

**THE ERWIN BOARD OF COMMISSIONERS
MARCH 2022 REGULAR MEETING
THURSDAY, MARCH 3, 2022 @ 7:00 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. **CONSENT**

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

 - A. Minutes of Regular Workshop on January 24, 2022 **(Page 2)**
 - B. Minutes of Regular Meeting on February 3, 2022 **(Page 6)**
 - C. Financial Report for January 2022 **(Page 13)**
 - D. NC DOT 2022 Mowing Extension **(Page 15)**
4. **PUBLIC COMMENT**

Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on the subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff, and other speakers. §160A-81.1
5. **PRESENTATION OF MARCH CITIZEN OF THE MONTH**
6. **INTRODUCTION OF THE NEW HARNETT COUNTY MANAGER BRENT TROUT**
7. **INTRODUCTION OF THE NEW HARNETT COUNTY ECONOMIC DEVELOPMENT DIRECTOR CHRISTIAN A. LOCKAMY**
8. **PUBLIC HEARING**
 - A. SU-2021-007 **(Page 17)**
 - B. ZT-2022-001 **(Page 18)**
 - C. Sign Text Amendment **(Page 63)**
9. **OLD BUSINESS**
 - A. Potential Annexation of 127 Red Hill Church Rd **(Page 69)**
 - B. Four-Way Stop Signs **(Page 77)**
10. **NEW BUSINESS**
 - A. Petition to annex three parcels located off of St. Matthews Road **(Page 81)**
 - B. Grant Project Ordinance- Community Building Renovations **(Page 90)**
11. **CLOSED SESSION**
 - A. Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel
11. **MANAGER'S REPORT**
12. **ATTORNEY'S REPORT**
13. **GOVERNING BODY COMMENTS**
14. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS**REGULAR MINUTES****MARCH 3, 2022****ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding held its Regular Meeting in the Erwin Municipal Building Board Room on Thursday, March 3, 2022, at 7:00 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, Town Attorney Tim Morris, Town Engineer Bill Dreitzler, and Police Chief Jonathan Johnson were present.

Mayor Carson called the meeting to order at 7:00 PM.

Commissioner McKoy gave the invocation.

Commissioner Whitman led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

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

CONSENT

Mayor Pro Tem Baker made a motion to approve **(ITEM A)** Minutes of Regular Workshop on January 24, 2022 **(ITEM B)** Minutes of Regular Meeting on February 3, 2022 **(ITEM C)** Financial Report for January 2022 **(ITEM D)** NC DOT 2022 Mowing Extension and was seconded by Commissioner Turnage. **The Board voted unanimously.**

PUBLIC COMMENT

Krystal Lanfair of 306 East I Street came forward and expressed her concern for the danger at the intersection of East I Street and N 10th Street. She asked the Board to consider placing a four-way stop sign at that intersection.

Town Of Erwin
Financial Summary Report
YTD Comparison of January 2021 and 2022



	YTD		YTD DIFFERENCE
	Jan-22	Jan-21	
Revenues			
CURRENT YEAR LEVY OF PROPERTY TAXES	913,700.00	882,768.00	48,944.00
CURRENT YEAR MOTOR VEHICLE TAXES	90,850.00	89,888.00	(8,836.00)
PRIOR YEAR TAXES / Penalties & Interest	34,397.00	22,889.00	15,408.00
UTILITIES FRANCHISE TAXES	91,738.00	93,818.00	(2,080.00)
ENTRY FEES	11,910.00	2,643.00	9,265.00
SALES & USE TAX	513,055.00	447,323.00	65,732.00
ZONING PERMITS/APPLICATIONS	7,685.00	6,690.00	1,095.00
REFUSE COLLECTIONS FEES	269,700.00	245,584.00	24,116.00
STORM WATER COLLECTION	36,748.00	34,242.00	2,546.00
ALL OTHER REVENUES	458,351.00	642,965.00	(184,594.00)
	\$ 2,432,104.00	\$ 2,459,566.00	(27,404.00)
Expenditures			
GOVERNING BODY	12,953.00	13,169.00	(206.00)
ADMINISTRATION	142,807.00	151,444.00	(8,631.00)
NON-DEPARTMENTAL	239,552.00	189,800.00	69,652.00
PLANNING & INSPECTIONS	9,703.00	23,879.00	(13,976.00)
POWELL BILL-STREETS	8,438.00	11,506.00	(3,062.00)
POLICE	574,031.00	472,280.00	101,771.00
POLICE-SRO	36,787.00	51,284.00	(14,497.00)
CONTRACT SERVICES-FRE	183,699.00	183,686.00	13.00
PUBLIC WORKS-ADMIN	89,472.00	81,374.00	8,098.00
PUBLIC WORKS-STREETS	174,665.00	146,120.00	28,545.00
PUBLIC WORKS-SANITATION	185,991.00	181,142.00	4,849.00
PUBLIC WORKS-STORM WATER	3,549.00	1,891.00	1,658.00
RECREATION	191,655.00	152,281.00	39,374.00
LIBRARY	38,035.00	34,644.00	3,391.00
COMMUNITY CENTER	2,848.00	9,522.00	(6,673.00)
	\$ 1,834,286.00	\$ 1,862,346.00	151,626.00

	YTD		YTD
	Jan-22	Jan-21	
BANK ACCOUNT BALANCES			
CASH MANAGEMENT	2,252,841.89	1,543,648.25	709,193.64
BBAT CASH IN BANK	700,403.35	853,596.94	(153,193.59)
FIRST FEDERAL BUSINESS MONEY MARKET	138,728.82	135,360.58	3,368.24
FIRST FEDERAL MONEY MARKET	867,896.36	855,873.52	12,022.84
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS	\$ 3,947,870.44	\$ 3,388,487.24	\$ 559,383.20
BBAT STATE FORFEITURE	4,246.64	3,891.32	355.32
BB & T CAPITAL RESERVE/COMM. ENHANCEMENT	204,270.86	178,137.58	26,133.28
FIRST FEDERAL CAP. RESERVE/GENERAL	2,351,657.11	2,346,932.60	4,724.51
BBAT HEALTH RESERVE HRA ACCT.	10,175.87	9,668.47	507.40
PRIEBE FIELD ACCT.	12,222.30	9,732.37	2,490.93
AL WOODBALL PARK IMPROVEMENTS	382,411.61	380,008.41	2,403.20
AMERICAN RELIEF FUNDS	583,901.34	-	583,901.34
Y-T-D BALANCE RESTRICTED FUNDS	\$ 3,658,886.33	\$ 2,908,093.88	\$ 750,792.45
CUMULATIVE BALANCE FOR TOWN OF ERWIN	\$ 7,606,456.77	\$ 6,297,647.17	\$ 1,308,809.60

TOWN OF ERWIN
 FINANCIAL SUMMARY REPORT
 FOR MONTH OF January 2022



NET POSITIVE INCOME

REVENUES	ANNUAL BUDGET	January 2022 ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
CURRENT YEAR LEVY OF PROPERTY TAXES	1,103,896.00	349,464.00	913,700.00	62.77%
CURRENT YEAR MOTOR VEHICLE TAXES	175,470.00	11,061.00	90,860.00	51.78%
PRIOR YEAR TAXES / Penalties & Interest	10,000.00	908.00	38,397.00	383.97%
UTILITIES FRANCHISE TAXES	190,000.00	0.00	91,738.00	48.28%
ENTRY FEES	19,000.00	0.00	11,910.00	62.68%
SALES & USE TAX	700,000.00	76,393.00	613,065.00	73.29%
ZONING PERMITS/APPLICATIONS	8,000.00	376.00	7,686.00	96.08%
REFUSE COLLECTIONS FEES	410,256.00	39,015.00	269,700.00	65.74%
STORM WATER COLLECTION	88,990.00	6,372.00	96,788.00	52.61%
ALL OTHER REVENUES	697,042.00	75,141.00	488,381.00	68.78%
	3,383,664.00	666,718.00	2,432,184.00	71.88%

EXPENDITURES	ANNUAL BUDGET	January 2022 ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	47,945.00	1,654.00	12,963.00	27.04%
ADMINISTRATION	263,399.00	20,259.00	142,807.00	54.22%
NON-DEPARTMENTAL	279,319.00	22,333.00	269,582.00	92.92%
PLANNING & INSPECTIONS	77,999.00	146.00	9,703.00	12.84%
POWELL BILL-STREETS	157,000.00	1,438.00	8,438.00	5.37%
POLICE	994,020.00	83,967.00	834,031.00	84.38%
POLICE-SRO	64,030.00	4,946.00	36,787.00	57.45%
CONTRACT SERVICES-FIRE	298,307.00	67,315.00	183,698.00	61.28%
PUBLIC WORKS-ADMIN.	109,004.00	8,741.00	69,472.00	63.73%
PUBLIC WORKS-STREETS	308,994.00	16,416.00	174,666.00	44.00%
PUBLIC WORKS-SANITATION	345,343.00	48,044.00	165,961.00	48.08%
PUBLIC WORKS-STORM WATER	15,000.00	0.00	3,648.08	23.88%
RECREATION	348,119.00	29,624.00	191,653.00	54.90%
LIBRARY	69,405.00	5,188.00	38,038.00	54.90%
COMMUNITY CENTER	7,300.00	588.00	2,948.00	40.40%
	3,383,664.00	299,661.00	1,634,266.00	51.21%
Y-T-D GENERAL FUND BALANCE INCREASE (DECREASE)		267,168.00	697,918.00	

BANK BALANCES AS OF January, 2022	
CASH MANAGEMENT	2,262,841.89
BB&T CASH IN BANK	700,403.35
FIRST FEDERAL PRESTIGE - BUSINESS MONEY MARKET	136,728.82
FIRST FEDERAL PREMIUM - BUSINESS MONEY MARKET	667,696.38
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS	3,947,570.44
BB&T STATE FORFEITURE	4,246.84
BB & T CAPITAL RESERVE/COMM. ENHANCEMENT	204,270.66
FIRST FEDERAL CAP. RESERVE/GENERAL	2,351,867.11
BB&T HEALTH RESERVE HRA ACCT.	10,176.07
PRIEBE FIELD ACCT.	12,222.30
AL WOODALL PARK IMPROVEMENTS	382,411.61
AMERICAN RELIEF FUNDS	693,901.34
Y-T-D INVESTMENT BALANCE RESTRICTED FUNDS	3,668,886.33
CUMULATIVE BALANCE FOR TOWN OF ERWIN	7,606,456.77

POWELL BILL BALANCE
 \$ **437,757.19**

February 21, 2022

Division Six - REU
Harnett County

Cynthia B. Patterson
Town of Erwin

Subject: 2022 Municipal Agreement

To Whom It May Concern:

The N.C. Department of Transportation wishes to extend the existing municipal agreement for shoulder mowing with the Town of Erwin. Due to ongoing budget constraints within the NCDOT, your "cleanup" mowing cycles have been reduced by one for the calendar year 2022. If the Town of Erwin agrees with the attached 2022 mowing cost sheet and wishes to extend the existing municipal agreement, please notify this office in writing or via email.

If you have any questions regarding this matter, please contact David Plummer at (910) 364-06072.

Sincerely,

David Plummer

David Plummer
DREE

**Town of Erwin
2022 Mowing Cost Sheet**

	Cost per Mile	Cycles	S. Miles	Total Cost
Clean-up Mowing (Primary Multilane Divided)	\$ 158.36	5	9.24	\$ 7,316.23
Routine Mowing (Primary Undivided)	\$ 42.23	3	6.66	\$ 843.76
Clean-up Mowing (Primary Undivided)	\$ 47.51	2	6.66	\$ 632.83
Routine Mowing (Secondary)	\$ 38.01	3	13.74	\$ 1,566.77
Clean-up Mowing (Secondary)	\$ 43.28	2	13.74	<u>\$ 1,189.33</u>
			Total	\$ 11,548.93

Quarterly Payment \$ 2,887.23

Quarterly Breakdown

6RE.104315 \$ 2,198.21
6RE.204315 \$ 689.03



**TOWN OF ERWIN
BOARD OF COMMISSIONERS
REGULAR MEETING
THURSDAY, MARCH 3, 2022
7PM**

PUBLIC COMMENT- *Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff and other speakers. §160A-81.1*

Name	Address	Subject
1. <u>Dele Ryals</u>	<u>201 Country Springs</u>	<u>St Matt./Briant Rd Devel.</u>
2. _____	<u>Erwin</u>	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____

MINUTES CONTINUED FROM MARCH 3, 2022

PRESENTATION OF CITIZEN OF THE MONTH

Joey Powell of 600 East E Street was recognized as the March 2022 Citizen of the Month. Mayor Carson presented him with a Proclamation Plaque.

INTRODUCTION OF THE NEW HARNETT COUNTY MANAGER BRENT TROUT

Harnett County Manager Brent Trout came forward and introduced himself to the Board. He stated he is aware of the challenges Towns goes through and he looks forward to working with the Board in the future.

INTRODUCTION OF THE NEW HARNETT COUNTY ECONOMIC DEVELOPMENT DIRECTOR CHRISTIAN A. LOCKAMY

Harnett County Economic Development Director Christian A. Lockamy came forward and introduced himself to the Board. He wanted to impress upon the Board that his mission is people, opportunities, and jobs and he hopes the Town will go along with him.

PUBLIC HEARING

SU-2021-007

Commissioner Blackmon made a motion to open the Public Hearing and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Town Manager Snow Bowden stated that the applicant has requested the Public Hearing be tabled. The applicant was traveling from Vietnam and just got back. When this request was originally submitted, there were some concerns, then though it was not in the floodplain, the parcel does flood during storms. The applicant is working with a surveyor and possibly presenting a new plan. The applicant has stayed in contact and he respectfully requested to table to request until next month.

Commissioner Blackmon stated the applicant will need to resubmit the application with any proposed changes and readvertise the request.

Mayor Pro Tem Baker made a motion to dismiss the request without prejudice and was seconded by Commissioner Blackmon. **The Board voted unanimously.**



TOWN OF ERWIN

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

PROCLAMATION RECOGNIZING JOEY POWELL FOR CITIZEN OF THE MONTH

2021-2022-009

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

WHEREAS, the Town of Erwin Mayor and Board of Commissioners, realize that the Town of Erwin's greatest asset is viewed as the citizens that contribute tirelessly and unselfishly of themselves to aid in the well-being of the residents within the community. These citizens display characteristics and qualities in an individual that strive to make a real difference in the lives of children, adults, and the elderly without desire for recognition or personal gain; and

WHEREAS, Mr. Joey Powell of 600 East E Street, Erwin was born in Dunn NC on February 28, 1960, to Joseph and Peggy Powell. He graduated from Erwin High School in 1978 and Campbell University in 1982. He married Joella Powell on June 17, 1995. He has 3 children, Laura Murphy, Jonathan Sanders, and Elizabeth Strickland, 8 grandchildren, and another on the way; and

WHEREAS, Mr. Powell has lived in Erwin for 49 years. He retired in 2019 after teaching History and coaching at Erwin Middle School and Coats-Erwin Middle School for 34 years. He currently works as an Adjunct History Professor at Campbell University. He was elected in 2020 and currently serves as the District Two Representative on the Harnett County Board of Education which represents Erwin. He is a member and Director of the Erwin Historical Society and a member of Erwin United Methodist Church.

NOW THEREFORE BE IT RESOLVED that the Town of Erwin Mayor and Board of Commissioners give recognition and appreciation to Joey Powell for his valuable contributions to the quality of life in our community and proudly acknowledge Joey Powell as the March 2022 Citizen of the Month.

Duly Adopted, this is the 3rd day of March 2022.

Patsy M. Carson
Mayor

ATTEST:

Lauren Evans
Town Clerk

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 2022

Subject: SU-2021-007

Town Staff spoke with this applicant and he has reached out to a surveyor to look into other possibilities with this parcel. The applicant does plan on developing the property but he might do something more in line with the surrounding land uses. The applicant has requested that this item be tabled until the surveyor he hired can evaluate the property and present a more detailed plan.

MINUTES CONTINUED FROM MARCH 3, 2022**ZT-2022-001**

Town Manager Snow Bowden stated that this request is for three parcels located off of St. Matthews Rd. The Planning Board did meet on February 21st and did recommend the request and adopted the Statement of Consistency.

Mayor Pro Tem Baker made a motion to open the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Mayor Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, Mike Roselli, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Roselli addressed the Board and informed them that he was a Licensed Professional Engineer in the State of North Carolina and worked for Underfoot Engineering at 1149 Executive Circle, Cary NC. He stated he is present to represent his client, Mark Eisenbeis who is a developer of Old East Properties, and the builder, Jon Ward from True Homes. Both were present at the meeting. He explained the project to the Board and showed some sample homes that True Homes has built. He stated that we had a great discussion with the Planning Board in February and he felt that they addressed all concerns brought up at the meeting.

He presented a slideshow to the Board which is part of these minutes as an attachment.

Applicant, Mark Eisenbeis, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Eisenbeis came forward and addressed the Board. He stated they are excited about establishing a presence in Erwin. He thinks the Town has a lot going for it and has a lot of potential. He presented the Town with recent sale statistics of Town Home Subdivisions in Johnston County, he could not find statistics for Harnett County. The average price for last year was \$228,000. He wanted to point out that just because it is a narrower product, it does not make that big of an impact on the pricing. He stated he could find any recent new sales in Harnett County but he showed a chart of resale statistics by price and square footage. If you can prices Town Homes in the 20 percentile then you are doing well in the industry.

Mr. Roselli came back up to the podium and continued his presentation. He stated since the Planning Board Meeting, they have added some additional conditions to fit Erwin. They changed the side setbacks from 5' to 8', they addressed construction activity, elevation repetition, open space, fire code, and development management/covenants.

Mayor Pro Tem Baker inquired about the density and how many lots will be available.

Mr. Roselli stated that they were still working with Harnett County and were unsure of how many water taps and sewer services the system has the capacity for. They plan to use the capacity in the area that the system will allow and if necessary, they will make some improvements.

Commissioner Blackmon inquired about the build-out time for this project.

MINUTES CONTINUED FROM MARCH 3, 2022

Mr. Roselli stated if approved, they will create construction drawings, in the 12-18 months they will have designs done, then maybe two years after that would be a full build-out.

Commissioner Whitman inquired about the lift station on the corner of that property and whether they feel that one lift station could provide for all the proposed homes.

Mr. Roselli stated the lift station, he believes, is providing for other homes but they can gravity from the main in the area. There are further lift stations down the Harnett County network and part of our studies on the utility system are looking into those lift stations.

Mayor Carson asked if anyone would like to come forward and speak against the request.

Dale Ryals of 201 County Spring Lane came forward and was sworn in by Town Clerk Lauren Evans.

She provided the Board with a packet that is part of these minutes as an attachment.

Ms. Ryals addressed the Board and stated her concerns with the area being high intensity vs medium intensity. She stated she agrees that the Town needs homes and she did not realize that the proposed homes would be townhomes, she thought they were going to be duplexes and single-family homes. She stated there is plenty of land to develop and the owners of that land do not have an Erwin Address so it will be more likely an investment property. She recommended a turn lane on Bryant Road and St Matthews Rd in all directions and a roundabout on Red Hill Church Rd where there is a four-way stop sign. She stated the traffic is already heavy in that section. She expressed her concern with parking and provided the Board with pictures of parking issues around Erwin. She stated they should be bigger lot sizes and built upward, taking up less space, and using the backyard for parking. Drainage is a major issue with parcels and the developers need to make improvements to prevent standing water. This development will put a strain on the Town's resources which the Town will have to compensate for. She asked that the developers report to the Board on the process Monthly or Quarterly.

Billy Glover of 406 East Jackson BLVD came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Glover stated he looked forward to seeing development in that area. He stated he has some questions for the engineer. His main concern was Storm Water runoff. His property is in a low area, south of this proposed development and right now it is at the maximum that it can handle. DOT has a culvert that runs within 150 feet of his property that dumps all the water into that wet area. He has a 15-foot pipe that runs underneath his property and it cannot handle that weight. He asked if they will be able to revert the stormwater to the wetlands behind their property. He also asked how much impervious area they plan to create.

Mr. Roselli stated they do not have a firm count of the impervious area at this time because they don't have a final unit count to build. That being said, the Stormwater ordinance requires them to make sure the release of stormwater in a post-development is the same as the pre-condition. Stormwater that currently goes to the road will still need to go to the road but there will not be any more water than there was previously. The water that goes to the wetlands will continue to go to the wetlands. They will use stormwater devices, likely wet ponds which will hold the water

MINUTES CONTINUED FROM MARCH 3, 2022

and release it within a few days. In regards to the concern for traffic, a traffic analysis will be conducted.

Commissioner Blackmon made a motion to close the Public Hearing and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Mayor Pro Tem Baker stated if the development is approved there are still multiple steps and requirements that must be met beyond this hearing and prior to final approval.

Town Manager Snow Bowden stated it would require many more approvals, there will be other times when they come to present to the Board again. Our engineer will review their stormwater plans and staff will make sure they are following the conditions. The DOT will have to approve their connection to Bryant Rd and St Matthews Rd, as they are both State maintained roads.

Mayor Pro Tem Baker made a motion in the affirmative that 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. 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 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Turnage made a motion in the affirmative that the requested zoning district is COMPATIBLE with the existing Land Use Classification. 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. Mathews Road and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Mayor Pro Tem Baker made a motion in the affirmative that the proposal does ENHANCE or maintain the public health, safety, and general welfare. 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 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner McKoy made a motion in the affirmative that the request is for a SMALL SCALE REZONING and should be evaluated for reasonableness. This request includes three separate parcels that total 57.23 acres and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion in the affirmative that 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. 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 and was seconded by Mayor Pro Tem Baker. **The Board voted unanimously.**

MINUTES CONTINUED FROM MARCH 3, 2022

Mayor Pro Tem Baker made a motion in the affirmative that 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.) 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 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion in the affirmative that 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. The area is already in an area identified for a mix of high and medium land uses and was seconded by Mayor Pro Tem Baker. **The Board voted unanimously.**

Commissioner McKoy made a motion in the affirmative that the proposed change is in accord with the Land Development Plan and sound planning principles. The area where these three parcels are located 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 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Mayor Pro Tem Baker made a motion to recommend that the proposed zoning map amendment application meets all the Finds of Fact in the Affirmative, the proposed zoning map amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans, and recommend the approval of ZT-2022-001 Zoning Map Amendment to rezone the following three tracts of land off of St. Matthews Road:

- i. Tract 1- 640/504 St. Matthews Road
 - Harnett County Tax PIN 1507-34-7604.000
- ii. Tract 2- Vacant Tract adjacent to 640/504 St. Matthews Road
 - Harnett County Tax PIN 1507-45-1001.000
- iii. Tract 3- Vacant Tract at the corner of St. Matthews Road and Bryant Road
 - Harnett County Tax PIN 1507-35-0329.000

This motion was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Approval with the following conditions:

Mayor Pro Tem Baker:

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.

MINUTES CONTINUED FROM MARCH 3, 2022

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:

Land Use Type	Minimum Front Setback	Minimum Side Setback	Minimum Side Setback (Adjacent to Street)	Minimum Rear Setback
Single Family Detached	20'	8'	10'	20'
Single Family Attached	20'	Min. Separation Dictated by Fire Code	10'	Min. Separation Dictated by Fire Code

Commissioner Blackmon:

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

MINUTES CONTINUED FROM MARCH 3, 2022

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.

14. **Nuisance:** Construction activities shall be subject to Town of Erwin grading and building permit rules, and an approved erosion control plan will be followed to limit dust, noise, and sediment pollution as required. Building and site inspectors will have access to the site to enforce all applicable construction ordinances. Construction shall be subject to all Town noise ordinances, public and private utility regulations, and local, county, and state laws.

15. **Elevations:** No two adjacent lots or lots directly across the street from one another, excluding lots separated by a street, open space, or easement 50’ wide or greater, shall utilize the same elevation of the same product footprint.

16. **Open Space:** All lands within areas required to be maintained as open space by the Homeowner’s Association shall be protected by a permanent restrictive covenant, prohibiting further development, and recorded upon final plat approval as “Open Space”.

17. **Fire Code:** Development must comply with the latest edition of the NC Fire Prevention Code or current edition adopted for use by the Town of Erwin and Harnett County. This includes, but is not limited to, requirements related to access roadways, hydrant locations, and building materials.

18. **Homeowner’s Association:** All owners of developable lots shall immediately become members of a Homeowner’s Association. A declaration of Covenants, Conditions, and Restrictions and bylaws for the Homeowner’s Association shall be reviewed, approved, and recorded with the final plat. The Homeowner’s Associations shall be professionally managed and shall be in place to enforce and abate all community association covenants, conditions, and restrictions, and shall be responsible for the maintenance and upkeep of all Open Space and improvements built throughout the development, including the maintenance and upkeep of all drainage easements and Detention/Retention/Water Quality devices.

Mayor Pro Tem Baker made a motion that 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 conditions read by himself and Commissioner Blackmon and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Mayor Pro Tem Baker made a motion to approve the Ordinance of Map Amendment Case #ZT-2022-001 Amendment to the official zoning map to rezone from R-D to R-6 per zoning ordinance Article XXIII for Harnett County PINs 1507-34-7604.000, 1507-45-1001.000, AND 1507-35-0329.000 and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 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 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.



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 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.

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

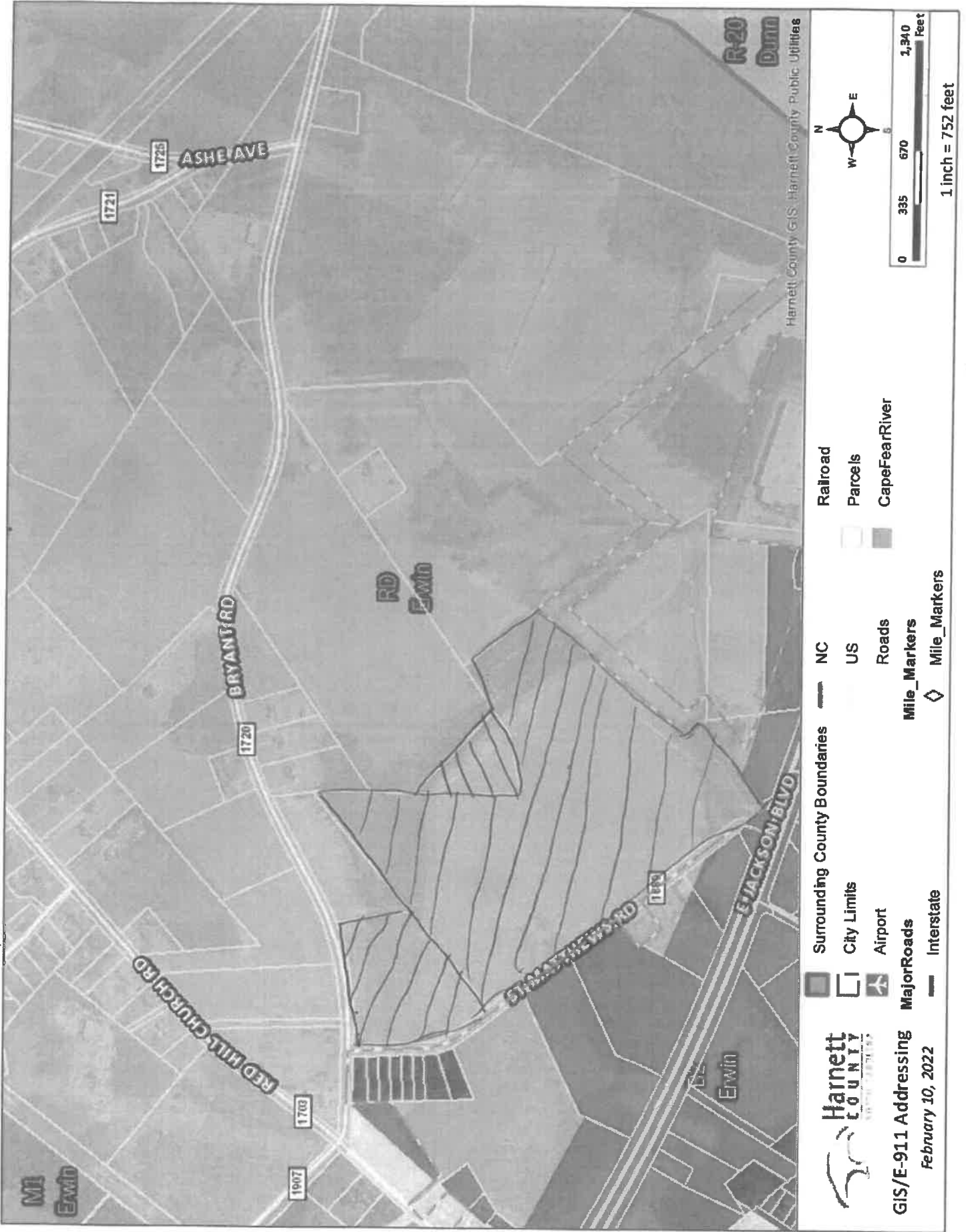
Harnett GIS



NOT FOR LEGAL USE

Harnett GIS

Current Zoning



NOT FOR LEGAL USE .

FLMIA Flood Zones - Not in Flood Plan
Harnett GIS



Harnett County GIS, Harnett County Public Utilities

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

- Surrounding County Boundaries
- City Limits
- Airport
- Major Roads
- Interstate
- NC
- US
- Roads
- Mile_Markers
- Mile_Markers
- Railroad
- Parcels
- Flood Map Index

Harnett COUNTY
NORTH CAROLINA

GIS/E-911 Addressing
February 10, 2022

NOT FOR LEGAL USE.

- Wetlands

Harnett GIS



Harnett County GIS, Harnett County Public Utilities

1 inch = 752 feet

Surrounding County Boundaries MajorRoads
 City Limits
 Airport
 Roads
 Interstate Mile_Markers
 Mile_Markers
 Railroad
 NC
 US

Harnett COUNTY

 GIS/E-911 Addressing


 February 10, 2022

NOT FOR LEGAL USE

Harnett GIS



NOT FOR LEGAL USE .



Harnett COUNTY
1962 - 2022

GIS/E-911 Addressing
February 10, 2022

Surrounding County Boundaries — NC

City Limits US

Airport Airport

MajorRoads Interstate

Roads Roads


Mile_Markers Mile_Markers

Railroad Railroad


Parcels Parcels

CapeFearRiver CapeFearRiver

BlueLineStreams BlueLineStreams



1 inch = 752 feet



0 335 670 1,340 Feet

HRW water and sewer

Harnett GIS



Harnett COUNTY
WATER & SEWER

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 Dalrymple 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
Carlie 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:

January 27, 2022

VIA:

FEDEX

PROJECT:

Bryant Road Rezoning Package

PROJECT #:

C21023

RE:

Mathews Road Rezoning

TRANSMITTED:

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;

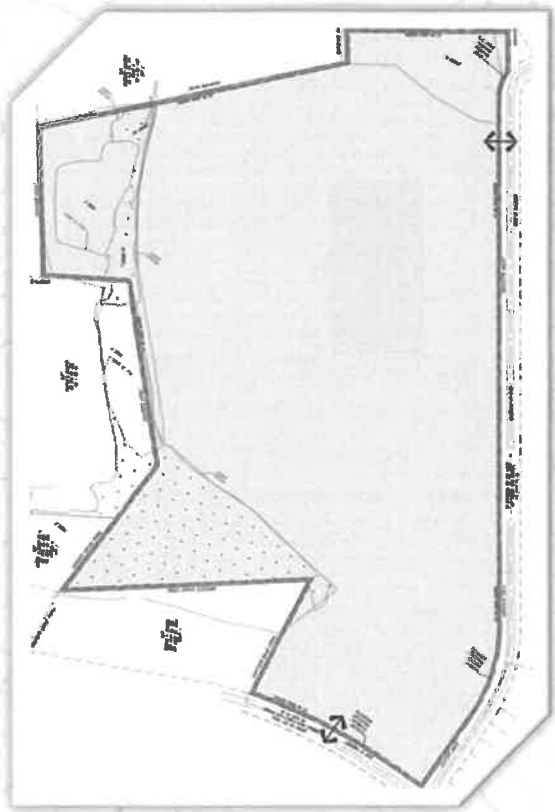
Thence following the southern right-of-way of Bryant Rd along a curve to the left on a chord bearing N 80° 58' 41" E for a chord distance of 613.87 feet and having a radius of 1899.76 feet to a set iron pipe;

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.

BRYANT ROAD REZONING

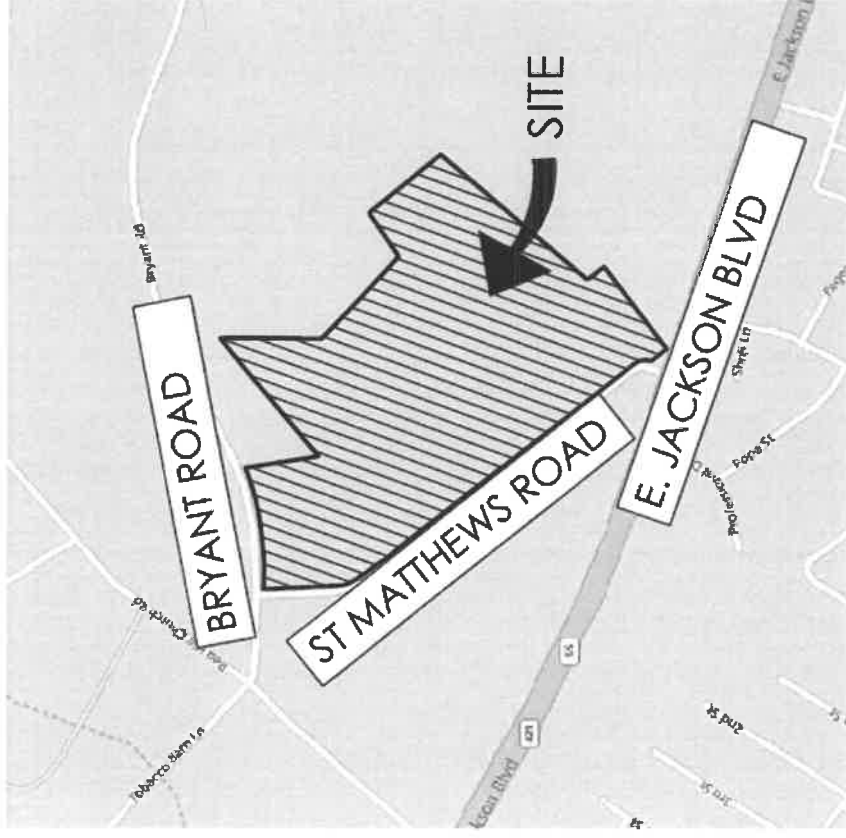


Welcome & Introductions

- Applicant/Developer
 - Mark Eisenbeis - Old East Properties, LLC
- Consulting Engineer
 - Mike Roselli - Underfoot Engineering
- Homebuilder
 - Jon Ward – True Homes

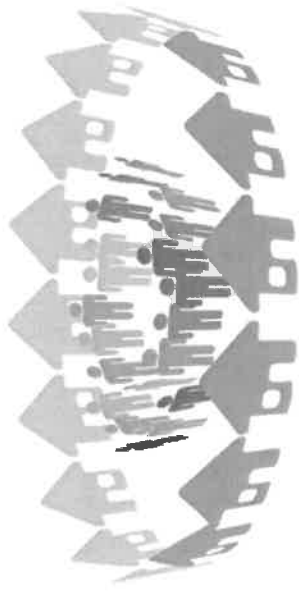
Parcel Information

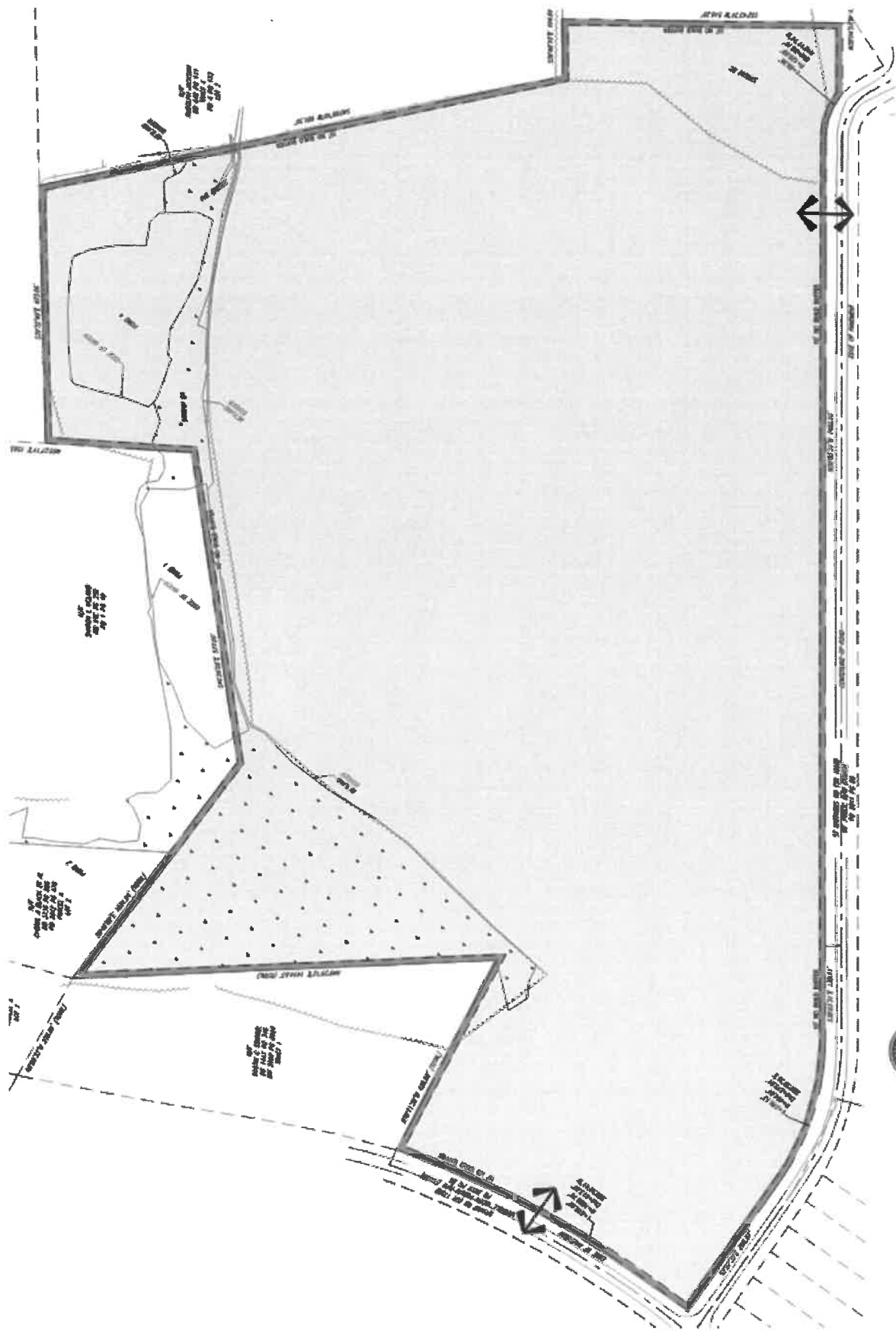
- Parcels
 - 1507-34-7604
 - 1507-45-1001
 - 1507-35-0329
 - +/- 57.23 Acres
- Current Zoning
 - Rural District
- Proposed Zoning
 - R-6 Conditional Use



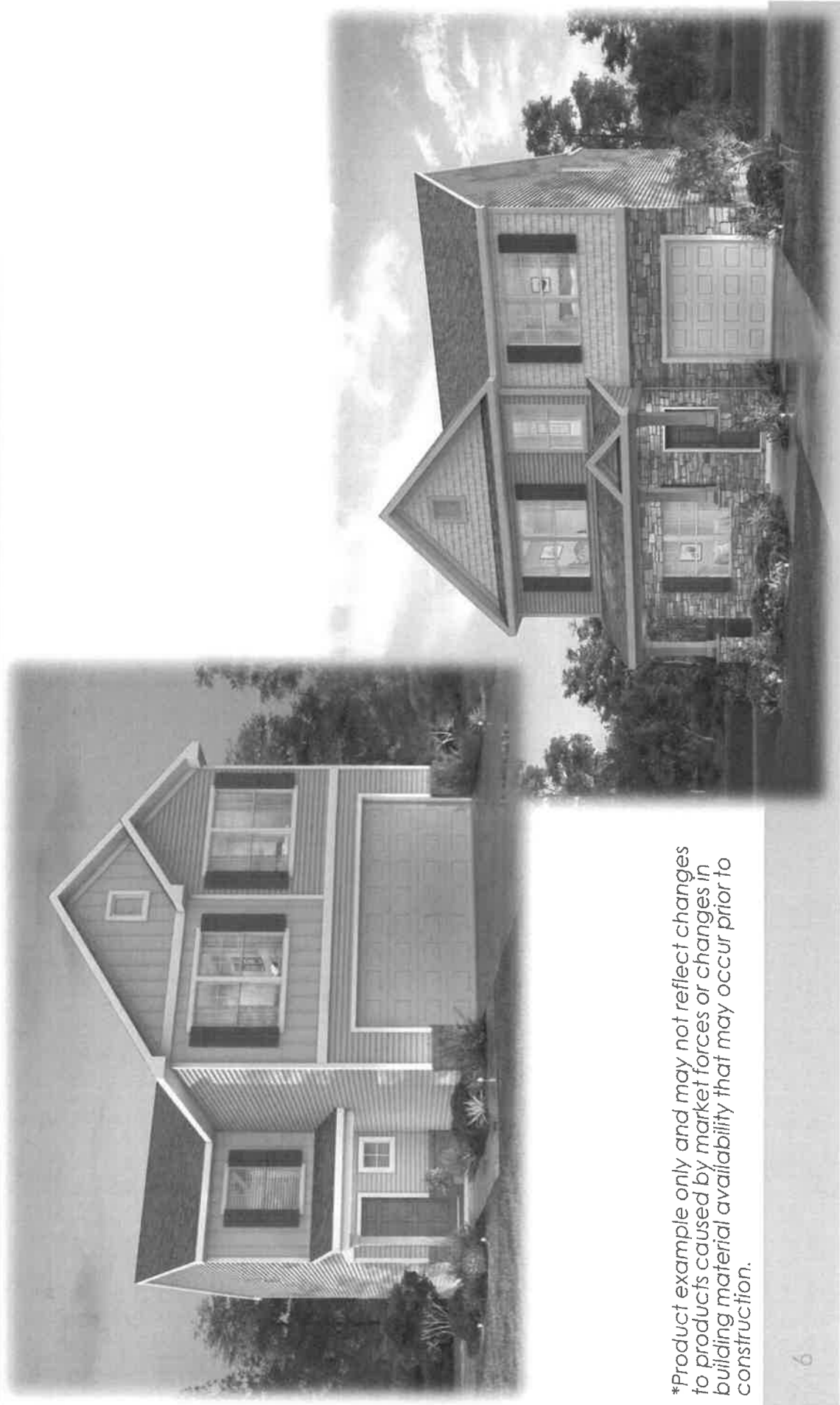
Project Goals

- Provide high-quality, affordable housing for diverse home buyers.
- Develop community that fosters community and resident interaction.
- Develop close to Erwin center to encourage further development in the business district.





Example Products – Single Family Detached



**Product example only and may not reflect changes to products caused by market forces or changes in building material availability that may occur prior to construction.*

Example Products – Single Family Attached



**Product example only and may not reflect changes to products caused by market forces or changes in building material availability that may occur prior to construction.*

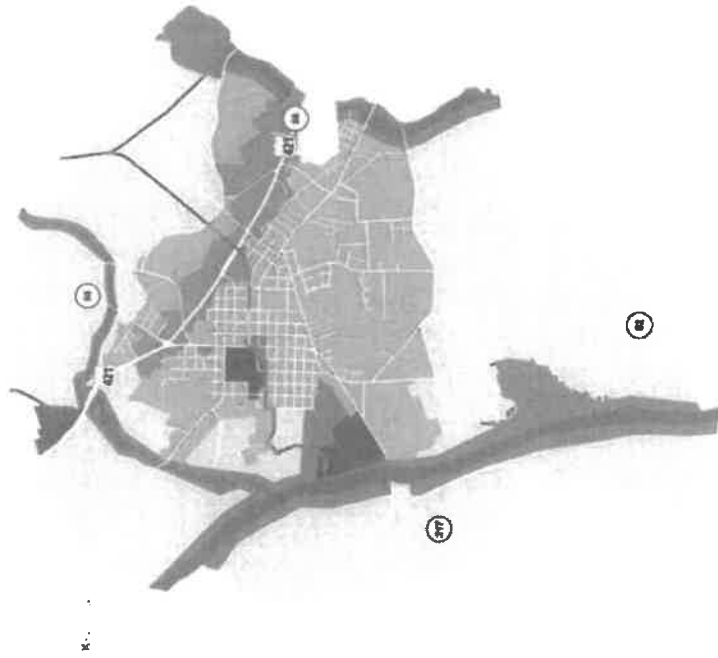
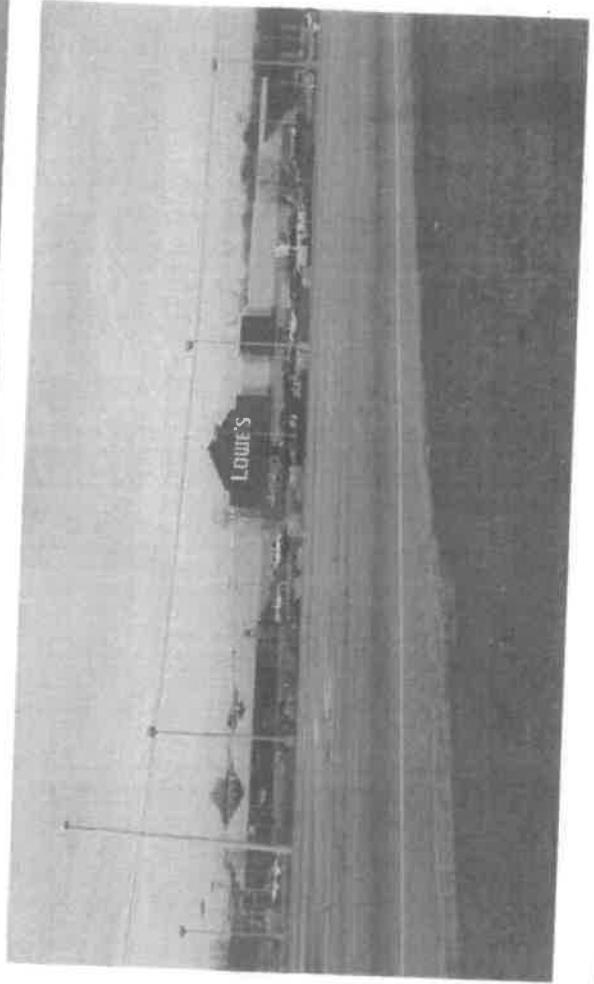
THANK YOU



Section 2 Vision & Goals

HIGH INTENSITY

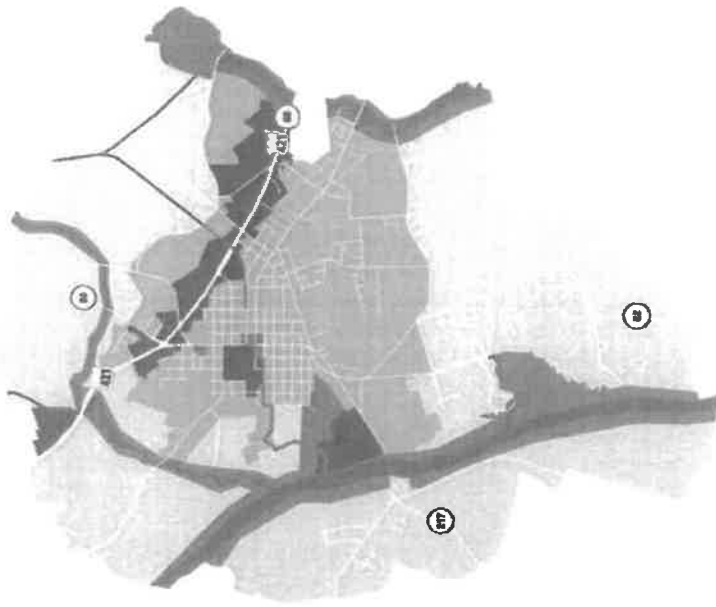
This land use classification is intended for commercial uses that have a more regional draw and may serve residents outside of the immediate area. This classification would include larger retail establishments, large medical facilities, fast food restaurants, and more auto-oriented development. The Lowe's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



PLANNING BOARD
MEETING MINUTES
MONDAY, FEBRUARY 21, 2022
ERWIN, NORTH CAROLINA

The Town of Erwin Planning Board held its regular meeting in the Erwin Municipal Building Board Room 110 West F Street, Erwin NC on Monday, February 21st, at 7:00 PM.

Board members present were: Chairperson Ronald Beasley, In Town Board Members Judy Price, Pat Cameron, Alan West, Joshua Schmieding, and Angela Gundersen, and Out of Town Board Member Michael Shean.

Board members absent were: Out of Town Board Member Roger Brown, In-Town Alternates Christa Reid, and Rebecca Kelly, and Out of Town Alternate William Morris.

Town Manager Snow Bowden and Town Clerk Lauren Evans were present.

Chairperson Ronald Beasley called the meeting to order at 7:00 PM.

Board Member Judy Price led the Pledge of Allegiance.

Board Member Michael Shean gave the invocation.

CONSENT ITEMS

Board Member Pat Cameron made a motion to approve the minutes of January 18, 2022, and was seconded by Angela Gundersen. **The Board voted unanimously.**

OATH OF OFFICE

Chairperson Ronald Beasley was sworn in by Town Clerk Lauren Evans for a second term.

OLD BUSINESS

Updates:

Town Manager Snow Bowden informed the Board that he will try to get a joint Workshop planned with the Town Board sometime in March. We also have our budget Workshop towards the end of March. The Town Board approved a Special Use Permit at the last meeting for a multifamily duplex off of N 14th Street. The Sign Amendment Ordinance we could not vote on due to not having a quorum to vote on Ordinances, we will bring the request to the Board again in March.

NEW BUSINESS

ZT-2022-001

Town Manager Snow Bowden stated this request is to have three parcels rezoned from RD to R-6 as a Conditional District. Mike Roselli from Underfoot Engineering, Jon Ward from True Homes, and Mark Eisenbeis from Old East Properties were at the meeting to show a presentation and answer any questions the Board may have.

Mike Roselli from Underfoot Engineering came forward and addressed the Board. He provided a presentation on his and his colleague's intentions.

Board Member Michael Shean asked if the homes will be for rent or sale.

Mr. Roselli informed the Board that the homes will be for sale. He provided pictures of similar homes they have built.

Jon Ward from True Homes stated that other developments they have produced are doing very well and include single-family homes with townhomes next door.

Board Member Pat Cameron asked why they chose to request to rezone the parcels to R-6 rather than R-10. He stated the presented homes are large to fit on such small lots. Even though what they are proposing is not permitted in R-10, they could request a Special Use.

Board Member Joshua Schmieding asked how many homes they plan to build.

Mr. Roselli stated the number of parcels will be dictated by the utility availability. There could be anywhere from 100 to 300 homes.

Discussion continued amongst the Board.

Chairperson Ronald Beasley stated 5 feet on each side, allowing 10 feet from wall to wall is very close. He express his concern for fire safety and inquired about the material they plan to use on the exterior walls.

Board Member Pat Cameron also expressed his concern for the setbacks, stating the 8 feet is the normal setback in an R-6, which is already tight, and they were asking to compress that even further.

Mr. Roselli stated decreasing setbacks allows for them to increase the density and make the entire development as a whole more affordable. He stated it is within the realm of fire safety; brick, stone, vinyl, and fiber cement are the siding materials they use.

Town Manager Snow Bowden stated that R-6 zoning is across the street so that is why they are requesting R-6.

Board Member Pat Cameron stated the Town needs to be mindful of rezoning this tract of land R-6 in case the applicants' plans fall through. Approving this request when the proposed conditions could open the Town up for issues in the future.

Discussion continued amongst the Board and applicants.

Chairperson Ronald Beasley inquired about the timeline of completion of the subdivision.

Mark Eisenbeis from Old East Properties stated if approved, it would be about a year and a half until sticks are vertical.

Board Member Joshua Schmieding asked what the price point will be for these homes.

Mr. Ward stated they are not sure at this point but the homes in their subdivisions in Lillington have a starting rate of \$350,000.

Chairperson Ronald Beasley asked how many entrances they plan to have.

Mr. Eisenbeis stated they plan to have an entrance off St Matthews Rd as well as Bryant.

Chairperson Ronald Beasley asked if anyone from the public would like to come forward to speak on this request.

Dal Snipes of 835 St Matthews Rd came forward. He inquired about the price point for the townhomes.

Mr. Ward stated in their Clayton community there is a price point of \$305,000-\$340,000.

Mr. Snipe asked about the water issues another developer had a while back.

Town Manager Snow Bowden stated that the development was for a smaller tract of land and they had issues with the sewer.

Mr. Snipe inquired about the sewer issue and the possibility of a septic tank sewer system.

Mr. Ward stated they are paying to have a study done to look into those issues. They are hoping for city water and sewer.

Mr. Snipe stated he and his neighbors were not coming in an adversarial position, they just had questions they would like answered.

Michael Jackson of 309 St Matthews came forward. He stated his family owns property on two sides of these parcels. His concerns are similar to Pat Cameron's, he would hate to see 1,000 square foot homes 5 feet apart or 10 feet apart from each other. He asked how many acres will be developed, part of the land is wetlands. He asked if they are including that in their 10% free space.

Mr. Eisenbeis stated that the 10% is an example of what is typical in other municipalities. He stated they are still working on the project.

Mr. Jackson stated that there are of moving parts that are still moving and that is his concern. If they had a laid-out plan of what they had in mind, then that is different than we are still working on it. He understands they have to start somewhere but there is a big difference between 100 and 300 houses. He asked what their restricted covenants in regards to the size of the homes are on their development.

Mr. Roselli stated they do not have zoning conditions on the size, they do have zoning conditions on setbacks and the size of the lots.

Mr. Ward stated True Homes intends to build every lot.

Mr. Jackson stated "intends" is a concern, some things are beyond their control. He asked whether the Wellons property was zoned R-6 after the homes were built.

Town Manager Snow Bowden stated he would have to refer back to the minutes to be sure but he believes so.

Mr. Jackson stated he is not opposed to this development or the proposed homes they plan to build but he has concerns about rezoning this property with no covenants on it and the applicants go bankrupt, this property is sold to someone else. He stated he is opposed to the homes being 10 feet apart. He stated rezoning the parcels to R-10 would be more consistent with what we in this area normally look at. He stated he does not know if changing the request would derail their plans but he assumed if Harnett Regional Water only provided water and sewer for 100 houses, which would also derail their plans.

The applicants agreed.

Board Member Michael Shean stated he is also opposed to the homes being 10 feet apart.

Chairperson Ronald Beasley asked if the applicants would consider changing their request to R-10.

Mr. Ward stated due to a time restraint with the landowners, they would like to propose to extend the side setbacks to 8 feet instead of 5 feet. He stated he is not a fire expert and would have to speak to the department for more details.

Chairperson Ronald Beasley stated coming from Emergency Response, being a Sheriff Deputy, we have to look at the potential of the applicants putting 300 homes on this lot. Are the Police Department and Fire Department going to be able to handle something that big?

Board Member Pat Cameron stated he thought everyone would love to see a project like this come to Erwin and bring a tax base into Erwin. He informed the applicant that the Planning Board is advisory and there will be a public hearing with the Town Board.

Board Member Michael Shean made a motion that 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 and was seconded by Pat Cameron. **The Board voted unanimously.**

Board Member Pat Cameron made a motion that the requested zoning district is compatible with the existing Land Use Classification and was seconded by Judy Price. **The Board voted unanimously.**

Board Member Judy Price made a motion that the proposal does enhance or maintain the public health, safety, and general welfare and was seconded by Angela Gundersen. **The Board voted unanimously.**

Board Member Angela Gundersen made a motion that the request is for a small-scale rezoning and should be evaluated for reasonableness and was seconded by Michael Shean. **The Board voted unanimously.**

Board Member Michael Shean made a motion to approve the Statement of Consistency with the setback adjustment of 8 feet instead of 5 feet and was seconded by Judy Price. **The Board voted unanimously.**

ADJOURNMENT

Board Member Angela Gundersen made a motion to adjourn the meeting at 8:23 PM and was seconded by Judy Price. **Motion unanimously approved.**

Minutes recorded and typed by

Lauren Evans Town Clerk

Ronald Beasley

Chairperson

Lauren Evans

Town Clerk

Statement-of-Consistency

The requested rezoning to R-6 (Residential) 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**.



RJ Beasley
Planning Board Chair



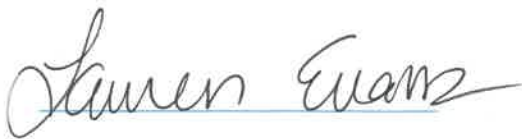
Lauren Evans
Town Clerk

Statement-of-Consistency

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A handwritten signature in blue ink that reads "Patsy Carson". The signature is written in a cursive style and is positioned above a horizontal blue line.

Patsy M. Carson
Mayor

A handwritten signature in blue ink that reads "Lauren Evans". The signature is written in a cursive style and is positioned above a horizontal blue line.

Lauren Evans
Town Clerk



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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2022-001 AMENDMENT TO THE OFFICAL ZONING MAP TO REZONE FROM R-D TO R-6 PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PINs 1507-34-7604.000, 1507-45-1001.000, AND 1507-35-0329.000 ORD 2021-2022: 002

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PINs 1507-34-7604.000 owned by Casper Tart Jr and Kara Tart, 1507-45-1001.000 owned by Casper Tart Jr and Kara Tart, and 1507-35-0329.000 owned by Mark Kolosky, has been rezoned to R-6, Residential District, Case# ZT-2022-001.

576

NORTH CAROLINA,
HARNETT COUNTY.

THIS DEED, made this 8th day of June, 1956, by and between L. L. Lucas, and wife, Ollie Lucas of Harnett County, N. C. parties of the first part, and Casper Tart, of Harnett County, N. C., party of the second part;

WITNESSETH
That whereas, the lot or land described below was allotted to Ollie Lucas, a daughter of J. E. Lucas, deceased, in the division of his lands, as is shown by the report of the Commissioner filed January 22, 1943, in that Special Proceedings No. 2820, recorded in Book of Orders and Deeds Map 10, at page 124, which Special Proceedings is entitled: "Ollie Lucas, and her husband, L. L. Lucas vs. Jesse Lucas and wife, Myrtle Lucas, and others";

And, whereas, by deed dated October 22, 1952, L. L. Lucas and wife, Ollie Lucas, conveyed to Casper Tart two tracts of land located in Harnett County, North Carolina, the first of said two tracts of land being the lot or land hereinafter described said deed being recorded in the office of the Register of Deeds of Harnett County, N. C. in Book 338, at page 36;

And whereas, there was omitted in the description of the tract of land hereinafter described the following course: "Thence South 51 deg. West 537 feet to a stake, corner with Wilson Lucas";

And, whereas, the parties of the first part desire to correct the said error in the description of said first tract of land conveyed by the deed above referred to;

Now, therefore, in consideration of the premises and the sum of One Dollar paid to the parties of the first part by the party of the second part, the receipt of which is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the right, title and interest of the said parties of the first part in and to the following described tract of land located in Harnett County, North Carolina:

BEING LOT #1 of the division of the J. E. Lucas lands allotted to Ollie Lucas;
BEGINNING at the southwestern corner of Lot #2, and runs thence with a line of that lot North 44 deg. and 15 min. East 921.5 feet to a stake, thence South 25 deg. and 15 min. West 474.5 feet to a stake, corner of the E. J. Lucas property; thence South 25 deg. and 15 min. West 121 feet to a stake, corner with William Jackson; thence South 31 deg. and 15 min. East 211 feet to a stake, thence South 51 deg. West 537 feet to a stake, corner with Wilson Lucas; thence South 31 deg. East 474.5 feet to the beginning, containing 10.45 acres, more or less.

TO HAVE AND TO HOLD all the right, title and interest of the said parties of the first part, or either of them, in and to the above described lot of land, to the said party of the second part, his heirs and assigns, in fee simple.

In Testimony whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

L. L. Lucas (SEAL)
Ollie Lucas (SEAL)

NORTH CAROLINA,
HARNETT COUNTY.

I, Lillian Benson Smith, a Notary Public of said County and State, do hereby certify that L. L. Lucas and wife, Ollie Lucas, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 9th day of June, 1956.

SEAL
Lillian Benson Smith, Notary Public.
My commission expires Jan. 30, 1958.

NORTH CAROLINA,
HARNETT COUNTY.

The foregoing certificate of Lillian Benson Smith, a Notary Public of Harnett County, N. C. is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand, this the 9th day of June, 1956.

Ruby T. Gurrin, Dan, Clerk Superior Court.
Filed for Registration at 11:00 o'clock, A. M. June 9, 1956 and registered in the Office of the Register of Deeds for Harnett County, in Book 357, Page 276, June 11, 1956.
Inas Harrington, Reg. of Deeds

NORTH CAROLINA,
HARNETT COUNTY.

THIS DEED, made this 8th day of June, 1956, and between L. L. Lucas, and wife, Ollie Lucas of Harnett County, N. C. parties of the first part, and Casper Part, of Harnett County, N. C., party of the second part;

WITNESSETH:
That whereas, the lot of land described below was allotted to Ollie Lucas, a daughter of J. S. Lucas, deceased, in the division of his lands, as is shown by the report of the Commissioner Deeds No. 18, at page 18L, which Special Proceedings is entitled, "Ollie Lucas, and her husband, L. L. Lucas vs. Jesse Lucas and wife, Ollie Lucas, and others";

And, whereas, by deed dated October 28, 1952, L. L. Lucas and wife, Ollie Lucas, conveyed to Casper Part two tracts of land located in Harnett County, North Carolina, the first of said tracts of land being the lot of land hereinafter described, said deed being recorded in the office of the Register of Deeds of Harnett County, N. C. in Book 352, at Page 30;

And whereas, there was omitted in the description of the Tract of land hereinafter described the following course; "Thence South 54 deg. West 537 feet to a stake, corner with Wilson Lucas";

And, whereas, the parties of the first part desire to correct the said error in the description of said first tract of land conveyed by the deed above referred to;

Now, therefore, in consideration of the premises and the sum of One Dollar paid to the parties of the first part by the party of the second part, the receipt of which is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the right, title and interest of the said parties of the first part in and to the following described tract of land located in Harnett County, North Carolina:

BEING LOT #1 of the division of the J. S. Lucas lands allotted to Ollie Lucas:
BEGINNING at the southwestern corner of Lot No. 2, and thence along with a line of that Lot North 41 deg. and 15 min. West 951.5 feet to a stake, thence North 35 deg. and 15 min. West 174.5 feet to a stake, corner of the H. P. Young property; thence South 59 deg. and 15 min. West 141 feet to a stake, a corner with Willard Jackson; thence South 54 deg. and 15 min. West 211 feet to a stake; thence South 54 deg. West 537 feet to a stake, corner with Wilson Lucas; thence South 54 deg. West 174.5 feet to the beginning, containing 10.45 acres, more or less.

TO HAVE AND TO HOLD all the right, title and interest of the said parties of the first part, or either of them, in and to the above described lot of land, to the said party of the second part, his heirs and assigns, in fee simple.

In Testimony whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

L. L. Lucas (SEAL)
Ollie Lucas (SEAL)

NORTH CAROLINA,
HARNETT COUNTY.

I, Lillian Benson Smith, a Notary Public of said County and State, do hereby certify that L. L. Lucas and wife, Ollie Lucas, personally appeared before me this 8th day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

Witness my hand and notarial seal, this 9th day of June, 1956.

SEAL
Lillian Benson Smith, Notary Public.
My commission expires: Jan. 30, 1958.

NORTH CAROLINA,
HARNETT COUNTY.

The foregoing certificate of Lillian Benson Smith, a Notary Public of Harnett County, N. C. is adjudged to be correct. Let the instrument, with the certificate, be registered.

Witness my hand, this 9th day of June, 1956.

Ruby E. Purkin, Dep. Clerk Superior Court.
Filed for registration at 11:00 o'clock, A. M. June 9, 1956 and registered in the Office of the Register of Deeds for Harnett County, in Book 352, Page 576, June 11, 1956.

Ines Harrington, Reg. of Deeds

B3737 - P 849

FOR REGISTRATION
KIMBERLY B. STONE
HARNETT COUNTY, NC
2019013640
ENCLOSURE
INSTRUMENT # 2019013640
TUESDAY

2019013640

HARNETT COUNTY TAX ID#
02-1518-0223-01

9.19 19 BY 38

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier No. 021518022301 Verified by _____ County on the _____ day of _____ 20

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tae Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: 9.08 ACRES, AVERASBORO TWP

THIS DEED made this 18th day of September, 2019, by and between

GRANTOR GRANTEE

Thomas J. Balmat and wife,
Kyung S. Balmat

Mark Kolosky, Married

700 West J Street
Erwin, NC 28339

999 Carlton Street
Clayton, NC 27520

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF TRACT TWO, 9.08 ACRES, AS SHOWN ON THAT "DIVISION MAP PREPARED FOR LONNIE B. STARGEL", AS RECORDED IN MAP #2000-26, HARNETT COUNTY REGISTRY.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2019 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR(S):

[Signature] (SEAL)
Thomas J. Balmat
[Signature] (SEAL)
Kyung S. Balmat

State of North Carolina - County of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Thomas J. Balmat and Kyung S. Balmat personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of September, 2019

Holly Ann Raffone
HOLLY ANN RAFFONE
Notary's Printed or Typed Name
My Commission Expires: 8/27/23



(Affix Seal)

Adopted this the 3rd day of March 2022.

[Signature]
Patsy Carson,
Mayor

ATTEST:

[Signature]
Lauren Evans
Town Clerk

MINUTES CONTINUED FROM MARCH 3, 2022

Sign Text Amendment

Commissioner McKoy made a motion to open the Public Hearing and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Town Manager Snow Bowden stated this was presented to the Planning Board in December 2021 and to the Town Board at the January Meeting. We were unable to have a Public Hearing in February due to a lack of quorum to adopt ordinances. This amendment would allow for bigger signs on commercial buildings. They were limited to 100 square feet, if they are illuminated they must be proportional to the size of the building.

Mayor Carson asked if anyone would like to come forward and speak in favor of the request.

No one came forward.

Mayor Carson asked if anyone would like to come forward and speak against the request

No one came forward.

Commissioner Blackmon made a motion to close the Public Hearing and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Ordinance of the Town of Erwin, North Carolina Amending 36-549 ORD 2021-2022:005 Business Signs and was second by Mayor Pro Tem Baker. **The Board voted unanimously.**

OLD BUSINESS

Potential Annexation of 127 Red Hill Church Road

Town Manager Snow Bowden informed the Board that Town Clerk Lauren Evans investigated the request and believes it is ready to go to the next step of annexation. Staff recommends excepting the Certificate of Sufficiency from the Town Clerk and approving the resolution fixing the date of the Public Hearing which would be at our next scheduled Board Meeting.

Mayor Pro Tem Baker made a motion to approve the resolution fixing date of public hearing on question of annexation pursuant to G.S. 160A-31 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Four-Way Stop Signs

Town Manager Snow Bowden stated he was contacted by a resident, Michael Jackson, who wanted to add the discussion of Stop Signs to the agenda. He informed Mr. Jackson of the process and Mr. Jackson reached out to Commissioner Whitman and Commissioner McKoy asking to have it added to the agenda.

Mr. Jackson provided the Board with a packet which is part of these minutes as an attachment.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 2022

Subject: Proposed Text Amendment

Town Staff has prepared a text amendment to our sign ordinance. These proposed changes are in line with what the Planning Board recommended at our December 2021 meeting. The proposed text amendment would allow for buildings to have larger signs based on the size of the building. This would apply to signs in all of our business districts.

Attachments:

- Proposed text amendment
- Ordinance Amending 36-549 Business Signs

Sec. 36-549. Business signs.

Business signs and name signs shall be permitted on the premises of the business in districts in which the principal use is permitted subject to the following limitations:

- (1) Wall signs shall not project more than one foot from any wall or canopy to which the wall sign is attached.
- (2) Projecting signs shall be permitted subject to the following limitations:
 - a. One projection sign per separate business establishment may be allowed in any nonresidential district.
 - b. No part of a projecting sign may project more than five feet from the building wall.
 - c. The bottom edge of a projecting sign must be located at least ten feet above the walking surface for pedestrian movement, except in cases in which such a sign is located underneath an awning or canopy, the bottom edge shall be at least eight feet above the walking surface for pedestrian movement.
- (3) Non-illuminated wall signs and projecting signs have a total sign surface area in square feet no greater than twenty (20) percent of wall area. ~~two times the linear frontage in feet of the wall of the building to which the sign is attached, but in no case greater than 100 square feet with exception to the B-2 Highway Business District. The following limitations apply to non-illuminated wall signs in the B-2 Highway Business District:~~
 - a. ~~Non-illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.~~
 - b. ~~Non-illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.~~
- (4) Illuminated wall signs and projecting signs shall have a total sign surface area in square feet no greater than twenty (20) percent of wall area. ~~two times the linear frontage in feet of the wall or the building to which the sign is attached, but in no case greater than 50 square feet, with exception to the B-2 Highway Business District. Display lighting shall be shielded so as to prevent a direct view of the light source from a residence in a residential district. No intermittent lighting effects may be utilized except for time and temperature devices and for motion picture theater. The following limitations apply to illuminated wall signs in the B-2 Highway Business District:~~
 - a. ~~Illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.~~
 - b. ~~Illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.~~
- (5) Freestanding signs shall be located no less than 12 feet from the street right-of-way line or property line, whichever is greater. No freestanding sign shall be located in a required side yard or within ten feet of the side property line. No building shall have more than one freestanding sign except buildings having frontage on more than one public street. In this not more than two freestanding signs shall be permitted. A freestanding sign shall in no case exceed a height of 35 feet or 200 square feet in area.
- (6) Special provisions for certain signs.
 - a. Shopping centers signs shall be subject to the following additional limitations:

1. Freestanding. Each shopping center may provide not more than one freestanding sign that displays the name of the shopping center and the tenant businesses.
 2. Wall. Businesses located in attached buildings may display not more than one wall sign. See non-illuminated and illuminated wall signs per this article for sign face area.
- b. Commercial park subdivisions and industrial park subdivisions with multiple tenants shall be subject to the following additional limitations:
1. Commercial and industrial subdivisions may provide not more than one freestanding development entrance sign that displays the name of the subdivision with the tenant business.
 2. Multitenant buildings: wall signs.
 - (i) Front primary elevation: each tenant may display one wall sign that shall not exceed two square feet of sign surface area per linear foot of the store/business front.
 - (ii) Secondary elevations (side and rear): the maximum sign surface area permitted on the side and rear elevations of a building shall not exceed one square foot of sign surface area per linear foot of primary building frontage.
- c. Industrial sites located on 50 or more acres shall be subject to the following additional limitations:
1. *Freestanding signs.* In addition to subsection (5) of this section, such industrial sites may have one monument sign on one side of secondary entrance/driveway.
 - (i) Maximum height of 15 feet as measured from ground level at the base of the sign structure
 - (ii) A single side of the sign area face may not exceed 25 square feet.
 2. *Wall signs for multitenant buildings:*
 - (i) Front primary elevation. Each tenant may display one wall sign that shall not exceed two square feet of sign surface area per linear foot of the store-business front.
 - (ii) Secondary elevations (side and rear). The maximum sign surface area permitted on the side and rear elevations of a building shall not exceed one square foot of sign surface per linear foot of primary building frontage.
- (7) Changeable copy, electronic reader board, and LED signs are permitted only in the B-2 Highway Business Zoning District and for churches, schools, community centers, and other public institutional uses under the following conditions:
- a. If changeable copy, electronic reader board, or LED (also referred to as "electronic display") signs are utilized as a part of a permitted freestanding sign, then the total electronic display area of such freestanding sign shall be a minimum of 30 percent and a maximum of 50 percent changeable copy, electronic reader board, or LED signage.
 - b. Electronic reader board or LED signs that display anything other than the time and temperature shall not change messages or images more often than every ten seconds.
 - c. Electronic display signs shall be comparable in composition, durability, and workmanship to the existing sign.

- d. Display lighting shall be shielded, or dimmed so as to prevent direct rays of light from being cast into a residential area or district and/or vehicles approaching on a public right-of-way from any direction.
- (8) No wall or projecting sign shall extend above the height of the building roof line. In case of a flat roof, no sign shall extend above the parapet wall.
- (9) No sign may be placed upon any roof surface.

(Code 1977, § 9-4081.3; Ord. of 5-7-2009; Ord. of 1-6-2011; Ord. of 10-4-2011; Ord. No. 2013-2014:005, § 2, 1-9-2014; Ord. No. 2021-2022-002 , 7-1-2021)



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

ORDINANCE OF THE TOWN OF ERWIN, NORTH CAROLINA AMENDING 36-549 BUSINESS SIGNS ORD 2021-2022: 005

WHEREAS, the current language of 36-549 Business Signs reads:

Section 36-549. Business signs.

(3) Non-illuminated wall signs and projecting signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached, but in no case greater than 100 square feet with exception to the B-2 Highway Business District. The following limitations apply to non-illuminated wall signs in the B-2 Highway Business District:

a. Non-illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.

b. Non-illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.

(4) Illuminated wall signs and projecting signs shall have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall or the building to which the sign is attached, but in no case greater than 50 square feet, with exception to the B-2 Highway Business District. Display lighting shall be shielded so as to prevent a direct view of the light source from a residence in a residential district. No intermittent lighting effects may be utilized except for time and temperature devices and for motion picture theater. The following limitations apply to illuminated wall signs in the B-2 Highway Business District:

a. Illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.

b. Illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.

WHEREAS, the Town of Erwin wishes to amend the current language of the same in order to better reflect the desired development and type of signs within the Town's Planning Jurisdiction; and

WHEREAS, the Town of Erwin wishes to amend the current language of the same to read:

Sec. 36-549. Business signs.

(3) Non-illuminated wall signs and projecting signs have a total sign surface area in square feet no greater than **twenty (20) percent of wall area**. ~~two times the linear frontage in feet of the wall of the building to which the sign is attached, but in no case greater than 100 square feet with exception to the B-2 Highway Business District. The following limitations apply to non-illuminated wall signs in the B-2 Highway Business District:~~

a. ~~Non-illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.~~

b. ~~Non-illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.~~

(4) Illuminated wall signs and projecting signs shall have a total sign surface area in square feet no greater than **twenty (20) percent of wall area**. ~~two times the linear frontage in feet of the wall of the building to which the sign is attached, but in no case greater than 50 square feet, with exception to the B-2 Highway Business District. Display lighting shall be shielded so as to prevent a direct view of the light source from a residence in a residential district. No intermittent lighting effects may be utilized except for time and temperature devices and for motion picture theater. The following limitations apply to illuminated wall signs in the B-2 Highway Business District:~~


a. ~~Illuminated wall signs have a total sign surface area in square feet no greater than two times the linear frontage in feet of the wall of the building to which the sign is attached.~~

b. ~~Illuminated wall signs which directly face land residentially zoned (either abutting directly or separated by any publicly maintained road) shall conform to the same dimensional requirement as such signs in all other zoning districts.~~

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Erwin, North Carolina that the current language as herein found with respect to 36-549 of the Town Code is stricken where indicated by strikethrough lines and include such language as herein indicated by bold print.

Adopted this 3rd day of March 2022.

ATTEST:



Patsy M. Carson
Mayor



Lauren Evans
Town Clerk

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Lauren Evans, Town Clerk

Date: March 3, 2022

Subject: Potential Annexation of 127 Red Hill Church Rd

As instructed by the Board at our January Meeting, I have investigated the sufficiency of the petition to annex 127 Red Hill Church Rd into the Erwin limits.

Attachments:

- Certificate of Sufficiency
- Copy of the Deed
- GIS Image
- Irrevocable Petition Requesting Annexation
- Resolution Fixing Date of Public Hearing

Action Recommended:

- Accept the Certificate of Sufficiency from Town Clerk and Approve the Resolution Fixing Date of Public Hearing on Question of Annexation.

CERTIFICATE OF SUFFICIENCY

To the honorable Mayor and Board of Commissioners of the Town of Erwin, North Carolina:


I, Lauren Evans, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Erwin's primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes the address of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Erwin, this the 24th Day of January, 2022.



(SEAL)


Lauren Evans
Town Clerk

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 15 10:56 AM NC Rev Stamp: \$ 535.00
Book: 3969 Page: 186 - 188 Fee: \$ 26.00
Instrument Number: 2021008514

HARNETT COUNTY TAX ID #
0605870600

04-15-2021 BY: EG

Submitted by: Ragsdale Liggett PLLC (Ramseur), PO Box 31507, Raleigh, NC 27612

Prepared by: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
Return to: Grantee (No title examination or tax advice given)

EXCISE TAX: \$535.00

Parcel ID No.: 060587 0600 & 061507 0337 01 (Recombined see BM2021-143)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 13th day of April, 2021, by and between
WARREN REALTY, LLC a North Carolina limited liability company whose
address is P.O. Box 1585, Dunn, NC 28335, hereinafter called GRANTOR, and
PCC PROPERTIES, LLC a North Carolina limited liability company whose
address is 1149 Taos Trail, Raleigh, NC 27603, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said
parties, their heirs, successors and assigns, and shall include singular, plural,
masculine or feminine as required by context.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the
receipt of which is hereby acknowledged, has and by these presents does grant,
bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel
of land situated in Duke Township, Harnett County, North Carolina and more
particularly described as follows:

***BEING all of that 4.152 acres as shown on that map entitled "Recombination and Easement
Revision Plat of Lots 1R & 2R Thomas G. Ralph Subdivision for Warren Realty, LLC" dated
March 30, 2021 by Chandler Land Surveying and recorded in Map Number 2021, Page 143,
Harnett County Registry.***

***This conveyance is made subject to those new and existing 30' access easements as shown on
the map recorded in Map Number 2021, Page 143, Harnett County Registry.***

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 2102, Page 726, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2021 ad valorem taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.


WARREN REALTY LLC
A NC limited liability company

By: H. Lawrence Sanderson
H. Lawrence Sanderson, Manager

NORTH CAROLINA
COUNTY OF HARNETT

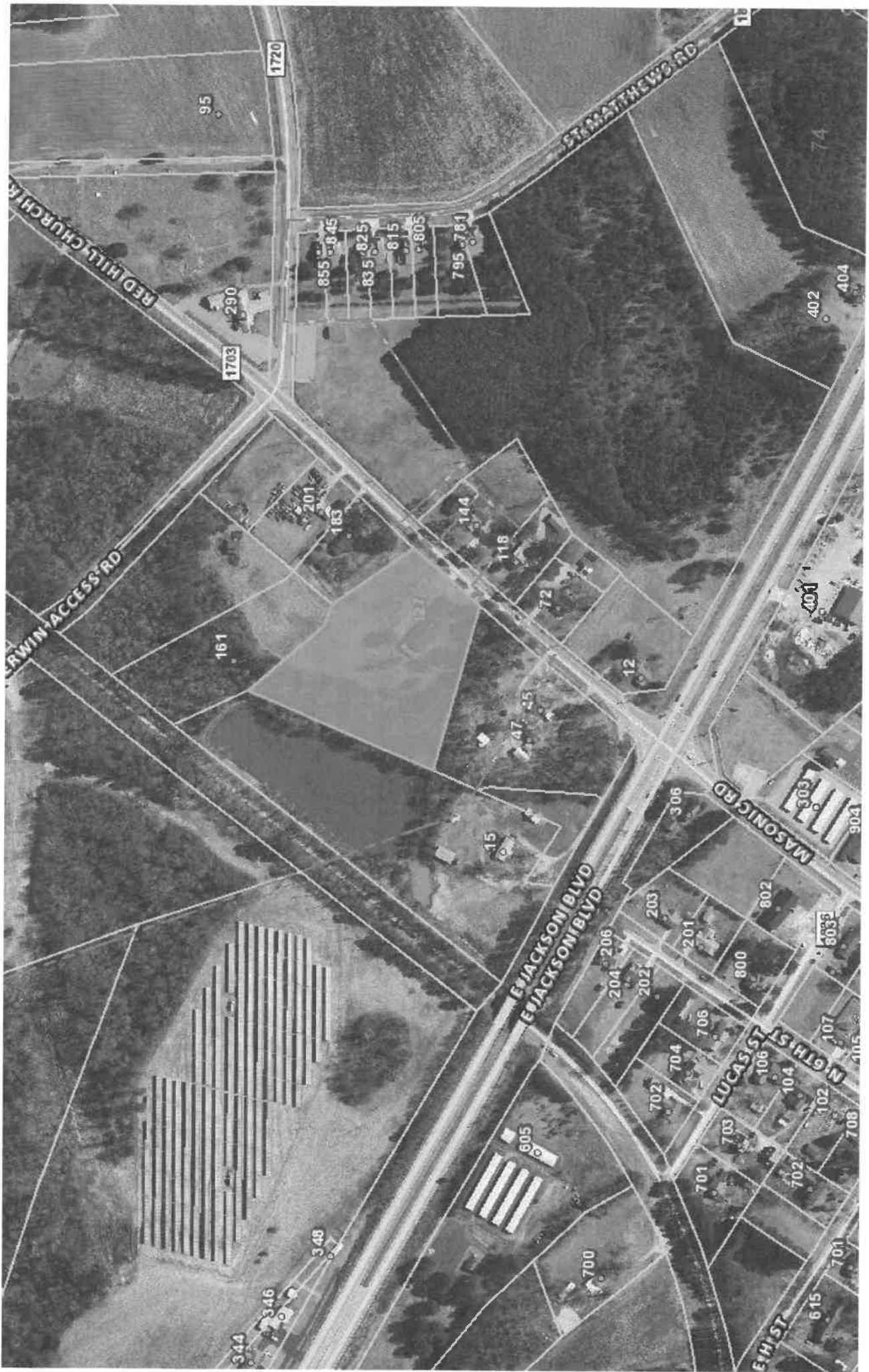
I, Lynn A. Matthews, a Notary Public, do hereby certify that **H. Lawrence Sanderson**, manager of **Warren Realty, LLC** a NC Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 13th day of April, 2021.


Notary Public

My Commission Expires: 5/31/21





State of North Carolina
County of Harnett
Town of Erwin

IRREVOCABLE PETITION REQUESTING ANNEXATION

Date: 1/3/2022


To the Mayor and Board of Commissioners of the Town of Erwin:

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed into the Town of Erwin.
2. The area to be annexed is contiguous to the Town of Erwin and the boundaries of such territory are as follows:

127 Red Hill Church Road: 1507-15-5219.000

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights? Indicate yes or no	Signature
------	---------	---	-----------

PCC Properties 1149 Taos Trail Raleigh, NC 27603		No	
--	--	----	---



TOWN OF ERWIN

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

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G. S. 160A-31 2021-2022-----002

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Mayor and Board of Commissioner of the Town of Erwin has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification of the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioner of the Town of Erwin, North Carolina, that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Erwin Town Hall, 100 West F Street, Erwin, NC 7:00 PM. on Thursday, April 7, 2022.


Section 2. The area proposed for annexation is described as follows:

12 Red Hill Church Rd

Section 3. Notice of the public hearing shall be published in the Daily Record, a newspaper having general circulation in the Town of Erwin, at least ten (10) days prior to the date of the public hearing.

Adopted this 3rd Day of March 2022.

Attest:


Patsy M. Carson, Mayor


Lauren Evans, Town Clerk

MINUTES CONTINUED FROM MARCH 3, 2022

Mr. Jackson thanked the Board for allowing him to speak and the two Commissioners for allowing him to be put on the agenda. He expressed his concern about the all-way stop signs on St Matthews Rd. As a resident and a business owner on this road, he and his family have personally seen the dangers of these signs. He provided the Board with evidence from the Manual on Uniform Traffic Control Devices on why the Town cannot use stop signs to regulate speed. He expressed his opinion that the signs are illegal and the Town could be liable if someone were to get in rear-end collision due to the signs. He requested immediate removal of these all-way stop signs.

NEW BUSINESS

Petition to Annex Three Parcels Located off of St. Matthews Road

Town Manager Snow Bowden stated the Town received an annexation request from the three parcels we just rezoned early in the meeting. Staff is asking the Board to instruct the Town Clerk to investigate the request for sufficiency.

Commissioner Blackmon made a motion to approve to Resolution directing the town clerk to investigate an annexation petition received G.S. 160A-31 2021-2022---003 and was seconded by Mayor Pro Tem Baker. **The Board voted unanimously.**

Grant Project Ordinance – Community Building Renovations

Town Manager Snow Bowden stated this is for the grant from the State for renovations to our Community Building. This is to get us started on the process, track what we will spend, and report to the State in a timely manner.

Commissioner Blackmon made a motion to approve the Grant Project Ordinance for the Town of Erwin Community Building Renovations ORD 2021-2022:002 and was seconded by Mayor Pro Tem Baker. **The Board voted unanimously.**

CLOSED SESSION

Mayor Pro Tem Baker made a motion to go into Closed Session in Pursuant to General Statute 143-318.11 (a) (6) for the Purpose of Discussing Personnel at 8:42 PM. and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 2022

Subject: Four-way Stop Signs

Michael Jackson reached out to me and wanted an item placed on the agenda. I explained to him how that process worked. At the request of Commissioner McKoy and Commissioner Whitman, I have placed this item on the agenda. Mr. Jackson would like to discuss some concerns with four-way stop signs.

Attachments:

- June 21, 2021 Planning Board Meeting Minutes
- July 1, 2021 Board of Commissioner Meeting Minutes

MINUTES CONTINUED FROM JUNE 21, 2021

Board Member Michael Shean made a motion to approve the Statement of Consistency for ZT-2021-005 and was seconded by W.H. Morris. **The Board voted unanimously.**

CU-2021-004:

Town Manager Snow Bowden informed the Board that this is a conditional use application for 465 Bryant Rd, which is in our ETJ. The applicant is requesting to build a 2,100 square foot building for storage which is the same size as his house. There will not be any water or sewer, he may put electricity in it.

Board Member Michael Shean made a motion to recommend the approval for CU-2021-004 and was seconded by W.H. Morris. **The Board voted unanimously.**

Proposed 4-way Stop Sign:

Town Manager Snow Bowden proposed a 4-way stop sign at Hope Street and Wondertown Drive. He stated he spoke with Out of Town Alternate W.H. Morris who also mentioned putting a 4-way stop sign on Wondertown Drive and St Matthews Road.

Board Member Michael Shean voiced his concern with Hope Street being a dead end on both sides. He stated instead of a 4-way stop, why not increase Police presence. He expressed that a 4-way stop with flashing lights would be expensive.

Out of Town Alternate W.H. Morris stated that St Matthews Road and Wondertown Drive need a 4-way stop and he would also recommend a 3-way stop at St Matthews Road and Pope Street.

Board Member Michael Shean stated he thinks it is a waste of money to have a 4-way stop sign at Hope Street and Wondertown Drive.

Board Member Joshua Schmieding recommended installing speed bumps.

Discussion continued amongst the Board.

Chairperson Ronald Beasley asked if any DOT rules prohibit a stop sign within a certain amount of miles from a major highway, like coming off of 421.

Out of Town Alternate W.H. Morris stated he is not aware of any kind of DOT rule but he thinks it would be plenty of room from 421 to the proposed stop sign.

Town Manager Snow Bowden stated it is 780 feet from Pope Street to 421.

Out of Town Alternate W.H. Morris made a motion to recommend a 4-way stop sign on Wondertown Drive and St Matthews Road, 3-way stop at St Matthews Road and Pope Street, and speed bumps at Wondertown Drive and Hope Street and was seconded by Angela Gundersen. **The Board voted unanimously.**

LED Sign Proposed Text Amendment:

Town Manager Snow Bowden stated this text amendment to our sign language to allow LED electronic reader signs at churches, schools, community centers, and other public institutional uses. It will follow the same guidelines that are currently outlined. LED signs are a lot more convenient and can display more information to the public. Currently, they are only permitted in B2 zoning.

MINUTES CONTINUED FROM JULY 1, 2021**PROPOSED 4-WAY STOP SIGN**

Commissioner Whitman made a motion to open the Public Hearing and was seconded by Commissioner McKoy. **The Board voted unanimously.**

Town Manager Snow Bowden stated the Town Staff have received several complaints of speeding on St Matthews Road. There has been heavy police presence on St. Matthews Road but they cannot be there all the time. It is 25 mph and some people drive 55 mph. The Planning Board did recommend a 4-way stop at St. Matthews Road and Wondertown Drive and a 3-way stop at St. Matthews Road and Pope Street. He stated blinking warning signs will be needed to inform people who are used to flying down that road. He and Chief Johnson agreed it would be best.

Mayor Pro Tem Randy Baker asked Chief Johnson to come forward and give his input.

Chief Johnson stated it is his opinion that these proposed stop signs will help to slow people down. He and his staff will do everything they can to educate the public and enforce the laws the best they can.

Mayor Pro Tem Randy Baker asked if anyone would like to come forward and speak for, against, or ask a question in regards to the proposed 4-way stop signs.

No one came forward.

Commissioner Alvarado made a motion to close the Public Hearing and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Commissioner Blackmon asked Chief Johnson how soon the signs will go up and whether we will have information signs before it goes up.

Chief Johnson stated he recommends flashing warning signs being out prior to the stop signs going up. He will get together with Town Manager Snow Bowden and Public Works Director Mark Byrd to see how soon we can get the warning signs up.

Town Manager Snow Bowden stated we could get a "New Traffic Pattern" sign up next week and give the public a week's notice.

Chief Johnson stated the Police Department will put some educational articles on their Facebook page.

Mayor Pro Tem Randy Baker stated these signs are solely in the interest and safety of the people living on this road. It is a narrow road, heavily populated with children and people are not patient enough to drive 25 mph.

MINUTES CONTINUED FROM JULY 1, 2021

Commissioner McKoy stated there is a speeding problem on West K Street and North 14th street and in the future, he would like to have a 4-way stop put at that intersection too.

Commissioner Blackmon made a motion to approve an Ordinance amending the Erwin Town Code Traffic Appendix 1 to Section 109 Ordinance 2021-2022: 003 and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve an Ordinance amending the Erwin Town Code Traffic Appendix 1 to Section 109 Ordinance 2021-2022: 004 and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Town Attorney Tim Morris left the meeting at 7:43 PM.

CLOSED SESSION

Commissioner Alvarado made a motion to go into Closed Session in Pursuant to General Statute 143-318.11 (a) (6) for the Purpose of Discussing Personnel at 7:44 PM. and was seconded by Commissioner McKoy. **The Board voted unanimously.**

RECONVENED

Commissioner Turnage made a motion to go back in regular session at 7:58 PM. and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

MANAGER'S REPORT

Town Manager Snow Bowden stated we are still waiting on detailed information regarding the American Relief Plan. He was hopeful that the Town will receive the first tranche payment later this month. He wished everyone a good Fourth of July.

PUBLIC COMMENT

Mayor Pro Tem Randy Baker asked the Board to entertain the idea of reopening the Public Comment section for the remainder of the meeting as there were people present who came in late and did not have the opportunity to speak.

Commissioner Turnage made a motion to reopen the Public Comment section and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 2022

Subject: Petition to Annex three parcels located off of St Matthews Road

The Town has received a request to have three parcels voluntarily annexed into our Town Limits. These parcels are located off of St. Matthews Road and are adjacent to our Town Limits. They are listed below:

- Tract 1- 504/640 St. Matthews Road (Harnett County Tax PIN # 1507-34-7604.000)
- Tract 2 Vacant (Harnett County Tax PIN # 1507-45-1001.000)
- Tract 3 Vacant (Harnett County Tax PIN # 1507-35-0329.000)

Attachments:

- Harnett County GIS image

Action Recommended:

- Approve resolution to direct Town Clerk Lauren Evans to investigate the annexation petition.

State of North Carolina
 County of Harnett
 Town of Erwin

IRREVOCABLE PETITION REQUESTING ANNEXATION

Date: 2022.02.03

To the Mayor and Board of Commissioners of the Town of Erwin:

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed into the Town of Erwin.
2. The area to be annexed is contiguous to the Town of Erwin and the boundaries of such territory are as follows:

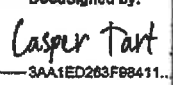

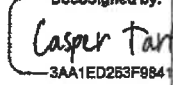
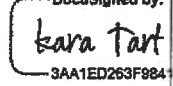
Insert metes and bounds or other legally acceptable description here.

PINS:

1. 1507-35-0329
2. 1507-34-7604
3. 1507-45-1001

[SEE ATTACHED METES AND BOUNDS FOR EACH PARCEL]

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

PIN	NAME	ADDRESS	DO YOU DECLARE VESTED RIGHTS? YES OR NO	SIGNATURE
1507-35-0329	Mark Kolosky	Bryant Road Dunn, NC 28334	NO	
1507-34-7604	Casper Tart Jr. Kara Tart	504 St Matthews Road Erwin, NC 28339	NO	DocuSigned by:  3AA1ED263F98411... DocuSigned by:  3AA1ED263F98411...
1507-45-1001	Casper Tart Jr. Kara Tart	St Matthews Road Off Road Erwin, NC 28339	NO	DocuSigned by:  3AA1ED263F98411... DocuSigned by:  3AA1ED263F98411...

State of North Carolina
 County of Harnett
 Town of Erwin

IRREVOCABLE PETITION REQUESTING ANNEXATION

Date: 2022.02.03

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2. The area to be annexed is contiguous to the Town of Erwin and the boundaries of such territory are as follows:

Insert metes and bounds or other legally acceptable description here.

PINS:

1. 1507-35-0329
2. 1507-34-7604
3. 1507-45-1001

[SEE ATTACHED METES AND BOUNDS FOR EACH PARCEL]

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1507-34-7604	Casper Tart Jr. Kara Tart	504 St Matthews Road Erwin, NC 28339	NO	
1507-45-1001	Casper Tart Jr. Kara Tart	St Matthews Road Off Road Erwin, NC 28339	NO	

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.

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, 1507-35-7604
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 516.120 feet 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.



LETTER OF TRANSMITTAL

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

ATTENTION:

Lauren Evans
Town Clerk
c/o FIRM: Town of Erwin
Address: 100 West F Street
Address: Erwin, NC 28339

DATE:

February 3, 2021
Electronic Delivery

VIA:

**PROJECT:
PROJECT #:**

Bryant Road Annexation Package
C21023

**RE:
TRANSMITTED:**

Matthews Road Annexation
As requested

Copies	Description
1	Petition Requesting Annexation
3	Metes & Bounds

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

Harnett GIS

NOT FOR LEGAL USE.





Harnett
COUNTY
NC 27033

GIS/E-911 Addressing
February 3, 2022

Surrounding County Boundaries — NC

City Limits US

Airport Roads

MajorRoads Interstate

Mile_Markers Mile_Markers

Railroad NC

Parcels US

CapeFearRiver



N
W E
S



0 335 670 1,340 Feet

1 inch = 752 feet



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

**RESOLUTION DIRECTING THE TOWN CLERK TO
INVESTIGATE AN ANNEXATION PETITION
RECEIVED UNDER G.S. 160A-31
2021-2022----03**

WHEREAS, a petition requesting annexation of an area described in the said petition was received on February 3, 2022, by the Mayor and Board of Commissioners of the Town of Erwin; and


WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Erwin deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Commissioners of the Town of Erwin that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Mayor and Board of Commissioners the result of her investigation.

ADOPTED, this 3rd Day of March 2022.



Patsy M. Carson, Mayor

ATTEST:



Lauren Evans, Town Clerk

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: March 3, 2022

Subject: Grant Project Ordinance “Community Building Renovations ORD 2021-2022: 002”

The Town of Erwin has received a State Capital and Infrastructure Fund Directed Grant that was appropriated by the North Carolina General Assembly in the Current Operations Appropriations Act of 2021. Town Staff has submitted all of the requested documentation that has been requested. The amount of the grant is \$100,000. In the past, we have discussed much-needed improvements to the Erwin Community Building.

Attachments:

- Grant Project Ordinance

Action Recommended

- Approve Grant Project Ordinance “Community Building Renovations ORD 2021-2022: 002”



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

A GRANT PROJECT ORDINANCE FOR THE TOWN OF ERWIN

COMMUNITY BUILDING RENOVATIONS ORD 2021-2022: 002

BE IT ORDAINED by the Board of Commissioners of the Town of Erwin, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Ordinance is hereby adopted:

Section 1. This project is authorized to be completed with the funds in the Community Building Renovations Grant.

Section 2. The following revenues are anticipated to be available to complete the project:

Community Building Renovations Grant: \$100,000

Section 3. The following expenditures are expected to be incurred during this project will require additional approval from the Board of Commissioners of the Town of Erwin, North Carolina.

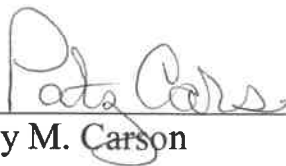
Contracted Services/Misc. Expenses \$100,000

Section 4. The Finance Director is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records required by any financing agreement associated with the project and/or State and Federal Regulations

Section 5. The Town Manager is hereby directed to report quarterly on the financial status of each project element and the total revenues received or claimed.

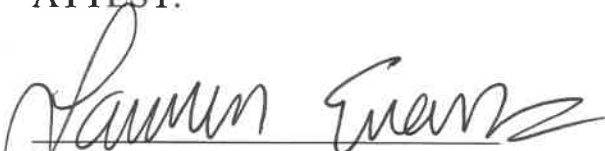
Section 6. The Grant Project Ordinance shall be entered into the minutes of the Board after adoption and copies thereof shall be filed with the Town Clerk.

Adopted this 3rd day of March 2022.



Patsy M. Carson
Mayor

ATTEST:



Lauren Evans
Town Clerk

MINUTES CONTINUED FROM MARCH 3, 2022

RECONVENED

Mayor Pro Tem Baker made a motion to go back into regular session at 8:52 PM and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

MANAGER'S REPORT

Town Manager Snow Bowden reminded the Board of the Annual Budget Retreat on March 24th at 9 AM in the Board Room.

ATTORNEY'S REPORT

Town Attorney Tim Morris thanked the Board for allowing him to be the Town Attorney.

GOVERNING COMMENTS

Commissioner McKoy stated it is a pleasure to serve with his fellow colleagues. He is so proud to be a part of the Erwin Board.

ADJOURNMENT

Commissioner Turnage made a motion to adjourn at 8:58 P.M. and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY


LAUREN EVANS TOWN CLERK

ATTEST:



Patsy Carson

Mayor



Lauren Evans

**Town Clerk Snow Bowden
Town Manager**