNICIPAL BUILDING BOARDROOM**

**AGENDA**

**1. MEETING CALLED TO ORDER**

- A. Invocation
- B. Pledge of Allegiance

**2. AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**

**3. CONSENT**

*All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen request discussion of an item, the item will be removed from the Consent Agenda and considered under New Business.*

- A. SRO MOU Renewal (**Page 2**)

**4. OLD BUSINESS**

- A. Erwin Business Complex (**Page 3**)
- B. Community Building Sign (**Page 5**)
- C. Erwin Depot (**Page 7**)

**5. NEW BUSINESS**

- A. Budget Recap (**Page 8**)
- B. Rail Trail Agreement (**Page 13**)
- C. ZT-2022-004 (**Page 22**)
- D. Bryant Rd Subdivision Preliminary Plat (**Page 42**)

**6. ADJOURNMENT**

**ERWIN BOARD OF COMMISSIONERS**  
**REGULAR WORKSHOP MINUTES**  
**JULY 25, 2022**  
**ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Randy Baker presiding, held its Regular Workshop in the Erwin Municipal Building Board Room on Monday, July 25, 2022, at 6:00 P.M. in Erwin, North Carolina.

Board Members present were: Mayor Randy Baker, Mayor Pro Tem Ricky Blackmon, and Commissioners William Turnage, Alvester McKoy, Charles Byrd, Timothy Marbell, and David Nelson.

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

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

Commissioner McKoy gave the invocation.

Mayor Baker led the Pledge of Allegiance.

**AGENDA ADJUSTMENT/APPROVAL OF AGENDA**

Commissioner Byrd made a motion to approve the agenda and was seconded by Commissioner Turnage. **The Board voted unanimously.**

**CONSENT**

Commissioner Blackmon made a motion to approve **(ITEM A)** SRO MOU Renewal and was seconded by Commissioner Byrd. **The Board voted unanimously.**

**OLD BUSINESS**

**Erwin Business Complex**

Town Manager Snow Bowden informed the Board that a group of people were present to speak with them about the Brownfield Program. The people present were Charles Ivey, the attorney; Shawn Doule, the realtor; Jeff Smith, the Plan Administrator; and Norman Avery.

Mr. Ivey came forward and addressed the Board. He provided the Board with an update on what was going on at the Erwin Business Complex and asked the Board for the support of the Town of Erwin in the sale of the Brownfield Property.

Re: Renewal of School Resource Officer Program Memorandum of Understanding

Per Article VII entitled "Amendments and Modifications: Additional Policies and Procedures" of the School Resource Officer Program Memorandum of Understanding dated October 1, 2018 ("MOU"), attached hereto, the Harnett County Board of Education and Town of Erwin mutually agree to renew the MOU on the same terms and conditions for a term of 12 months beginning July 1, 2022, and ending June 30, 2023.

SIGNATURES:

Duncan E. Jagers

[Signature]

6-30-22  
DATE

6/30/22  
DATE

Shirley Bonds

7/25/2022  
DATE

**MINUTES CONTINUED FROM JULY 25, 2022**

**The consensus of the Board was to add a Resolution of Support to the August Board Meeting.**

**Community Building Sign**

Town Manager Snow Bowden showed the Board the draft of the Community Building Sign. He stated the quoted price is fair in his opinion. The sign would be there to identify the Community Building and for organizations to identify that they meet there.

**The consensus of the Board was to add the Community Building Sign under consent on the August Meeting Agenda.**

**Erwin Depot**

Town Manager Snow Bowden stated he is still waiting to hear back from the firm that designed the plans for the Depot. He and Mark Byrd had someone look at the roof and we may need to replace a few rafters. He needed direction from the Board on what material they would like the roof to be in order to put out bids.

Commissioner Turnage stated he would like to see Town Manager Snow Bowden prepare a package, put the ticket office back on it, and get some numbers from a contractor. He cannot accept the number from the architect, those are ridiculous numbers. If we need to use Cell Tower money, that is what we will do. We have too much invested in the depot to let it go now.

Commissioner Nelson stated he is still undecided, it is a lot of money and he does not know if we will see a return on it. He recommended talking with other smaller Towns and seeing what their traffic flow is and whether they generate revenue.

Mayor Baker provided the Board with a draft of what the Depot could look like. He stated we need to look at our financial options, decide what path we want to take, and start making steps forward.

Commissioner Byrd stated he does not want Erwin's history to go away but funding is an issue. Nothing stops us from contacting contractors, we do not have to accept any bids we do not agree with.

Commissioner Blackmon stated we first need to prepare a Project Budget and contact the Local Government Commission for approval. He recommended the Board to instruct Town Manager Snow Bowden to contact the architect and get new numbers.

Commissioner Marbell stated half of the Town is for it and half of the Town is against it.

Commissioner McKoy stated this is his 3<sup>rd</sup> term and we have been kicking this can down the road for years. The Town spent \$15,000 to move and to not do anything now is absurd. We should contact Angier, their Depot is beautiful. He was in favor of using Cell Tower money for funding.

**The consensus of the Board was to move forward and directed Town Manager Snow Bowden to contact the architect, get new numbers, and report back to the Board at our August Workshop.**

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Erwin Business Complex

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We have some people that are involved with the Erwin Business Complex that will be attending this meeting to give an update on all of the work that has been completed. There was a notice sent out to all of the adjacent property owners on the intent to redevelop this brownfield property as well. They are here to discuss that plan as well. This notice has been placed at Town Hall since May 2022.

Attachment:

- Summary of Notice of Intent to Redevelop a Brownfields Property

**SUMMARY OF NOTICE OF  
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY  
Brownfields Property Name: Erwin Mill  
Brownfields Project Number: 22058-18-043**

Note: This is a Ready for Reuse Brownfields Agreement. Therefore, the Name of the Prospective Developer is unknown at this time.

Pursuant to the North Carolina Brownfields Property Reuse Act (the "Act") authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, INSERT PD NAME, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality ("DEQ") a Notice of Intent to Redevelop a Brownfields Property ("Property") located at 200 N 13<sup>th</sup> Street, Erwin, Harnett County. The Brownfields Property, which is the former site of the Erwin Textile Mill, consists of 55.25 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, surface water, indoor air, soil gas, and sediment. [Name of PD] has committed itself to redevelop the Brownfields Property for no uses other than [name activity committed to consistent with BFA]. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and [INSERT PD NAME], which in turn includes (a) a map showing the location of the Property, (b) a description of the contaminants involved and their concentrations in the media of the Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number 22058-18-043 into the search bar at the following web address:

<https://edocs.deq.nc.gov/WasteManagement/Welcome.aspx?dbid=0&repo=WasteManagement>

The "Act" requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than May 13, 2022, and will end no sooner than the later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Mr. Bruce Nicholson  
Brownfields Program Manager  
Division of Waste Management  
NC Department of Environmental Quality  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Community Building Sign

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I have an updated proposed sign for the outside of the Community Building. It will be placed against a brick wall and be illuminated.

### **Town of Erwin Community Center**

- 36" x 72" single-faced wall sign
- All aluminum cabinet
- Painted black with high gloss, car-grade paint (color TBD)
- LED illumination, UL certified
- White acrylic pan faces with 3M exterior high-performance vinyl copy (copy TBD)
- Photocell included

Price = \$1525 + tax

Install = \$400 + tax + permits

### **Brickwork and Footing**

48" x 104" x 8" U-shaped monument with 16" wide columns

Price = \$3900 + tax

TOTAL ESTIMATED COSTS- \$6,000

15.00 in

72.00 in

36.00 in

12.00 in

102.00 in

ERWIN COMMUNITY CENTER



Lions Clubs International



FULLFILLING  
OUR PROMISES  
TO THE MEN AND WOMEN  
WHO SERVED



ERWIN COMMUNITY BUILDING  
36" x 72" Wall Sign w/ U-Brick Monument

2785 US Hwy 301 N, Dunn, NC 28334  
Ph: 910-892-5900 • Fax: 910-892-2140 • www.SignandAwning.com

NOTE: These designs are property of Sign & Awning Systems, Inc. and can not be reproduced without permission.

All artwork must be approved by the customer before we move forward with the order. It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check Spelling, Grammar, Layout, and Design Content. If the proof containing errors is approved, the customer is liable for all costs, including corrections and reprints. Proofs may not represent exact colors. All colors displayed may look different in person than on your computer screen due to the individual monitor or screen color settings.

Customer / Landlord Approval:

Date:



## Erwin Board of Commissioners

### REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Erwin Depot

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We have reached out to the firm that designed the plans for the Depot. I am still waiting to hear back from them at the time of writing this memo. If we are going to move forward with replacing the roof on the depot we are going to need to replace a few rafters. We need to know what type of roof to request for bids. I know we have discussed keeping the building as original as possible. We have options to look into such as a metal, cedar shake, or asphalt shingles. We need some direction before we can get bids.

**MINUTES CONTINUED FROM JULY 25, 2022**  
**NEW BUSINESS**

**Budget Recap**

Town Manager Snow Bowden went back through the past five fiscal years' budgets that have been audited and approved by both the State and Town Board and created a summary of the revenues and expenditures. Through the work of the Board, we have been building our find balance back up. He brought to the Board's attention that in fiscal year 2021-2022, \$234,000 were SRF COVID Funds. He stated when we have more time, we would like to discuss moving more money to the Capital Trust.

**Rail Trail Agreement**

Town Manager Snow Bowden stated this is a formal agreement with Harnett County. Since the Rail Trail was built years ago, there has been an unwritten gentlemen's agreement that the Town will maintain what's in the Town, the City will maintain what's in the City, and the County would maintain their portion. He sent the agreement to Town Attorney Tim Morris for his review. Mr. Bowden's biggest concern was under Duties of the Town, Item C, "Abide by any and all County ordinances, all applicable State laws, and any and all policies of Harnett County and Harnett County Parks and Recreation Department" he sees it as a back way to follow their rules.

Commissioner Blackmon stated there are uneven expectations compared to Dunn. Also, not allowing golf carts is impending on ADA Compliance Rights in his opinion.

Mayor Baker stated this should be a joint venture with equal representation and equal responsibility for all parties. The only change is responsibility should be something that is warranted by the environment.

Commissioner Marbell stated he spoke with Police Chief Johnson and there should be no issue with golf carts being on the Rail Trail as long as the driver has a valid driver's license.

Town Manager Snow Bowden stated he has a meeting with Harnett County and will express the Board's concerns and work on making the agreement more equal.

**ZT-2022-004**

Town Manager Snow Bowden made the Board aware that The Town of Erwin has received an application to have a parcel rezoned from RD to R-10 Zoning District. The applicant plans on requesting that the parcel be voluntarily annexed into Town Limits. If this rezoning request is approved it would open up the option for the applicant to request a special use permit for planned unit development. This request will be a Public Hearing at our August Board Meeting.

**Bryant Rd Subdivision Preliminary Plat**

Town Manager Snow Bowden informed the Board that the preliminary subdivision plat for a subdivision that would be located off of St. Matthews Road and Bryant Road will be on the agenda for our August Board Meeting.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Budget Discussion

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I have put together a summary of the revenues and expenditures from the five previous fiscal years that have been audited and approved by both the State of North Carolina and by the Town of Erwin Board of Town Commissioners. I did not include data from the Fiscal Year 2021-2022 because the budget has not been finalized or audited yet. But our numbers are looking good as well for the most recent fiscal year. One thing to keep in mind is that it is important that we build up our fund balance. A number of years ago it got to a level that was not acceptable. We have worked very hard to cut spending and build up our fund balance.

To the best of my knowledge, the Town of Erwin has always supported any bank that was located inside our Town Limits. Hence why we have a number of different accounts. At the moment, we have accounts with Truist (BB&T and Suntrust merged together) and First Federal. We also have an account with North Carolina Capital Trust (cash management on your monthly reports). With the upcoming rise in interest rates, I feel like we should move some of our unrestricted funds to this account.

## Budget Recap Previous Five Fiscal Years

### General Fund

	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
REVENUES	\$3,106,354	\$3,270,671	\$3,633,653	\$4,033,686	\$3,748,463
EXPENDITURES	\$2,653,008	\$3,062,734	\$3,358,726	\$3,727,152	\$2,955,443
SURPLUS	\$453,346	\$207,937	\$274,927	\$306,534	\$793,020

This is an overview of the expenditures and revenues from the General Fund that were in the five previous fiscal years that have been audited and approved by both the Erwin Board of Town Commissioners and the State of North Carolina. We have done our best to limit expenditures these last few years. We have been able to build our fund balance back up over these last few years. It is important to have a healthy fund balance for any uncertain economic times.

- FY-2020-2021- If you recall we approached this Fiscal Year 2020-2021 with a conservative approach due to the unknown impact of COVID-19. This balance also includes COVID-19 SRF Funds of \$234,000 that were reported as a reimbursement for law enforcement salaries and benefits in response to COVID-19.
  - \$230,624 higher than expected sales tax revenue as well.

## All Funds

	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
REVENUES	\$3,711,105	\$3,653,065	\$3,996,582	\$5,297,862	\$5,091,878
EXPENDITURES	\$3,191,163	\$3,375,245	\$3,676,975	\$5,168,892	\$3,916,183
SURPLUS	\$519,942	\$277,820	\$319,607	\$128,970	\$1,175,695

This is an overview of the expenditures and revenues from all of our funds that were in the five previous fiscal years that have been audited and approved by both the Erwin Board of Town Commissioners and the State of North Carolina.

## Unrestricted Funds

- Cash Management (Capital Trust)
- Truist Cash in Bank
- First Federal Money Market
- First Federal Money Market

## Restricted Funds

- Truist State Forfeiture
  - Truist Capital Reserve/Community Enhancement
  - First Federal Capital Reserve
  - Truist Health Reserves
  - Priebe Fund Account
  - Al Woodall PARTF Fund
  - American Rescue Plan Fund
- 
- \* FY-2020-2021- If you recall we approached this Fiscal Year 2020-2021 with a conservative approach due to the unknown impact of COVID-19. This balance also includes COVID-19 SRF Funds of \$234,000 that were reported as a reimbursement for law enforcement salaries and benefits in response to COVID-19.
    - \$230,624 higher than expected sales tax revenue as well.

**Linda P. Williams**

**From:** John Frye <jfrye@capitalmc.com>  
**Sent:** Monday, July 11, 2022 5:18 PM  
**To:** Linda P. Williams; Town Erwin Manager  
**Subject:** New Account Applications

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Linda & Snow,

I hope you both had an easy turn of the fiscal year and a nice Fourth of July. When we met a few weeks ago you all discussed possibly wanting to establish some additional accounts to track particular funds after the start of the fiscal year. To get that started, all I need is the name you would like to use for each account. We will then prefill the application for you based on your current account with us. It is an easy process and takes just a day to get started.

Our rates as we discussed are expected to rise significantly based on the information from the Federal Reserve I shared with you when we met. I think this would be a good move for you all and catching it at the front end would certainly be in your favor.

If I can answer any questions or help in any way, just let me know.

Take care,

John

John Frye, CPA, CPFO

Vice President

The North Carolina Capital Management Trust  
c/o Capital Management of the Carolinas, LLC  
1520 South Boulevard, Suite 230  
Charlotte, NC 28203  
Phone: 800-222-3232  
Cell: 910-638-5197  
Fax: 704-332-4151  
Email: [jfrye@capitalmc.com](mailto:jfrye@capitalmc.com)

June 30th, 22

Restricted Funds

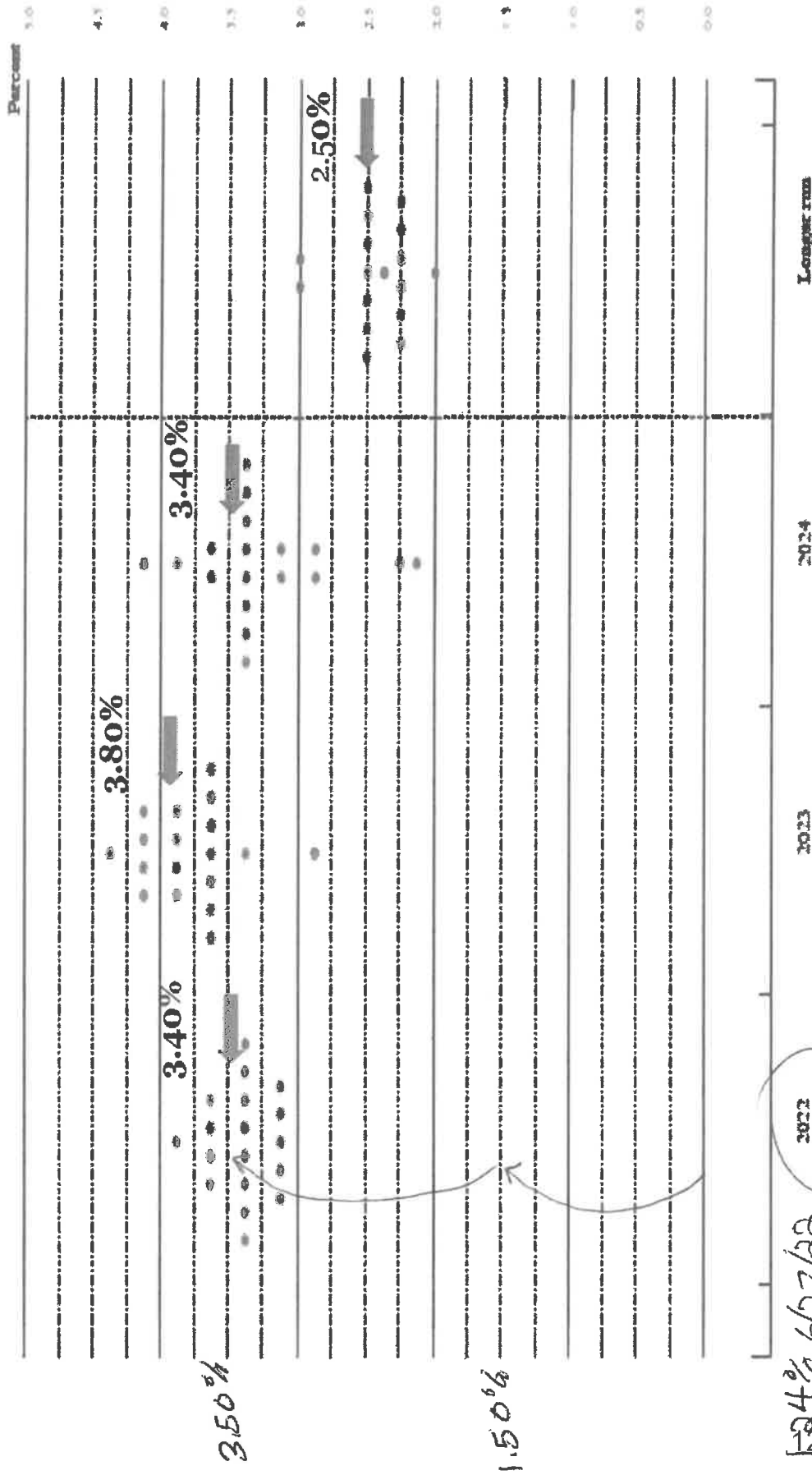
B B T Capital Reserve / Community Enhancement \$ 213,240.54  
Town of Erwin: Capital Reserve (1st Federal Bank) \$ 2,353,203.91  
Town of Erwin: Al Woodall Park (1st Federal) \$ 388,175.66

General Funds

Town of Erwin (1st Federal: Prestige Business M. Market) 36,818.76  
Town of Erwin (Premium M.M.-Business) 858,160.47

# Federal Reserve "Dots" Chart

Estimate of Appropriate Level of Federal Funds Rate at End of Each Year



3.50%  
 3.40%  
 3.80%  
 2.50%  
 1.50%  
 2022  
 2023  
 2024  
 Longer run  
 3.24% 6/27/22  
 0.92% 30-day rate Dec  
 Source: Minutes of Federal Reserve Meeting June 15, 2022

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Rail Trail Agreement FY 2022-2023

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Harnett County has sent a proposed agreement to both the Town of Erwin and the City of Dunn in regards to the Dunn-Erwin Rail Trail. The Dunn-Erwin Rail Trail is a major asset to the Town of Erwin and Harnett County. When the trail was first developed there was never an official agreement approved in regards to maintenance (mowing, limb cutting, spraying weeds, etc..). There was an agreement that all three parties would contribute to the maintenance. This agreement would clear up the duties and responsibilities of all three parties. Erwin does have a higher costs share in the agreement with maintenance but we do have a lot more grass to be maintained on the trail compared to Dunn.

One item that I would like to point out to all of you is: Item III, Duties of Town, C: "Abide by any and all County ordinances, all applicable State laws, and any and all policies of Harnett County and Harnett County Parks and Recreation Department." A while back I presented proposed rules to the Town Board that were never approved. I feel like this language would make those rules official even though they were never approved by the Erwin Board of Town Commissioners.

Attachments:

- Proposed Rail Trail agreement



THIS AGREEMENT, entered into and with the effective date of the 1st day of July 2022 between the **Town of Erwin**, a municipality duly incorporated under laws of the State of North Carolina (hereinafter “Town”), the **City of Dunn**, a municipality duly incorporated under laws of the State of North Carolina (hereinafter “City”), and the **County of Harnett**, a body politic and corporate existing under the laws of the State of North Carolina (hereinafter “County”);

WITNESSETH:

WHEREAS, the governing bodies of all of the parties to this agreement have found and determined that it is in the public interest and for the public benefit to jointly provide maintenance for the Dunn-Erwin Rail Trail (hereinafter “Facility”); and

WHEREAS, County owns and has authorized the Dunn-Erwin Rail Trail Authority (hereinafter “Authority”), established in 2003, to manage the Facility, a 5.3 mile rail trail connecting the City and Town; and

WHEREAS, the parties desire through this agreement to establish a working relationship whereby their respective financial and physical resources can be joined to provide a cohesive maintenance program for the Facility; and

WHEREAS, the Authority will attempt to contract with a professional landscaping company to provide Lawn Care Services for the Facility. The County, City, and Town mutually agree to share the maintenance tasks not included in the contracted service or tasks required should a Lawn Care Service not be in place; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth, the parties contract and agree as follows:

**I. DUTIES OF COUNTY**

County agrees to:

- A. Maintain surrounding grounds. These facilities include:
  - 1. All turf areas, including mowing and trimming.
  - 2. Fences and Traffic Control; including bollards
  - 3. Signage
  - 4. Trail Surfacing; include repair and replacement
- B. Conduct routine inspections of the Facility.

- C. Maintain a service log of all Maintenance operations that sets forth the date of the maintenance activity, the location that was maintained, and the work that was performed.
- D. Provide funding to Authority for 50% of Lawn Care Service Contract, if applicable.

**II. DUTIES OF THE CITY:**

The City, in consideration of the above, agrees to the following:

- A. Removal and Disposal of litter and trash from provided containers in the City limits and extra-territorial jurisdiction.
- B. Pruning of all plant materials, which include trees and shrubs, and parts thereof, including all material encroaching from adjacent properties.
- C. Removal and disposal of all trimming, branches, and any other debris resulting from the activities described in II.B
- D. Abide by any and all County ordinances, all applicable State laws, and any and all policies of Harnett County and Harnett County Parks and Recreation Department.
- E. In performing the above listed duties, if the City should damage the Facility in any way, then any repair costs shall be the responsibility of the City's.
- F. Provide funding to Authority for 22% of Lawn Care Service Contract, if applicable.

**III. DUTIES OF THE TOWN:**

The Town, in consideration of the above, agrees to the following:

- A. Removal and Disposal of litter and trash from provided containers in the Town limits and extra-territorial jurisdiction.
- B. Application of herbicides along trail to prevent growth of grasses and weeds.
- C. Abide by any and all County ordinances, all applicable State laws, and any and all policies of Harnett County and Harnett County Parks and Recreation Department.
- D. In performing the above listed duties, if the Town should damage the Facility in any way, then any repair costs shall be the responsibility of the Town's.
- E. Provide funding to Authority for 28% of Lawn Care Service Contract, if applicable

**IV. COMPENSATION AND PAYMENT.** All parties are in agreement to pay the Authority the percentages described in Sections I, II, and III for contracted Lawn Care Services of the Facility. Payments may be made by the parties to the Authority in either an annual

lump sum payment to be made by July 31<sup>st</sup> in the fiscal year in which services are to be provided, or in monthly payments to be made by the 5<sup>th</sup> day of the month in which service is to be provided. Should there be no contracted services the Town, City, and County shall resume the maintenance duties described in Sections I, II, and III with no payments to the Authority.

- V. LEGAL REPRESENTATION AND LIABILITY.** Town, City, and County waive special, incidental, indirect, or consequential damages, including lost profits, good will, revenues or savings, for claims, disputes or other matters in question arising out of or relating to this Agreement. This limitation of liability will survive the expiration or termination of this Agreement.
- VI. TERM OF AGREEMENT, AMENDMENT, AND TERMINATIONS.** The term of this Agreement shall commence on July 1, 2022 and shall run through June 30, 2023. This Agreement may be amended from time to time upon the mutual consent of Town, City, and County expressed in writing. Either party may terminate this Agreement for any reason upon thirty (30) days written notice to the other party. Termination shall not relieve Town, City, or County of financial obligations incurred prior to termination.
- VII. NO THIRD-PARTY BENEFICIARY.** Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against any Party.
- VIII. SEVERANCE CLAUSE.** In the event any provision of this Agreement is adjudged to be not enforceable or found invalid, such provision shall be stricken and the remaining provisions shall be valid and enforceable.
- IX. ENTIRE AGREEMENT.** This Agreement represents the entire agreement between County, City, and Town and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may only be amended by written instrument signed by County, City, and Town.
- X. NOTICES.** All notices or other communications which shall be made pursuant hereto shall be in writing and shall be deemed to be given and received (a) when hand delivered to the address stated below, (b) three (3) days after being mailed to the address stated below, postage prepaid by certified or registered mail of the United States, return receipt requested to the address set forth below:

TO: City of Dunn  
401 E. Broad St.  
Dunn, NC 28334  
Attn: City Manager

TO: Town of Erwin  
100 West F St. (physical)  
PO Box 459 (mail)  
Erwin, NC 28339  
Attn: Town Manager

TO: County of Harnett  
455 McKinney Parkway (physical)  
PO Box 65 (mail)  
Lillington, North Carolina 27546  
Attn: County Manager

With Copy to:  
County Staff Attorney  
455 McKinney Parkway (physical)  
PO Box 238 (mailing)  
Lillington, North Carolina 27546

Either party to this Agreement may change its designated person or designated address at any time and from time to time by giving notice of such change to the other party in the manner set forth above.

**XI. GOVERNING LAW AND ORDINANCES.** This Agreement shall be governed by the laws of the State of North Carolina. The North Carolina State Courts located in Harnett County, North Carolina shall have jurisdiction to hear any dispute under this Agreement and legal or equitable proceedings by either party must be filed in Harnett County, North Carolina.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives or officers have executed this Agreement as to the date and year first above written.

(The remainder of this page left blank intentionally).

COUNTY OF HARNETT

CITY OF DUNN

By: \_\_\_\_\_  
Lewis W. Weatherspoon, Chairman

By: \_\_\_\_\_  
William P. Elmore, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Melissa Capps, Clerk

\_\_\_\_\_  
Tammy Williams, Clerk

TOWN OF ERWIN

By: \_\_\_\_\_  
Randy L. Baker, Mayor

ATTEST:

\_\_\_\_\_  
Lauren Evans, Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget & Fiscal Control Act.

\_\_\_\_\_  
Jim Roberts, Dunn Finance Director

\_\_\_\_\_  
Linda Williams, Erwin Finance Director

\_\_\_\_\_  
Kimberly Honeycutt, Harnett County CFO

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I, \_\_\_\_\_, a Notary Public, of the County and State aforesaid, certify that Lewis W. Weatherspoon, who being by me duly sworn, says that he is Chairman of the Board of Commissioners of Harnett County, and that Melissa Capps is Clerk of said Board, that the seal affixed to the foregoing and attested instrument is the seal of Harnett County, North Carolina, and that said instrument was signed by him as Chairman of the Board of Commissioners of said County and by the Clerk of said Board, who affixed the official seal of Harnett County to said instrument; and that the said Lewis W. Weatherspoon, Chairman of the Board of Commissioners, acknowledged said instrument to be the act and deed of Harnett County, North Carolina.

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public Printed Name

My Commission Expires:\_\_\_\_\_

NORTH CAROLINA

COUNTY OF HARNETT

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify William P. Elmore, Jr. personally came before me this day and acknowledged that he is Mayor of the City of Dunn, a municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by Tammy Williams as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public Printed Name

My Commission Expires: \_\_\_\_\_

NORTH CAROLINA

COUNTY OF HARNETT

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify Randy L. Baker personally came before me this day and acknowledged that he is Mayor of the Town of Erwin, a municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by Lauren Evans as its Town Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public Printed Name

My Commission Expires: \_\_\_\_\_



# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: ZT-2022-004


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The Town of Erwin has received an application to have a parcel rezoned from our Rural District to our R-10 Zoning District. The parcel that is requested to be rezoned is adjacent to a parcel that is zoned R-10. The applicant plans on requesting that the parcel be voluntarily annexed into Town Limits. If this rezoning request is approved it would open up the option for the applicant to request a special use permit for a planned unit development.

### Attachments:

- ZT-2022-004 Application
- ZT-2022-004 Staff Report
- Harnett County GIS Image- No Zoning
- Harnett County GIS Image- Zoning
- Harnett County GIS Image- Blue Line Stream
- Harnett County GIS Image- Easements
- Harnett County GIS Image- Flood Zones
- Harnett County GIS Image- Water and Sewer
- Harnett County GIS Image- Wetlands
- Map of Parcels within 100'
- Surrounding property owners notified
- ZT-2022-004 Public Notice Letter
- Statement-of-Consistency
- Statement-of-Inconsistency

Revised 9-19-2014

	<b>Application for an Amendment To The Official Zoning Map of Erwin, NC</b>
	<b>Staff Only:</b> Zoning Case # <u>Z-20</u> - _____ Fee: <u>300</u> Check # _____ MO _____ Cash _____ PB Recommendation: <u>  A  </u> <u>  D  </u> <u>  A/W  </u> Conditions BOC Date: _____ Decision: <u>  A  </u> <u>  D  </u> <u>  T  </u> <u>  A/W  </u> Conditions

Print Applicant Name: Zachary Angle  
Name of Legal Property Owner: Zachary & Ariella Angle  
Location of Property: S 20th St

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

Zoning change requested from R0 to R10

If Conditional District, note conditions: \_\_\_\_\_

Harnett County Tax Map PIN 0597-13-6466

Property owner(s) of area requested and address(es)

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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.

[Signature] 919-602-2351  
Signature of Applicant Contact Number  
126 N Ennis St, Fuquay-Varina, NC 27526  
Mailing Address of Applicant



**REZONING MAP REQUEST  
STAFF REPORT**

Case: ZT-2022-004

Snow Bowden, Town Manager

[townmanager@erwin-nc.org](mailto:townmanager@erwin-nc.org)

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

Planning Board: 07/18/2022

Town Commissioners: 08/04/2022

Requested zoning map amendment to a vacant parcel located off of South 20<sup>th</sup> Street. The parcel can be identified by its Harnett County PIN #0597-13-6466.000. The request is to have the parcel rezoned from Rural District (RD) to R-10.

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**Applicant Information**

**Owner of Record:**

Name: Zachary and Arielle Angle

Address: 126 N. Ennis Street

City/State/Zip: Fuquay-Varina, NC 27526

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**Property Description**

Tract – Vacant

Harnett County Tax PIN 0597-13-6466.000

Acres 42.93

Zoning District- Rural District

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**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 existing Harnett Regional Water-Water and Sewer Lines
- See Attached Harnett County GIS Image showing existing easements on parcel
- See Attached Harnett County GIS Image showing existing blue line streams on parcel
- See Attached Harnett County GIS Image showing wetlands in area
- See Attached Harnett County GIS Image showing flood zones

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**Physical Characteristics**

Site Description: This is a vacant parcel located off of South 20<sup>th</sup> Street. The parcel is located in the 100-year and 500-year flood plain. Based on data from Harnett County there are not wetlands on the parcel. There is an existing ingress/egress easement that belongs to the City of Dunn, NC on this lot. Based on data from Harnett County GIS there are sewer lines on this parcel. The parcel is 42.89 acres. The parcel has changes in elevation across the parcel and good views of the Cape Fear River.

Surrounding Land Uses: This parcel is located off of South 20<sup>th</sup> Street. The majority of the uses off of this street are public infrastructure uses (water/sewer). The Dunn-Erwin Rail Trail is located off of South 20<sup>th</sup> Street. The vast majority of the other uses in the area are residential. There are some commercial uses located off of West E Street adjacent to the parcel.

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**Services Available**

- Harnett County Regional Water
- Duke Energy would provide electricity
- CenturyLink is the telephone provider

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**Staff Evaluation**

The applicant has requested that this parcel be rezoned from Rural District (RD) to R-10 (Residential).

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 applicant is requesting that this parcel remain zoned as a residential zoning district. The applicant does want to develop this lot as a residential land use. If approved, this zoning district would allow for further land development than what would be allowed in its current zoning district. However, the R-10 Zoning District is a bit more restrictive with other land uses that are allowed.

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

- **Reasoning:** This parcel is located in an area of Town in our 2014 Land Use Plan that was identified for Low Intensity growth. However, it is adjacent to an area identified for Medium Intensity growth. The Low Intensity growth area allows low impact uses

compatible with surrounding developments. There are a number of homes towards the bottom of West E Street.

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

- **Reasoning:** If this rezoning request is approved it would allow for further development of this lot. There would be improvements made to the lot if the rezoning request is approved that would enhance the parcel.

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

- **Reasoning:** This is one tract of land that is 42.93 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. <b>YES</b></p>	<p>There are fewer permitted land uses with this rezoning request. If the rezoning request is approved it would allow for higher density residential land uses compared to what is currently allowed.</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.) <b>YES</b></p>	<p>This rezoning request is to a more restrictive zoning district (R-10). R-10 Zoning would allow for more residential development on this parcel compared to RD. There are a number of other land uses in the Rural District Zoning District compared to R-10.</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. <b>YES</b></p>	<p>The request is to have the parcel rezoned to another residential zoning district. If approved, this district allows uses such as a planned unit development as a special use. Special use permits require a public hearing and further approval from the Town Board. The parcel is currently located in our Rural District. There are land uses that are permitted in Rural District compared to our R-10 Zoning District.</p>
<p>The proposed change is in accord with the Land Development Plan and sound planning principles. <b>YES</b></p>	<p>This parcel is located in an area identified for low intensity growth. However, it is adjacent to an area for medium intensity growth and a small section of the parcel is found in the medium intensity growth area.</p>

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### Statement of Consistency

The requested rezoning to R-6 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**.

Or

### Statement of In-Consistency

The requested rezoning to R-6 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-2022-003 Application
- Harnett County GIS Image with zoning districts
- Harnett County GIS Image without zoning districts
- Adjacent property owner sheet
- Public notice letter sent to adjacent property owners

# Harnett GIS



NOT FOR LEGAL USE

**Surrounding County Boundaries**

- City Limits
- County Boundary
- Airport

**MajorRoads**

- Interstate
- NC
- US
- Roads

**Mile\_Markers**

- Mile\_Markers
- Railroad
- Parcels
- CapeFearRiver

GIS/E-911 Addressing  
July 11, 2022

1 inch = 752 feet



# Harnett GIS



Harnett County GIS

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

GIS/E-911 Addressing  
July 11, 2022

Surrounding County Boundaries MajorRoads Mile\_Markers

- City Limits
- County Boundary
- Airport
- Interstate
- NC
- US
- Roads
- Interstate
- Mile\_Markers
- Railroad
- Parcels
- CapeFearRiver

NOT FOR LEGAL USE .

# Harnett GIS



Surrounding County Boundaries City Limits County Boundary Address Numbers

MajorRoads Airport Roads Mile\_Markers Cape Fear River

Interstate Interstate Mile\_Markers Railroad Parcels

NC US

0 165 330 660 Feet

1 inch = 376 feet

July 11, 2022

NOT FOR LEGAL USE .

# Harnett GIS



■ Surrounding County Boundaries    ✈ Airport    — US Railroad  
□ City Limits    — Roads  
— County Boundary    — MajorRoads    — Interstate    ◆ Mile\_Markers  
○ Address Numbers    — NC    — Mile\_Markers

GIS/E-911 Addressing  
 July 11, 2022

0 165 330 660 Feet  
 1 inch = 376 feet

Harnett County GIS

# Harnett GIS



■ Surrounding County Boundaries **MajorRoads**  
□ City Limits  
□ County Boundary  
✈ Airport  
— Interstate **Mile\_Markers**  
■ NC  
— US  
◇ Mile\_Markers  
— Railroad  
— Roads  
□ Parcels

GIS/E-911 Addressing  
 July 11, 2022

0 385 670 1,340 Feet  
 1 inch = 752 feet

NOT FOR LEGAL USE .

# Harnett GIS



GIS/E-911 Addressing  
July 11, 2022

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

1 inch = 376 feet

0 165 330 660 Feet

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W E  
S

Harnett County GIS

# Harnett GIS



 Surrounding County Boundaries
 City Limits
 County Boundary
 Airport

 MajorRoads
 Interstate
 NC
 US

 Roads
 Mile\_Markers
 Railroad

 Parcels

GIS/E-911 Addressing  
 July 11, 2022

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

# Harnett GIS



NOT FOR LEGAL USE

**Surrounding County Boundaries**

- City Limits
- County Boundary
- Airport

**MajorRoads**

- Interstate
- NC
- US
- Roads

**Mile\_Markers**

- Mile\_Markers
- Railroad
- Parcels
- CapeFearRiver

1 inch = 752 feet

0 335 670 1,340 feet

GIS/E-911 Addressing  
July 8, 2022

**Owner - BAYLES JERRY RAY SR & BAYLES FAYE P**

**Mailing Address - P O BOX 343 ERWIN, NC 28339-0000**

**Owner - AGUIRE JUAN CORTES & GUTIERREZ DOLORES NARVAEZ**

**Mailing Address - 8916 WALTER MYATT RD WILLOW SPRING, NC 27592-9377**

**Owner - HOBBS ROY E & HOBBS FAYE F**

**Mailing Address - 1109 WEST E STREET ERWIN, NC 28339-0000**

**Owner - FAIRCLOTH PAUL & FAIRCLOTH BERTHA**

**Mailing Address - 1105 WEST E ST ERWIN, NC 28339-3105**

**Owner - FAIRCLOTH FREDDIE LEE**

**Mailing Address - 1100 WEST E STREET ERWIN, NC 28339-0000**

**Owner - GLOVER LINDA W & WEST RICHARD T**

**Mailing Address - 2664 HIDDEN SPRINGS CT MARIETTA, GA 30062-5763**

**Owner - CRAFFORD JOHN E & CRAFFORD VALERIE**

**Mailing Address - 807 W E ST ERWIN, NC 28339-1914**

**Owner - DUNN CITY OF & A MUNICIPAL CORPORATION**

**Mailing Address - PO BOX 1065 DUNN, NC 28335-1065**

**Owner - HARNETT COUNTY**

**Mailing Address - PO BOX 759 LILLINGTON, NC 27546-0000**



Jerry and Faye Bayles  
PO Box 343  
Erwin, NC 28339

Roy and Faye Hobbs  
1109 West E Street  
Erwin, NC 28339

Freddie Lee Faircloth  
1100 West E Street  
Erwin, NC 28339

John and Valerie Crafford  
807 West E Street  
Erwin, NC 28339

Harnett County  
ATTN: Brent Trout, County Manager  
PO Box 759  
Lillington, NC 27546

Juan Aguire and Dolores Gutierrez  
8916 Walter Myatt Road  
Willow Spring, NC 27592

Paul and Bertha Faircloth  
1105 West E Street  
Erwin, NC 28339

Richard West and Linda Glover  
2664 Hidden Springs Court  
Marietta, GA 30062

The City of Dunn, NC  
ATTN: Steven Neuschafer, City Manager  
PO Box 1065  
Dunn, NC 28335

Zach and Arielle Angle  
126 N. Ennis Street  
Fuquay-Varina, NC 27526



## TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339  
Ph: 910-897-5140 • Fax: 910-897-5543  
[www.erwin-nc.org](http://www.erwin-nc.org)

**Mayor**  
Randy L. Baker  
**Mayor Pro Tem**  
Ricky W. Blackmon  
**Commissioners**  
Alvester L. McKoy  
Timothy D. Marbell  
Charles L. Byrd  
David L. Nelson  
William R. Turnage

07/11/2022

### Notice of a Public Hearing ZT-2022-004

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on August 4th, 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 a zoning map amendment application submitted to the Town to have a vacant parcel located off of South 20<sup>th</sup> Street rezoned. The property can be identified by its Harnett County PIN # 0597-13-6466.000. The property is currently in our Rural District (RD) Zoning District. The applicant has requested to have this parcel rezoned to our R-10 (Residential) Zoning District.

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](mailto:townmanager@erwin-nc.org).

Regards,

Snow Bowden  
Town Manager

## Statement-of-Consistency

The requested rezoning to R-10 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**.

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Randy Baker  
Mayor

---

Lauren Evans  
Town Clerk

**Statement-of-Inconsistency**

The requested rezoning to R-10 is not compatible with all of the Town of Erwin's regulatory documents and would not have a positive impact on the surrounding community and would not enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Not Approved**.

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Randy Baker  
Mayor

---

Lauren Evans  
Town Clerk

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 25, 2022

Subject: Bryant Road Subdivision Preliminary Plat

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The Town of Erwin has received the preliminary subdivision plat for a subdivision that would be located off of St. Matthews Road and Bryant Road. The preliminary plat includes 219 single family units. The preliminary plat includes 143 detached single family dwellings and 76 townhome units. Town home units are consider single family dwellings as well.

Attachments:

- Subdivision Preliminary Plat



DATE	DESCRIPTION



**KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG**  
PL 104 181 Rev 01-14

**BRYANT ROAD  
PRELIMINARY  
PLAT**

304 ST MATTHEWS ROAD  
ERWIN, NC 28839

PROJECT #  
C1002  
DATE  
11/22/24  
DRAWN BY  
JHE

**FOR REVIEW  
AND APPROVAL**

PREPARED BY

**OLD EAST PROPERTIES**

PREPARED BY



**underfoot  
ENGINEERING**  
115 S ENCLINE DRIVE  
ROSELLE, NC 27801  
MOBILE 633-6747



REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA  
NO. 06329  
EXPIRES 12/31/2026

**EXISTING  
CONDITIONS &  
DEMOLITION PLAN**

**C-100**

SHEET


**GENERAL NOTES**

- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF WATERWAYS AND MARINE FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF AIRPORTS AND AIRFIELD FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF RAILROADS AND RAILROAD FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES AND STRUCTURES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF AIR FORCE AND AIR FORCE FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF MILITARY AND MILITARY FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF FEDERAL GOVERNMENT FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF INDUSTRIAL AND MANUFACTURING FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF COMMERCIAL AND RETAIL FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR CONSTRUCTION OF RESIDENTIAL FACILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

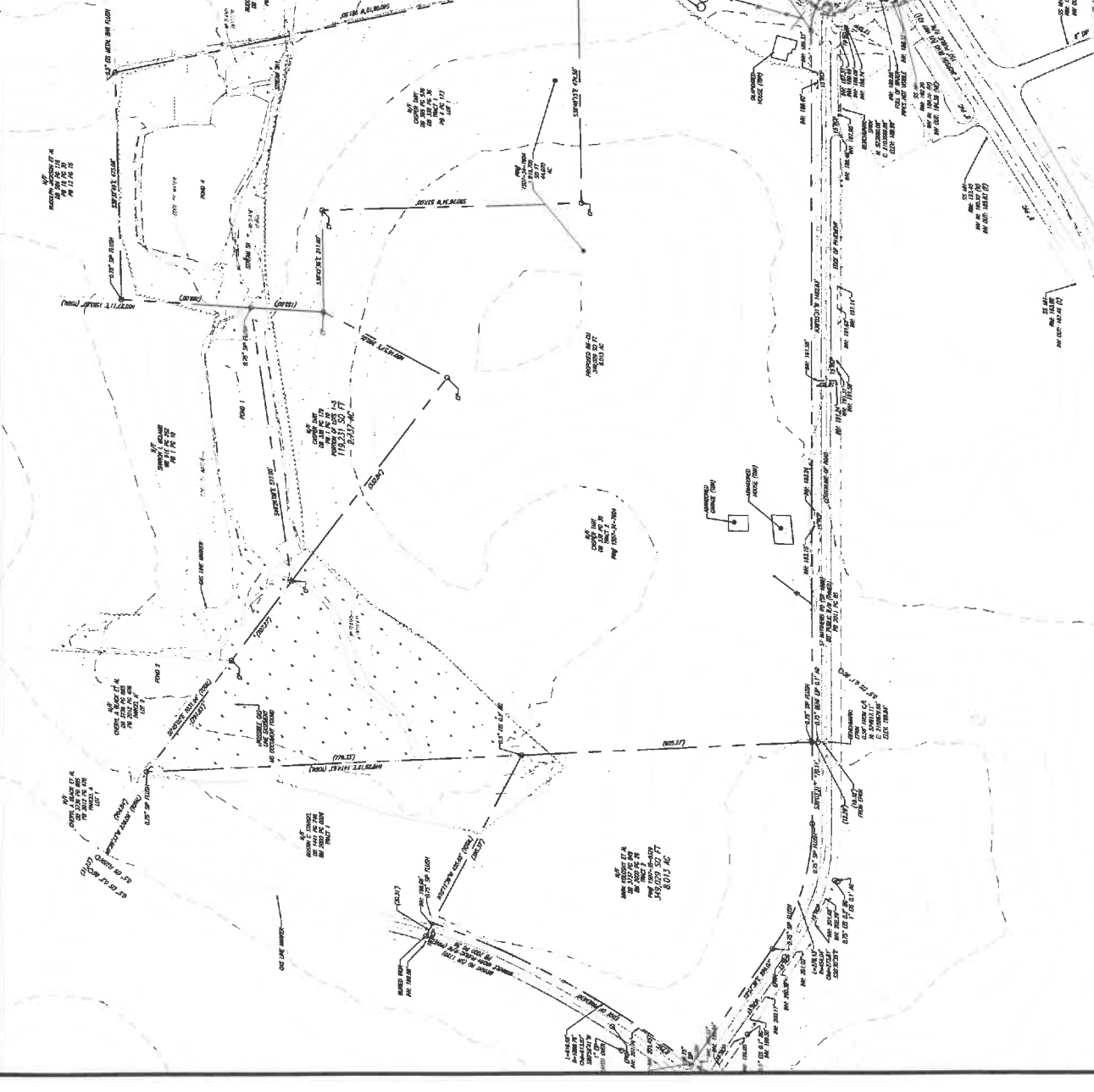
**DEMOLITION NOTES**

- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF STRUCTURES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF UTILITIES, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF PAVEMENT, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF FENCES AND WALLS, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF SIGNAGE, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF LANDSCAPE, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF ASBESTOS, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF LEAD, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF PAINT, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SPECIFICATIONS FOR DEMOLITION OF OTHER CONTAMINANTS, AS ADOPTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

**HATCH LEGEND**




- CONCRETE
- ASPHALT
- GRAVEL
- PAVEMENT
- OTHER



**DEMOLITION LEGEND**


SYMBOL	DESCRIPTION
(Symbol)	CONCRETE CURB / GUTTER
(Symbol)	UTILITY LINE
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**GRAPHIC SCALE**



100 0 100 200

**NORTH**







PLAN REVISIONS

NO.	DATE	REVISION



811  
 ANYTIME BEFORE YOU DIG  
 1-800-4-A-DAVE

**BRYANT ROAD  
 PRELIMINARY  
 PLAT**

504 ST MATTHEWS ROAD  
 ERWIN, NC 28539

CREATED: 11/12/10  
 REVISION: 11/12/10

FOR REVIEW  
 AND APPROVAL

OLD EAST PROPERTIES



**underfoot  
 ENGINEERING**  
 1101 CANYON ROAD  
 RAYLE, NC 27135  
 P.O. BOX 1028  
 RAYLE, NC 27135



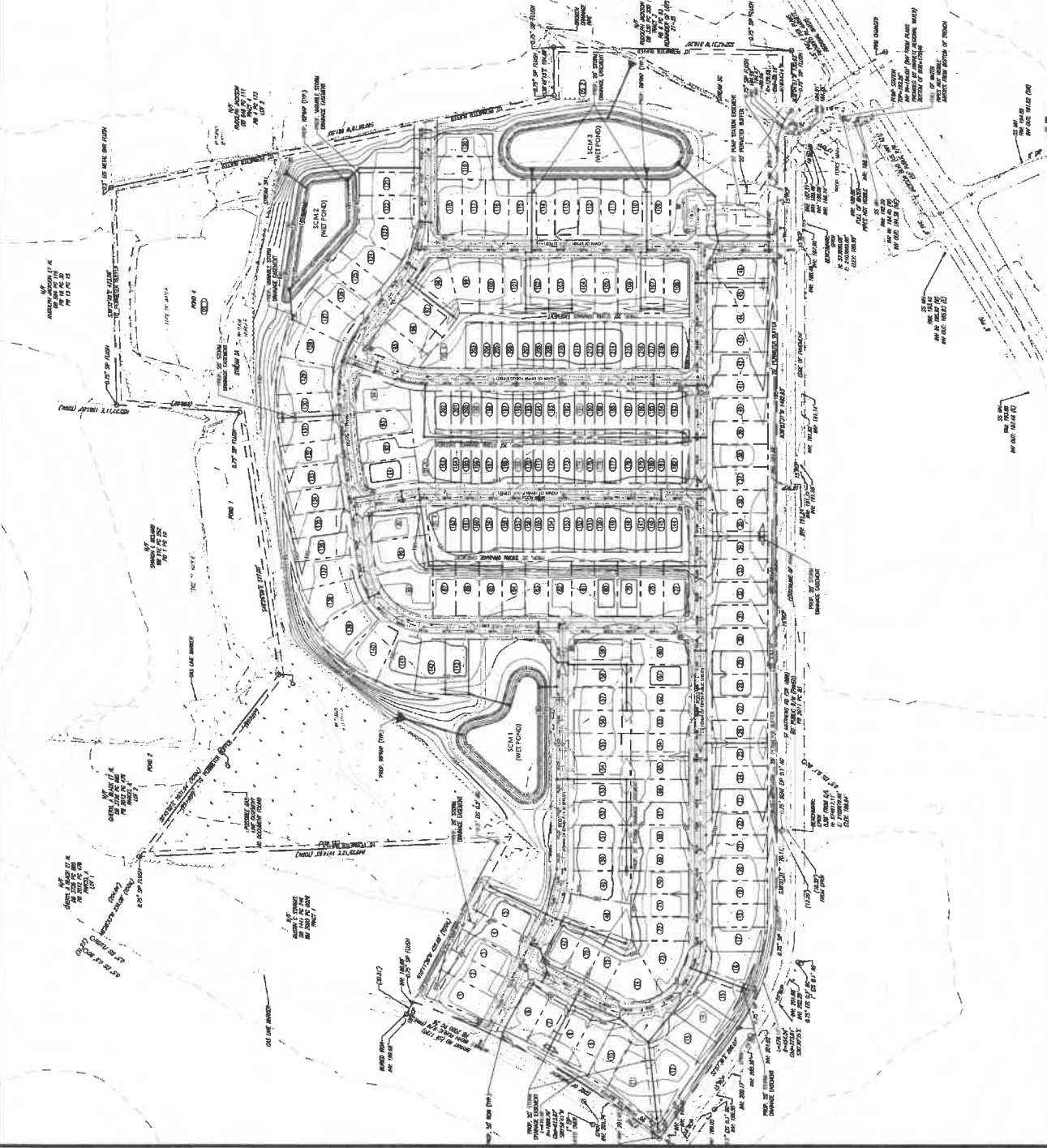
**PRELIMINARY  
 GRADING &  
 DRAINAGE PLAN**

**C-300**

- GRADING AND DRAINAGE NOTES**
- ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - EXISTING GRADES ARE SHOWN WITH DASHED LINES AND PROPOSED GRADES ARE SHOWN WITH SOLID LINES.
  - PROPOSED GRADES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.  
 3. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.
  - THE PROPOSED GRADES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.
  - THE PROPOSED GRADES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE TO THE PROPOSED GRADES UNLESS OTHERWISE NOTED.

**GRADING LEGEND**

SYMBOL	TYPICAL PROPERTY	PROPOSED NOTE
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**UTILITY NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
3. THE UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
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9. THE UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
10. THE UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.

**UTILITY LEGEND**

SYMBOL	DESCRIPTION	PROPOSED NOTE
[Symbol]	PROPOSED WATER	PROPOSED
[Symbol]	PROPOSED SEWER	PROPOSED
[Symbol]	PROPOSED GAS	PROPOSED
[Symbol]	PROPOSED TELEPHONE	PROPOSED
[Symbol]	PROPOSED CABLE	PROPOSED
[Symbol]	PROPOSED FIBER OPTIC	PROPOSED
[Symbol]	PROPOSED RAINWATER	PROPOSED
[Symbol]	PROPOSED STORMWATER	PROPOSED
[Symbol]	PROPOSED 4" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 6" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 8" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 10" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 12" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 14" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 16" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 18" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 20" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 24" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 30" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 36" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 42" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 48" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 54" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 60" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 66" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 72" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 78" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 84" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 90" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 96" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 102" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 108" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 114" WATER SERVICE	PROPOSED
[Symbol]	PROPOSED 120" WATER SERVICE	PROPOSED

**PLAN REVISIONS**

NO.	DATE	REVISION
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**811**  
 REQUEST A UTILITY LOCATIONS BEFORE YOU DIG  
 1-800-4-A-DAWG  
 1-800-888-7278  
 www.811.com

**BRYANT ROAD PRELIMINARY PLAT**

504 ST MATTHEWS ROAD  
 IRWIN, NC 28339

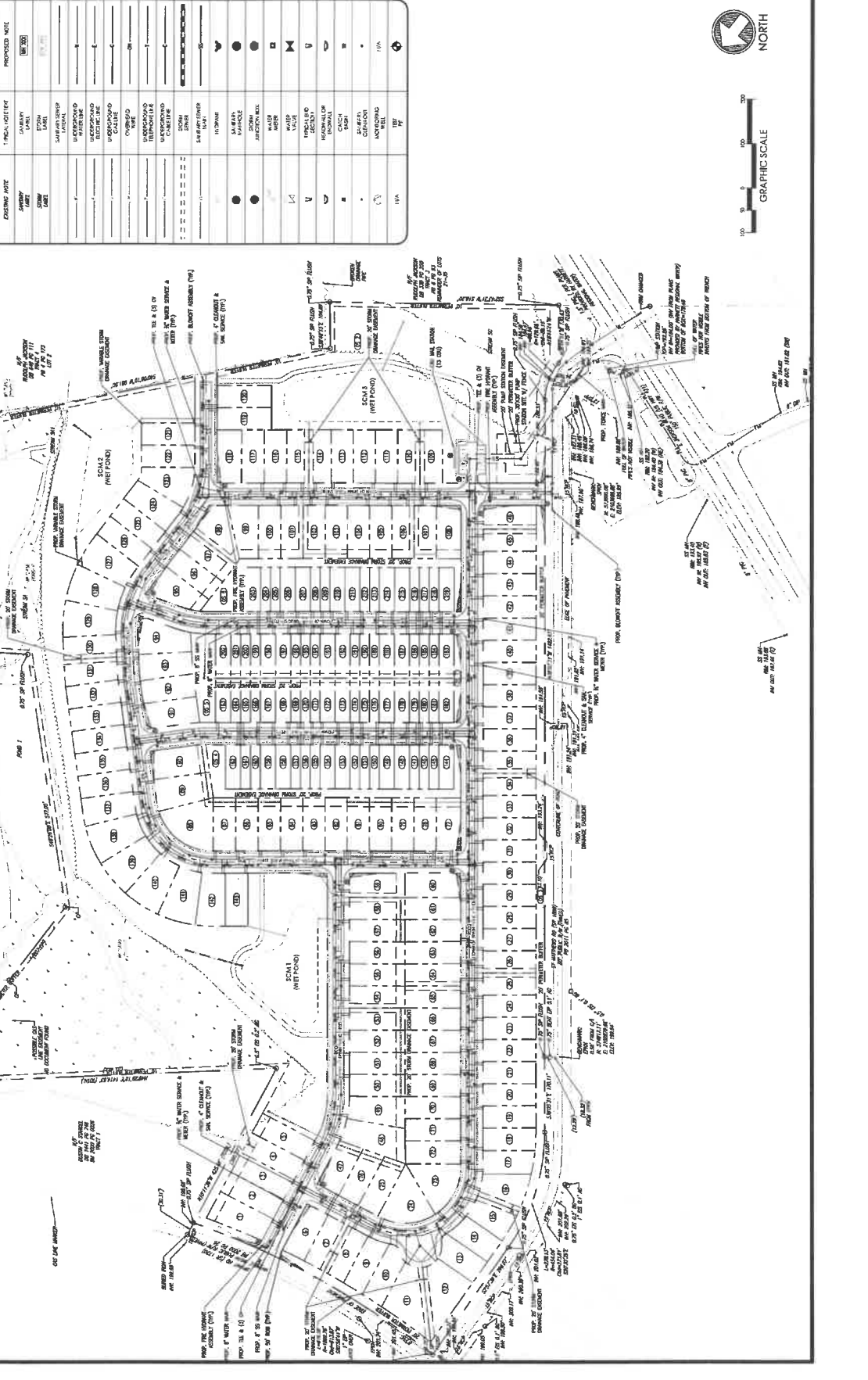
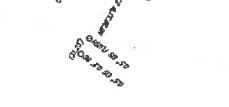
PROJECT #  
 C2021  
 REVISED BY:  
 J.C. WILSON  
 DATE:  
 03/12/2021

FOR REVIEW AND APPROVAL  
 PERMISSOR

OLD EAST PROPERTIES

PROPOSED BY  
**underfoot**  
 ENGINEERING  
 1100 CANE CREEK DRIVE  
 WOODS BORO, NC 28388  
 PH: 704.773.9333  
 MOBILE: 704.773.9333

PRELIMINARY UTILITY PLAN  
 C-400



**MINUTES CONTINUED FROM JULY 25, 2022**  
**GOVERNING COMMENTS**

Mayor Baker stated at our Workshop he would like to start having a section for Board Members to express their concerns or information requests for Town Manager Snow Bowden to have prepared for the Regularly Scheduled Board Meeting.

Commissioner Blackmon stated if one Commissioner asked for information, please make sure all Commissioners receive the same information.

Commissioner Byrd reminded Town Manager Snow Bowden of the two flea markets on his road.

Town Manager Snow Bowden stated he will be going to speak with them the next day. He is also going to have a formal fine for each day up to \$500.00 for the fence in Commissioner Byrd's Ward.

Commissioner Blackmon stated we need to send a letter to the lady working a business out of the back of her home on Commissioner McKoy's road.

Commissioner Turnage stated with citizens paying more in taxes, we have to take complaints seriously and do everything we can to help the citizens.

Mayor Baker thanked everyone for coming to the Workshop and taking time away from their families. He informed the Board that Kristine Wallace is the new Tax Administrator for Harnett County.

**ADJOURNMENT**

Commissioner McKoy made a motion to adjourn at 7:28 P.M. and was seconded by Commissioner Turnage. **The Board voted unanimously.**

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

**ATTEST:**



**Randy Baker**  
**Mayor**



**Lauren Evans**  
**Town Clerk**