

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

**AGENDA**

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

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: GFL

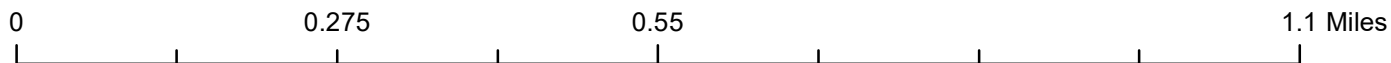
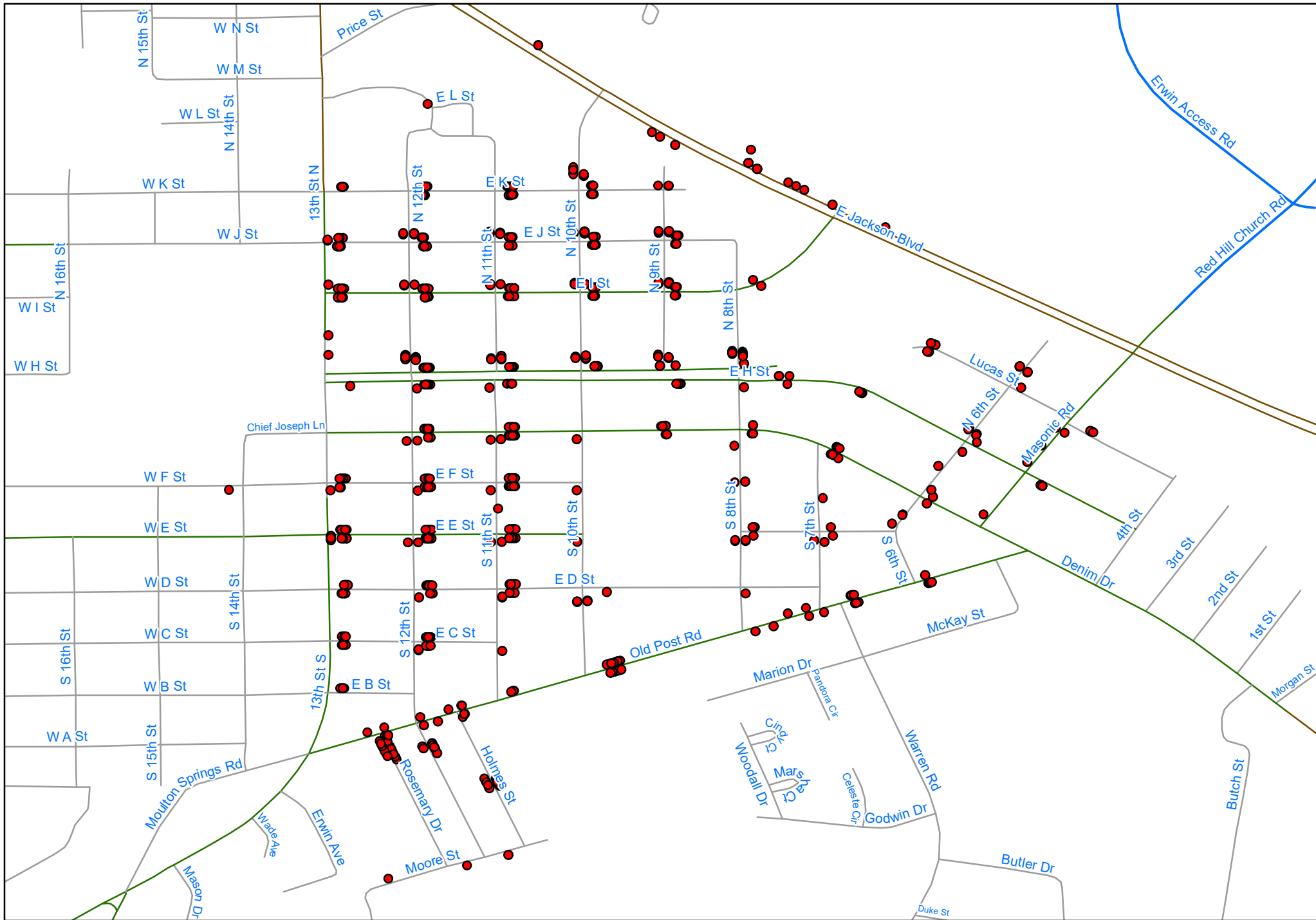
---

Nick Zdeb is here from GFL Environmental (Waste Industries) to discuss some of the services that are provided to our residents. In particular, Mr. Zdeb is here to discuss recycling. We have included some pictures in this packet showing some of the items that are placed in recycling containers that are not recyclable materials. Mr. Zdeb is here to discuss some potential changes to the services that are provided to our residents by GFL.

Attachments:

- Pictures of recycling loads from Thursday, February 10<sup>th</sup> and 17<sup>th</sup>, 2022

# Thursday Rte 1310 M2 Week All

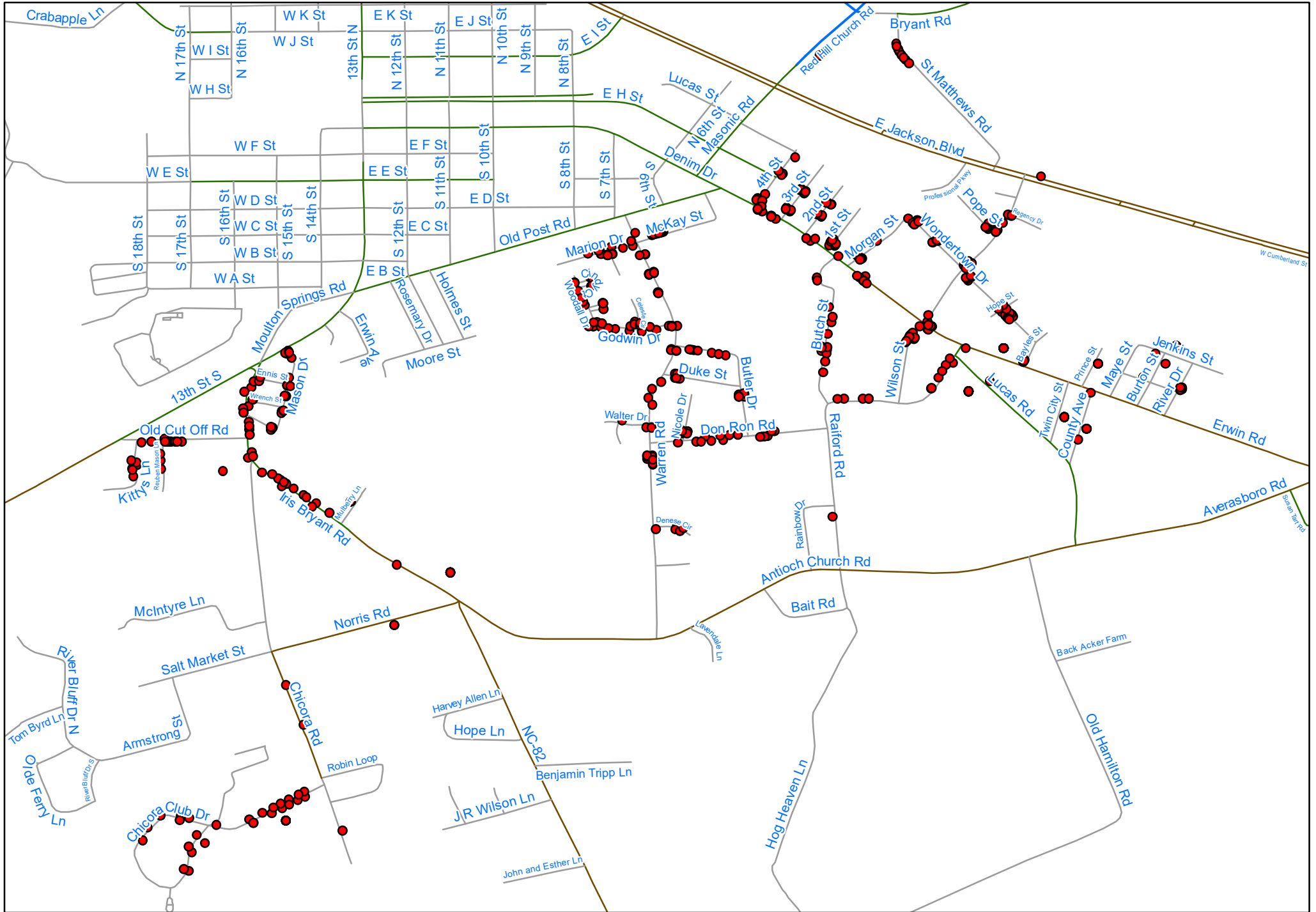








# Thursday Rte 1310 M3 Week All













# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: Community Building Grant

---

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

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

Attachments:

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

## Appendix A

### Scope of Work, Sub-Grants, and Annual Budget

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

**1. Organization:** Town of Erwin, North Carolina

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

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

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

**Expected Results:**

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

**Performance Measure(s):**

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



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

**4. Budget:**

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

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

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

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

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

Snow Bowden 02/28/2022

---

Printed Name Date

Town Manager

---

Title

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: Erwin Lion's Club

---

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

Attachments:

- Pictures of proposed signage.









# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: February 28, 2022

Subject: ZT-2022-001

---

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

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

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

The Planning Board met on Monday, February 21<sup>st</sup> 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.







**REZONING MAP REQUEST  
STAFF REPORT**

Case: ZT-2022-001

Snow Bowden, Town Manager

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

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

Planning Board: 02/21/2022

Town Commissioners: 03/02/2022

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

---

---

**Applicant Information**

**Owner of Record:** 640/504 St. Matthews Road

Name: Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

**Applicant:**

Name: Old East Properties, LLC. Mark Eisenbeis

Address: 16 W Martin Street Suite 805

City/State/Zip: Raleigh, NC 27601

**Owner of Record:** Vacant Tract

Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

**Owner of Record:** Vacant Tract at the corner of St.  
Matthews Road and Bryant Road

Mark Kolosky

Address: 999 Carlton Street

City/State/Zip: Clayton, NC 27520

---

---

**Property Description**

Tract 1- 640/504 St. Matthews Road

Harnett County Tax PIN 1507-34-7604.000

Acres 45.65

Zoning District- Rural District

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

Harnett County Tax PIN 1507-45-1001.000

Acres- 2.50

Zoning District- Rural District

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

Total 57.23 Acres

---

---

### **Vicinity Map**

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

---

---

### **Physical Characteristics**

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

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

---

---

### **Services Available**

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



---

---

**Requested Conditions**

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

---

---

**Staff Evaluation**

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

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

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

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

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

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

#### **Staff Evaluation**

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

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

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

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

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

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

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

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

<p>There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group. <b>YES</b></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.) <b>YES</b></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. <b>YES</b></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. <b>YES</b></p>	<p>The area that these three parcels are located in includes an area identified for high-intensity land use. It is adjacent to a medium intensity land use. A mix of residential land uses would be a good planning fit for these three parcels.</p>



---

---

## Statement of Consistency

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

Or

## Statement of In-Consistency

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

## Attachments:


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

Parcels

# Harnett GIS



Harnett County GIS, Harnett County Public Utilities




**Harnett COUNTY**  
NORTH CAROLINA


GIS/E-911 Addressing  
February 10, 2022


**Surrounding County Boundaries** — NC

**City Limits** — US


**Airport** 


**MajorRoads** — Interstate

**Railroad** 


**Parcels** 

**Roads** — CapeFearRiver

**Mile\_Markers**  Mile\_Markers



1 inch = 752 feet



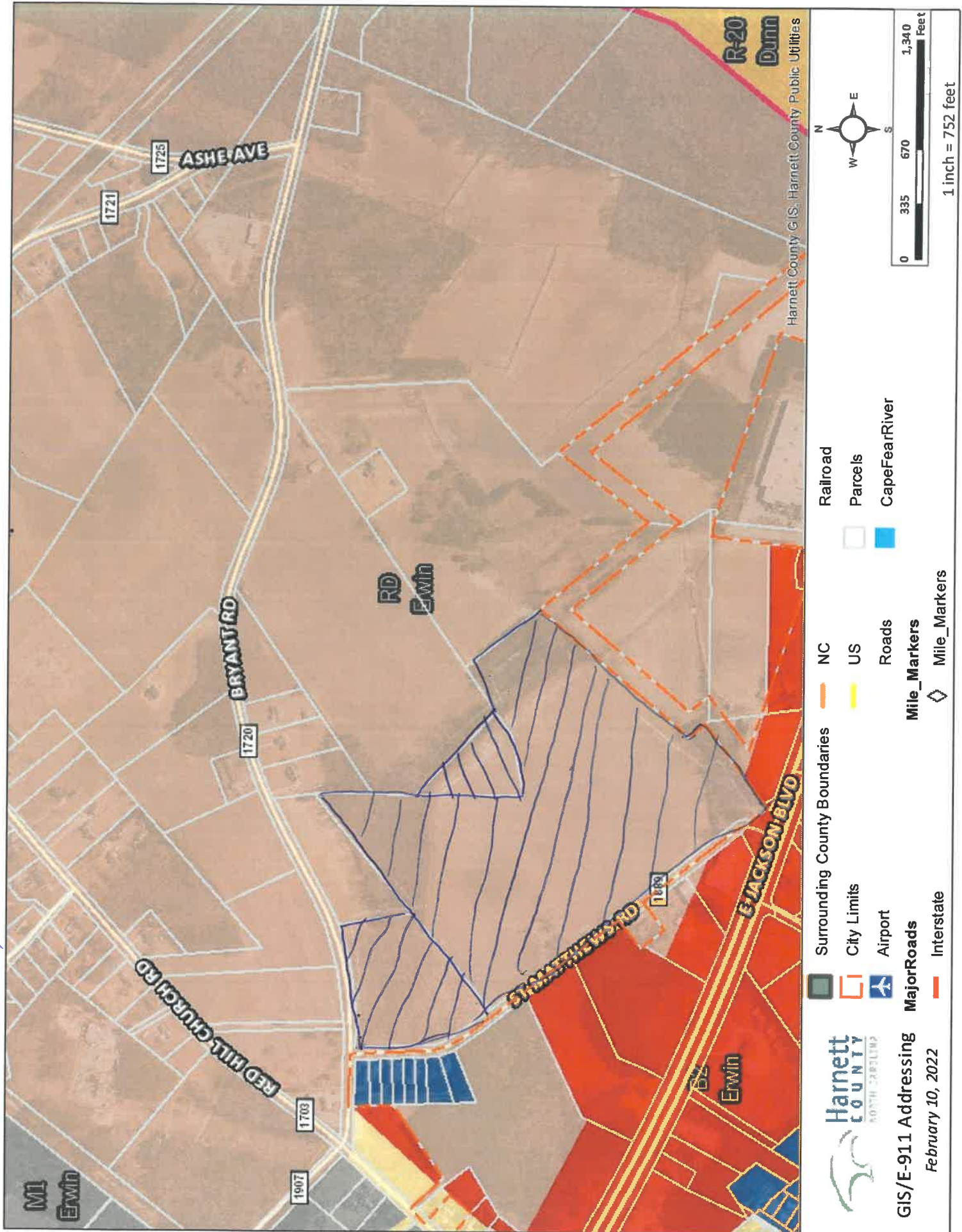
0 335 670 1,340 Feet

NOT FOR LEGAL USE



Current zoning

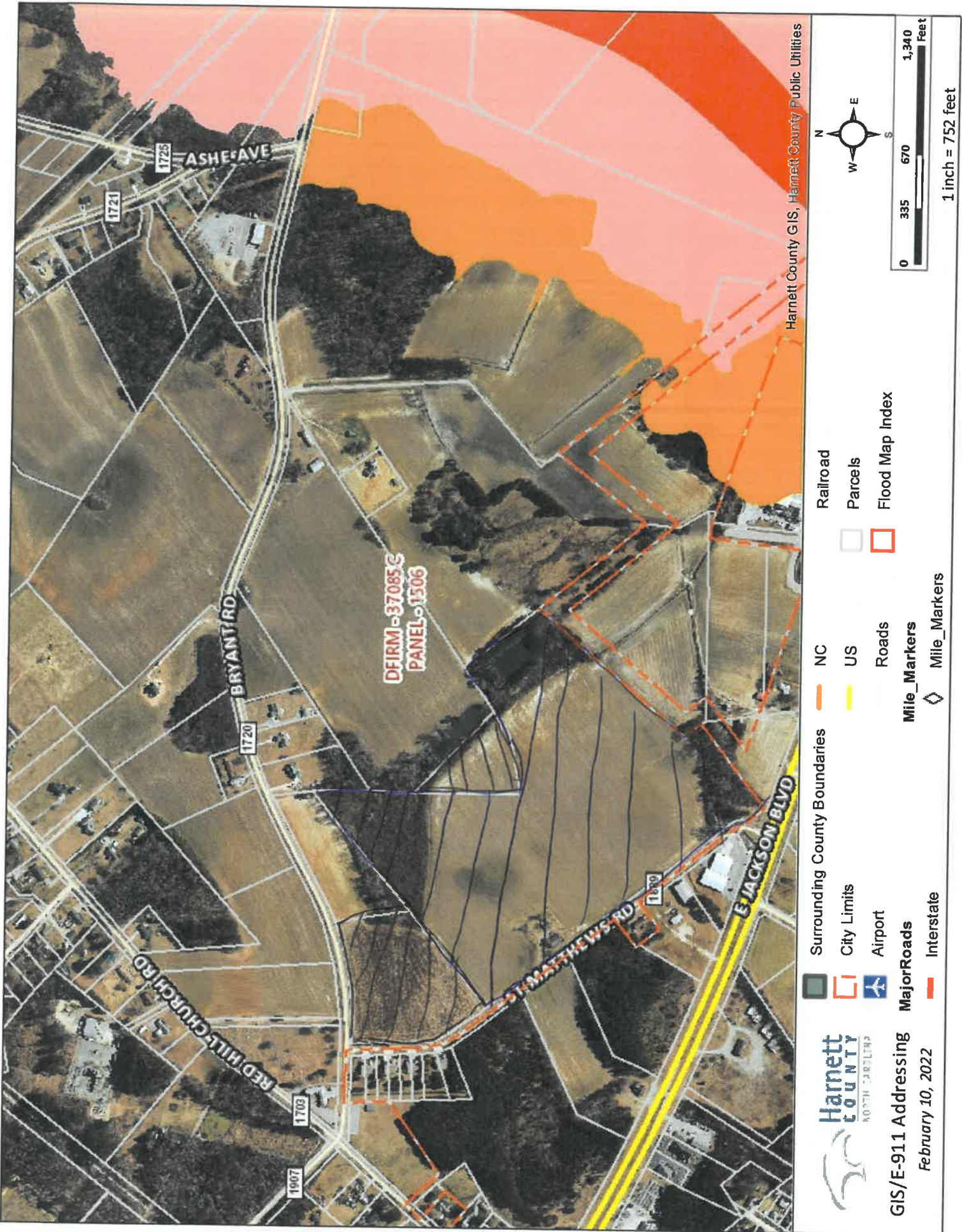
Harnett GIS



NOT FOR LEGAL USE



FLMA Flood Zones - Not in Flood Plain  
Harnett GIS



NOT FOR LEGAL USE



- Wetlands

# Harnett GIS



Harnett County GIS, Harnett County Public Utilities

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

N  
E  
S  
W

0 335 670 1,340 Feet

1 inch = 752 feet


NOT FOR LEGAL USE



# Harnett GIS



Harnett County, NC, Harnett County Public Utilities



**Harnett County**  
NORTH CAROLINA

GIS/E-911 Addressing  
February 10, 2022

**Surrounding County Boundaries** NC

**City Limits** US

**Airport**

**MajorRoads** Interstate

**Roads**

**Mile\_Markers**



**Mile\_Markers**

**Railroad**

**Parcels**

**CapeFearRiver**

**BlueLineStreams**

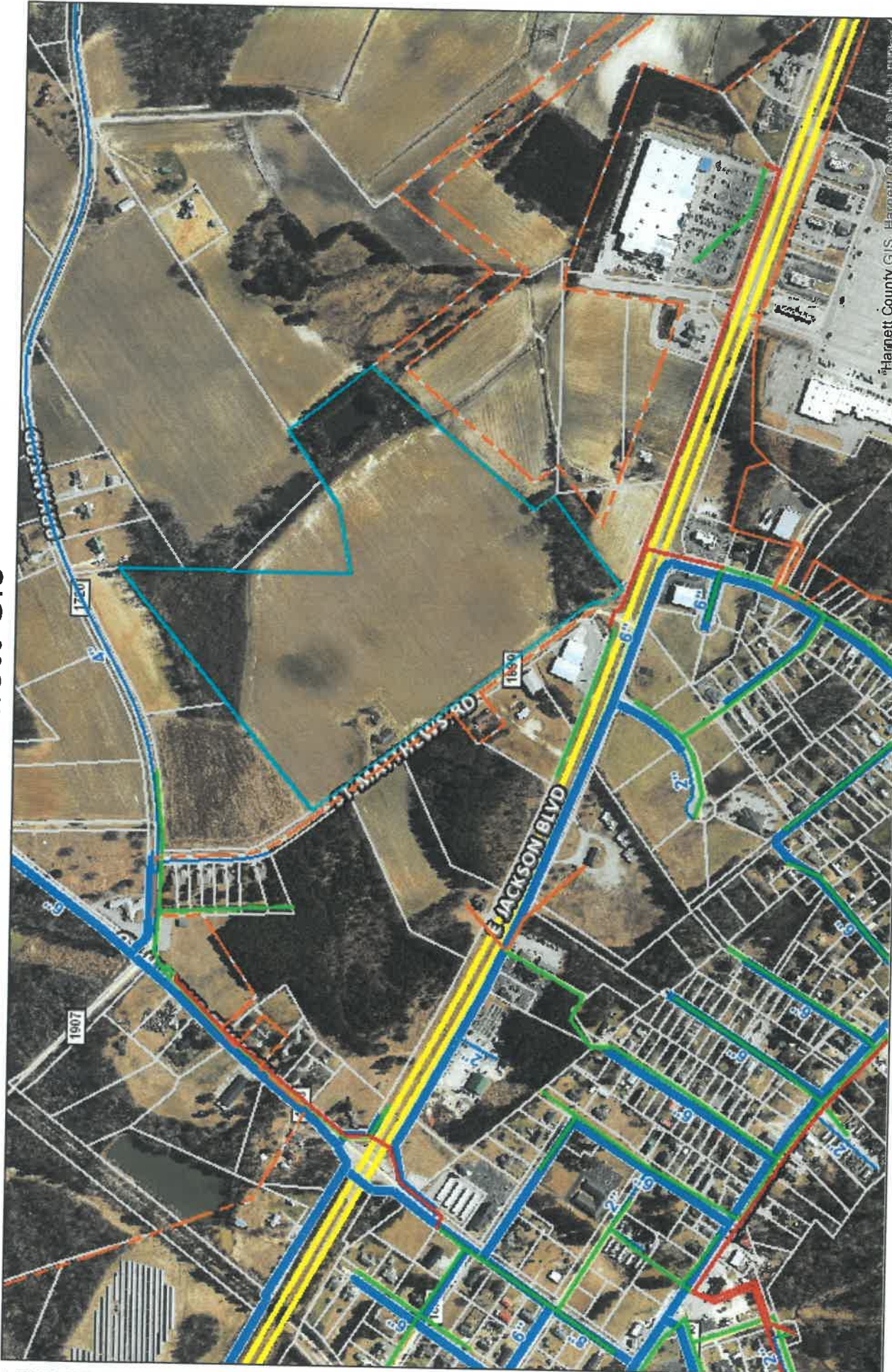
1 inch = 752 feet

NOT FOR LEGAL USE



HRW water and sewer

# Harnett GIS



Harnett County GIS, Harnett County Public Utilities

	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](http://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 3<sup>rd</sup>, 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](mailto: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: Matthews Road Rezoning
TRANSMITTED: As requested

Table with 2 columns: Copies, Description. Rows include Zoning Map Amendment Application, Harnett Co. Tax Map PIN Sheet, Metes & Bounds, Zoning Conditions, Adjacent Property Owner Sheet, 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.

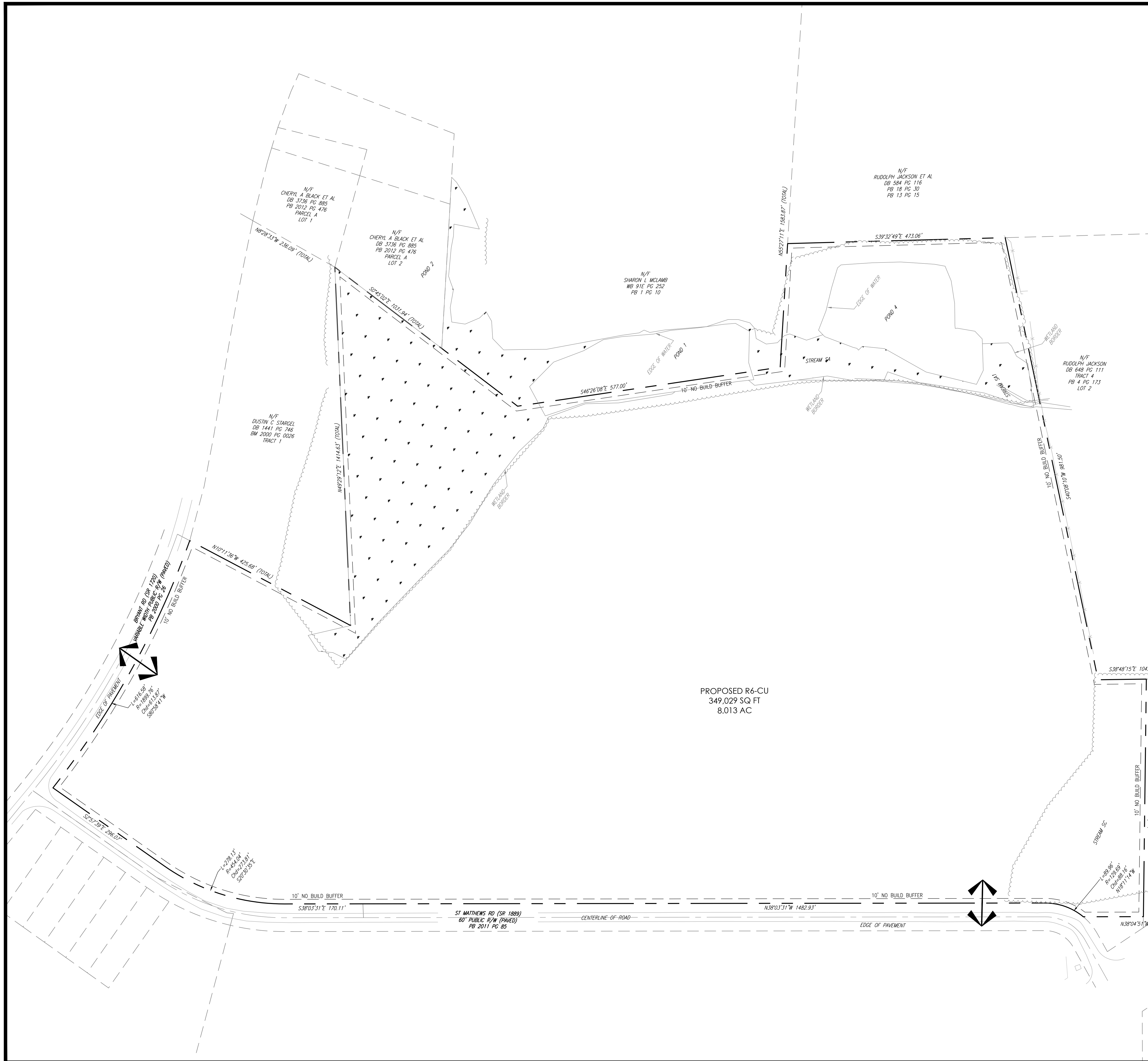








X:\CIVIL\PROJECTS\2021\NC1023 - BRYANT ROAD\DRAWINGS\PLAN SETS\REZONING\CIVILDWG PRINTED BY: MICHAEL PETERSON 1.26.22 @ 4:47 PM. LAST SAVED BY: MICHAEL PETERSON



**REZONING PLAN**

1. REFER TO GENERAL NOTES ON SHEET C-100.

**LAND USE AND ZONING NOTES**

APPLICANT: OLD EAST PROPERTIES  
410 N BOYLAN AVE  
RALEIGH, NC 27603

OWNER: CASPER TART JR, KARA TART  
504 ST MATTHEWS RD  
ERWIN, NC 28339  
1507-34-7604 (44.07 AC), 1507-45-1001 (2.74 AC)

OWNER: MARK KOLOSKY  
BRYANT RD  
DUNN, NC 28334  
1507-35-0329  
8.01 AC

EXISTING USE: VACANT  
CURRENT ZONING: RD  
PROPOSED ZONING: R6-CU  
WATERSHED: LOWER BLACK RIVER WATERSHED  
RIVER BASIN: CAPE FEAR  
FRM PANEL: 3720150600J REVISED 10.03.2006

	PROPOSED
MIN. LOT AREA*	6000SF
MIN. BUILDING SETBACK	
FRONT SETBACK (SOUTH)	20'
SIDE SETBACK (WEST)	5'
SIDE SETBACK (EAST)	10'
REAR SETBACK (NORTH)	20'
MAX. BUILDING HEIGHT	35'

\*FOR SINGLE FAMILY DETACHED ONLY

LEGEND	
	BOUNDARY
	NO BUILD BUFFER
	APPROXIMATE LOCATION OF PLANNED PROPOSED ACCESS TO EXISTING RIGHTS OF WAY. FINAL ACCESS POINTS TO BE COORDINATED WITH NCDOT BASED ON NCDOT REQUIREMENTS

PLAN REVISIONS			
#	DATE	REVISION	BY



PROJECT:

**BRYANT ROAD REZONING PLAN**

504 ST MATTHEWS ROAD  
ERWIN, NC 28339

PROJECT #: C21023  
DRAWN BY: MP  
REVIEWED BY: MR  
1ST SUBMITTAL: 2022.01.27  
SCALE: 1" = 100'

FOR REVIEW AND APPROVAL

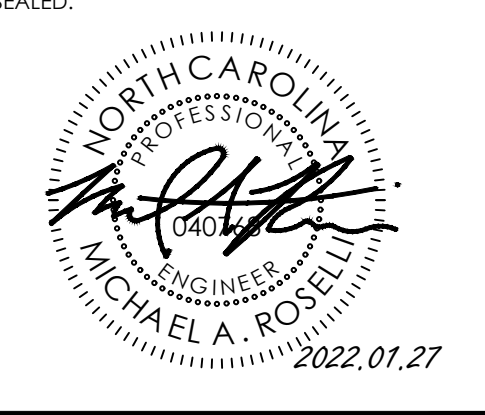
PREPARED FOR:

OLD EAST PROPERTIES

PREPARED BY:

**underfoot ENGINEERING**

1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.576.5733  
NCBELS # C-3847



SHEET:

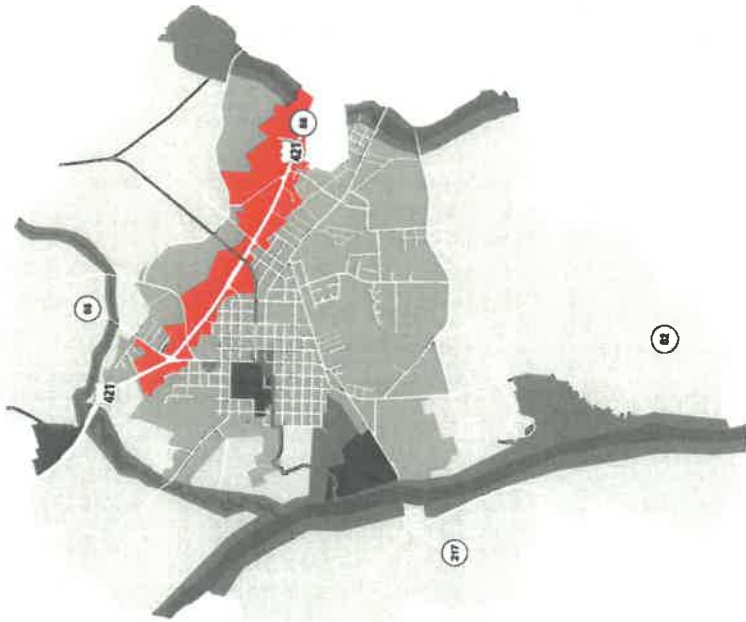
**REZONING PLAN**

**C-200**

## 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.





**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.

