

**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 WORKSHOP MINUTES

JANUARY 24, 2022

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Workshop in the Erwin Municipal Building Board Room on Monday, January 24, 2022, at 6:00 P.M. in Erwin, North Carolina.

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

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Engineer Bill Dreitzler and Town Attorney Tim Morris (arrived at 6:08 PM) were present.

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

Commissioner McKoy gave the invocation.

Commissioner Turnage led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Mayor Pro Tem Baker made a motion to approve the agenda and was seconded by Commissioner Turnage. **The Board voted unanimously.**

NEW BUSINESS

Stormwater Management Policy

Town Manager Snow Bowden stated the proposed Stormwater Management Policy was prepared by Town Engineer Bill Dreitzler with feedback from himself and Public Works Director Mark Byrd. The policy includes how to handle right of ways, easements, and private property. The Town receives many calls in regards to Stormwater.

Mayor Pro Tem Baker stated to him, it is a basis, it is a foundation, but he was looking for a more detailed policy as far as guidance. When citizens questioned the Town on what we were doing for them, it would be good to have a policy document to refer back to. He recommended

MINUTES CONTINUED FROM JANUARY 24, 2022

an in-depth mitigation plan that directs staff on the dos and don'ts and would enable the Board to refer back to the protocols in place to assess stormwater issues.

Town Engineer Bill Dreitzler stated that in his opinion the policy provided is what Mayor Pro Tem Baker is explaining. In terms of the funding, it is a matter of how much is there. The goal of 2,500 linear feet of ditch cleaning per year is a direction he received from the staff. He stated in the policy he implicated several programs that will take some time to develop but will help to determine priorities of ditches similar to priorities of streets. The policy states that Public Works will have a goal of 2,500 linear feet per year at a minimum cleaning it out.

Mayor Pro Tem Baker stated something else he thought of with some of our proposed subdivisions, due to lack of maintenance, whether it be in the right of way or on private property, problems occur. In a quarter of a mile, five new houses on Dunn Erwin Rd, there are not any ditches on that side. He understood we have to start somewhere and we cannot develop an elaborate plan in 30, 60, or 90 days, it is going to take years to develop and advance the plan but he wants to make sure the Town has some type of directive to guide the staff and the Board which allows the citizens of Erwin to know what the Town is responsible for. He stated he is constantly asked by a citizen what the Town is doing with their tax money.

Town Engineer Bill Dreitzler stated something he included in the policy was annual reporting which is something the Town does not have but is needed in order to build a database of priorities.

Commissioner Turnage stated he constantly receives complaints on Rosemary Street and Chicora Club Drive.

Town Engineer Bill Dreitzler stated he is currently working on a similar complaint on Wondertown, he went out to assess the situation and he is in the process of putting a report together for Snow to inform the Board how much it will cost to fix the issue and it is going to be very expensive. He stated we are always going to be complaint-driven, when someone complains, we are going to go look at the problem but the direction he was trying to go with this policy was to start building that database. We all already know problem areas around the Town off the top of our heads that we can start looking into and obtaining grants but he was hoping this policy would allow the Town to go a step further past just complaint-driven but he is happy to make any changes that please the Board. He stated in his opinion that 2,500 linear feet per year were the best way to explain to the public how we are spending the Stormwater fee.

Mayor Pro Tem Baker asked if we are pulling any Powell Bill money to supplement that fee.

Town Manager Snow Bowden stated a small amount, about \$5,000, goes toward the ditches but a majority of the Powell Bill goes to Street Resurfacing each year.

MINUTES CONTINUED FROM JANUARY 24, 2022

Commissioner Blackmon stated he completely understands that if we do not have a database, then we have nowhere to go. The problem that the Town has had for many years is that we are allowing people to build with no adequate drainage. He expressed his concern on whether the Town will be able to accomplish 2,500 linear feet per year. If we can go back and pull those numbers then great but he is aware that we are currently behind.

Town Engineer Bill Dreitzler stated this has a draft policy but those numbers have been approved by Public Works Director Mark Byrd.

Commissioner Blackmon stated this policy is a good start and we can build on it as we obtain the data needed to address the drainage issues. This policy will be in place for the Town Manager to enforce without having to bring every issue to the Town Board. He stated unless a drainage issue was created by the Town, we should not go on private property.

Mayor Pro Tem Baker stated he agrees that if an issue is created on someone's property by the Town, then that could be a contributing factor and we would need to obtain an easement from them. He wants to start getting grants and he knows they will want to see what policy we have in place and that the Town is forward-thinking and this document is a good foundation to build on. He expressed his concern about overdevelopment. He asked if we need to update our Ordinance or reference in our Stormwater Management Policy that if you are within so many feet of a drainage easement, you must reduce the amount of impervious surface area than what is normally allowed.

Town Engineer Bill Dreitzler stated there is nothing in our Ordinances to allow staff the ability to require continuation but when a development comes in, staff can look at the view of the construction drawing, how the site is being graded, where the site is discharging stormwater off the property and onto adjacent properties, and then require an analysis of those discharge forms to show they are not creating any adverse impact.

Commissioner Blackmon stated he agreed with Town Engineer Bill Dreitzler to put that policy in place to show developers a guide of what the Town needs. Town Engineer Bill Dreitzler, Town Manager Snow Bowden, and Public Works Director Mark Byrd need to get to work on this now.

Town Engineer Bill Dreitzler recommends having a Stormwater Management Policy that states predevelopment must equal post-development runoff on a 10 year, 24-hour storm or you can provide a downstream analysis and typically the number he sees is 10%, where the overall drainage is less than 10% of the drainage basin.

Proposed Sign Text Amendment

Town Manager Snow Bowden stated that currently the sign ordinance is capped at 100 square feet for illuminated wall signs. This amendment would allow for signs to be 20 percent of the

MINUTES CONTINUED FROM JANUARY 24, 2022

wall area. The changes discussed at our Public Hearing, at the beginning of the month, are included in the amendment.

Mayor Pro Tem Baker stated that the standard percentage area of the wall would be fair and consistent across the board.

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 6:40 P.M. and was seconded by Commissioner Whitman. **The Board voted unanimously.**

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

ATTEST:

Patsy M. Carson
Mayor

Lauren Evans
Town Clerk

ERWIN BOARD OF COMMISSIONERS

REGULAR MINUTES

FEBRUARY 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, January 6, 2022, at 7:00 P.M. in Erwin, North Carolina.

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

Board Members absent were: Mayor Patsy Carson and Commissioner Alvester McKoy.

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Engineer Bill Dreitzler, and Police Chief Jonathan Johnson were present.

Town Attorney Tim Morris was absent.

Mayor Pro Tem Baker called the meeting to order at 7:00 PM.

Rev. Cowan gave the invocation.

Mayor Pro Tem Baker led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to remove Item D Sign Text Amendment under Public Hearing, Item B Potential Annexation of 127 Red Hill Church Rd under Old Business, and Item B Grant Project Ordinance- Community Building Renovation under New Business due to not having a quorum to approve Ordinances.

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

CONSENT

Commissioner Turnage made a motion to approve **(ITEM A)** Minutes of Regular Meeting on January 6, 2022 **(ITEM B)** Financial Report for December 2021 and was seconded by Commissioner Whitman. **The Board voted unanimously.**

MINUTES CONTINUED FROM FEBRUARY 3, 2022

PUBLIC COMMENT

Johnnie Lucas of 700 East E Street came forward and addressed the Board. He stated he has been a resident of Erwin his entire life. He has been speaking with Town Manager Snow Bowden in regards to a fence that was not put up by code about 6 months ago. He was understanding that the Town cannot find a Code Enforcement Officer but he wanted to know how long it took to get that fence straightened out. The fence was put up by vindictiveness because their dog kept coming into his yard messing with his dog. He mentioned it to his neighbors multiple times so they put a fence up but his neighbor put it up backward and is telling people in the neighborhood that they are not fixing it. He stated if the tables were turned, he would have been told he had to turn that fence around and he would have.

PRESENTATION OF CITIZEN OF THE MONTH

McDuffie Johnson of 614 West J Street was recognized as the February 2022 Citizen of the Month. Mayor Pro Tem Baker presented him with a Proclamation Plaque.

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. He was traveling from Vietnam and is still in quarantine. More than likely, this request will change, and may even request to have to application removed.

Commissioner made a motion to table SU-2021-007 until our next scheduled Board of Commissioners Meeting on March 3, 2022, at 7 PM in the Erwin Municipal Building Board Room and was seconded by Commissioner Turnage. **The Board voted unanimously.**

SU-2021-008

Town Manager Snow Bowden stated that the applicant is not present.

Mayor Pro Tem Baker stated that this request was tabled at our January meeting due to a lack of representation. He asked if the Board would like to table this request, this is not at the request of the applicant.

Commissioner Blackmon asked Town Manager Snow Bowden whether the applicant has contacted him in regards to this application.

Town Manager stated that he has not been contacted by the applicant. He asked the Board if they see fit to table the request and give the applicant one more month to appear for Public Hearing. He stated the applicant was informed of the Public Hearing at our January Meeting when he

MINUTES CONTINUED FROM FEBRUARY 3, 2022

filled out his application and also received a letter as well but never followed up after not showing up for the January Meeting.

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

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

Commissioner Blackmon stated that the applicant has been notified and has not shown up at either meeting so he must not be interested or he wants to pull the application. He recommended pulling the application and if the applicant wants to resubmit an application, he will have to pay the additional fees and we will advertise again.

Mayor Pro Tem Baker stated the property is currently being used for what the request is being asked for.

Town Manager Snow Bowden stated they do have a permit for outdoor storage, but when it was being used by Piedmont, it was much cleaner and they had a privacy fence up. The applicant was attempting to have the fence part of the condition removed.

Commissioner Blackmon made a motion to dismiss SU-2021-008 due to lack of representation for the application and was seconded by Commissioner Whitman. **The Board voted unanimously.**

SU-2022-001

Town Manager Snow Bowden stated that the Town received a special use application to build a duplex for multifamily use on a vacant parcel located off of North 14th Street. The parcel does not have an address but it is adjacent to 722 North 14th Street. The applicant was present to answer any questions the Board may have.

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

The applicant, Jose Moreno, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Moreno thanked the Board for allowing him to present at the meeting. He wishes to bring a set of duplexes into the Erwin Community to clean up the neighborhood, it is a beautiful neighborhood but these duplexes would be more modern.

Mayor Pro Tem Baker asked how the applicant how the requested use would impact the community.

Mr. Moreno stated the duplexes would bring more revenue in for the Town of Erwin and big something different to the neighborhood.

Commissioner Turnage asked if the duplexes will be for rent or sale.

Mr. Moreno stated they will be for rent.

MINUTES CONTINUED FROM FEBRUARY 3, 2022

Mayor Pro Tem Baker asked staff if egress and ingress would be off of a Town maintained street.

Town Manager Snow Bowden stated that the Town has already called and the property owner has purchased the tiles and began installing the driveway.

Commissioner Blackmon verified that the vacant is zoned R-6. He asked whether adequate parking is being provided.

Town Manager Snow Bowden stated the applicant is providing two parking spots, one in the garage and one in the front.

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

Rudolph Hicks of 702 N 15th Street came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Hicks stated that the man building the duplex has come too far and is on his land located at 605 N 15th Street. He wanted to know if he got the land surveyed. He stated he is not against the duplex, he just does not want it on his land.

Mayor Pro Tem Baker asked if anyone else would like to come forward and speak in proposition or opposition of the request.

Charles Wooten of 720 N 14th Street came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Wooten stated he is in opposition to the duplex. He is under the impression that it will be low-income housing which is usually where the crime comes in at. He stated he is against it because when you bring in low-income housing, those are the people who break into your house and he does not want that.

Mayor Pro Tem Baker asked a resident of that area if there is any other multifamily housing.

Mr. Wooten stated the area is only single-family residential.

Jody Smith of 720 N 14th Street came forward and was sworn in by Town Clerk Lauren Evans.

Ms. Smith stated she lives directly across from the vacant lot. If the duplexes are going to be low-income housing, she does not want it. Low-income housing tends to bring crime and they have never had issues with crime in that area. She also wanted to note that she cannot get her head around the parking situation, the lot is not but so big.

No one else came forward.

Mayor Pro Tem Baker asked Mr. Moreno to come back up and address the citizen's concerns.

Mr. Moreno stated as far as the property line, he hired a surveying company, and he is going off of what was set up for him. As far as low-income people, he insured the Board and the citizens that will not happen. He stated during his presentation, he told the Board that he wanted to clean up the area, he does not want anyone to be not at ease with it and if there is a concern, he asked

MINUTES CONTINUED FROM FEBRUARY 3, 2022

that someone brings the issue to his attention. He stated the Duplexes will be multifamily units, the keyword being “family”, which is what he hopes to bring to Erwin. This is an investment he is putting his hard-earned money into for himself and his family.

Town Manager Snow Bowden stated that the applicant has another lot up 14th Street that he wanted to eventually build another duplex on.

Mayor Pro Tem Baker asked how far from the apartment complexes will this duplex be located.

Town Manager Snow Bowden stated they would be about two blocks apart.

Mr. Moreno stated he will be maintaining the yards personally.

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

Commissioner Blackmon made a motion in the affirmative that the use requested is listed among the special uses in the district for which the application is made. A two-family dwelling structure is allowed as a special use in our R-6 Zoning District and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Commissioner Turnage made a motion in the affirmative that the requested use is essential or desirable to the public convenience or welfare. The requested use would allow for a two-family dwelling on a parcel that is currently vacant. It would provide a residential option for someone that wants to live in the Town of Erwin and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Turnage made a motion in the affirmative that the requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. This request is for a structure that would be a residential structure for two separate families. It would provide a similar land use to the surrounding parcels with single-family structures located on them and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion in the affirmative that the requested use will be in conformity with the Land Development Plan. This parcel is found in an area in our 2014 Land Use Plan as an area for Medium Intensity Growth. The 2014 Land Use Plan states “The medium intensity land use classification is primarily intended for medium to high density mixed residential uses.” The motion was seconded by Commissioner Turnage. **The Board voted unanimously.**

Commissioner Blackmon made a motion in the affirmative that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. The property owner plans on purchasing a drainage tile to install with the one driveway located off of this parcel to serve the two-family dwelling. The units will be required to connect to the Harnett Regional Water system for water and sewer services. They will be provided trash and recycling collection services by the Town of Erwin which currently utilizes a contracted service provider to provide this service and was seconded by Commissioner Turnage. **The Board voted unanimously.**

MINUTES CONTINUED FROM FEBRUARY 3, 2022

Commissioner Turnage made a motion in the affirmative that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. This two-family structure will be served by one driveway located off of North 14th Street. There will be adequate parking for each unit. There will be no on-street parking for the unit and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Commissioner Turnage made a motion in the affirmative that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners and was seconded by Commissioner Whitman. **The Board voted unanimously.**

Commissioner Blackmon made a motion to recommend that the proposed special use application meets all the Findings of Fact in the Affirmative, the proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans, and to recommend the approval of SU-2022-001 Special Use Application to build a duplex on a vacant parcel located off of North 14th Street. The parcel is adjacent to 722 North 14th Street. (HC Tax PIN # 0597-56-9873.000) and was seconded by Commissioner Turnage. **The Board voted unanimously.**

GFL

Town Manager Snow Bowden stated no one is present to represent GFL.

Mayor Pro Tem Baker and Commissioner Blackmon stated it was well noted.

NEW BUSINESS

Schedule Budget Retreat

Town Manager Snow Bowden stated that we will have a lot to discuss this budget year with the American Rescue Plan, the Depot, and Land Use Plan updates. Mayor Carson had mentioned to him about having the Retreat somewhere else in the County. The County has a new building we can rent, it is very comfortable.

Commissioner Blackmon stated he is comfortable at the Erwin Town Hall.

Mayor Pro Tem Baker stated he agreed. The Board is conducting Town business and we have buildings that the taxpayers pay for us to meet in rather than meeting somewhere else.

Commissioner Whitman stated he prefers staying in Erwin as well.

The consensus of the Board was that Thursday, March 24th, at 9 AM would work best for Board Members present if Mayor Carson and Commissioner McKoy can make that date and time work.

MANAGER'S REPORT

Town Manager Snow Bowden informed the Board that the Town received a \$100,000 grant from the State to make improvements to the Community Building. He asked to begin this discussion at

MINUTES CONTINUED FROM FEBRUARY 3, 2022

our regularly scheduled Workshop, the 4th Monday of the month. This money must be used for infrastructure improvements, in the past, we discussed getting the bathrooms up to ADA compliance. We must report to the State how the funds are used. If the Board sees fit, we can use some of the Town’s funds to make some other improvements to freshen up the building. We are appreciative of the State and Representative Penny for providing us with these funds.

He stated in the final rules for the ARP dollars, for Municipals who received less than 10 million dollars can write it all off as lost revenue even if we did not lose revenue. We will still have to report in deep detail but at our budget retreat, we can have an in-depth talk.

GOVERNING COMMENTS

Mayor Pro Tem Baker expressed his condolences to Mayor Carson and her family for the loss they have suffered and to Mark Byrd and his family for their loss. He stated they are in his thoughts and prayers. He thanked the staff for the wonderful job they do and he thanked the public for attending the Board Meetings.

ADJOURNMENT

Commissioner Turnage made a motion to adjourn at 8:09 P.M. and was seconded by Commissioner Whitman. **The Board voted unanimously.**

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

ATTEST:

Patsy Carson
Mayor

Lauren Evans
Town Clerk

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



| | YTD | | YTD | | DIFFERENCE |
|---|------------------------|------------------------|--------------------|--------|------------|
| | Jan-22 | Jan-21 | Jan-22 | Jan-21 | |
| Revenues | | | | | |
| CURRENT YEAR LEVY OF PROPERTY TAXES | 913,700.00 | 863,756.00 | 49,944.00 | | |
| CURRENT YEAR MOTOR VEHICLE TAXES | 90,850.00 | 99,686.00 | (8,836.00) | | |
| PRIOR YEAR TAXES / Penalties & Interest | 38,397.00 | 22,989.00 | 15,408.00 | | |
| UTILITIES FRANCHISE TAXES | 91,738.00 | 93,818.00 | (2,080.00) | | |
| ENTRY FEES | 11,910.00 | 2,645.00 | 9,265.00 | | |
| SALES & USE TAX | 513,055.00 | 447,323.00 | 65,732.00 | | |
| ZONING PERMITS/APPLICATIONS | 7,685.00 | 6,590.00 | 1,095.00 | | |
| REFUSE COLLECTIONS FEES | 269,700.00 | 245,584.00 | 24,116.00 | | |
| STORM WATER COLLECTION | 36,788.00 | 34,242.00 | 2,546.00 | | |
| ALL OTHER REVENUES | 459,361.00 | 642,955.00 | (184,594.00) | | |
| | \$ 2,432,184.00 | \$ 2,459,588.00 | (27,404.00) | | |
| Expenditures | | | | | |
| GOVERNING BODY | 12,963.00 | 13,169.00 | (206.00) | | |
| ADMINISTRATION | 142,807.00 | 151,488.00 | (8,681.00) | | |
| NON-DEPARTMENTAL | 259,552.00 | 189,900.00 | 69,652.00 | | |
| PLANNING & INSPECTIONS | 9,703.00 | 23,679.00 | (13,976.00) | | |
| POWELL BILL-STREETS | 8,438.00 | 11,500.00 | (3,062.00) | | |
| POLICE | 524,031.00 | 472,260.00 | 51,771.00 | | |
| POLICE-SRO | 36,767.00 | 51,284.00 | (14,497.00) | | |
| CONTRACT SERVICES-FIRE | 193,699.00 | 181,686.00 | 12,013.00 | | |
| PUBLIC WORKS-ADMIN. | 69,472.00 | 61,374.00 | 8,098.00 | | |
| PUBLIC WORKS-STREETS | 174,665.00 | 146,120.00 | 28,545.00 | | |
| PUBLIC WORKS-SANITATION | 165,951.00 | 181,142.00 | (15,181.00) | | |
| PUBLIC WORKS-STORM WATER | 3,549.00 | 1,891.00 | 1,658.00 | | |
| RECREATION | 191,655.00 | 152,261.00 | 39,374.00 | | |
| LIBRARY | 38,035.00 | 34,644.00 | 3,391.00 | | |
| COMMUNITY CENTER | 2,949.00 | 9,922.00 | (6,973.00) | | |
| | \$ 1,834,266.00 | \$ 1,682,340.00 | 151,926.00 | | |

| | YTD | | DIFFERENCE |
|---|------------------------|------------------------|------------------------|
| | Jan-22 | Jan-21 | |
| BANK ACCOUNT BALANCES | | | |
| CASH MANAGEMENT | 2,252,841.89 | 1,543,648.25 | 709,193.64 |
| BB&T CASH IN BANK | 700,403.35 | 853,596.91 | (153,193.56) |
| FIRST FEDERAL BUSINESS MONEY MARKET | 136,728.82 | 136,368.56 | 360.26 |
| FIRST FEDERAL MONEY MARKET | 857,596.38 | 855,873.52 | 1,722.86 |
| Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS | \$ 3,947,570.44 | \$ 3,389,487.24 | \$ 558,083.20 |
| BB&T STATE FORFEITURE | 4,246.64 | 3,691.32 | 555.32 |
| BB & T CAPITAL RESERVE/COMM. ENHANCEMENT | 204,270.66 | 178,137.56 | 26,133.10 |
| FIRST FEDERAL CAP. RESERVE/GENERAL | 2,351,657.11 | 2,346,932.80 | 4,724.31 |
| BB&T HEALTH RESERVE HRA ACCT. | 10,176.67 | 9,569.47 | 607.20 |
| PRIEBE FIELD ACCT. | 12,222.30 | 9,722.37 | 2,500.93 |
| AL WOODALL PARK IMPROVEMENTS | 382,411.61 | 360,006.41 | 22,405.20 |
| AMERICAN RELIEF FUNDS | 593,901.34 | - | 593,901.34 |
| Y-T-D BALANCE RESTRICTED FUNDS | \$ 3,558,886.33 | \$ 2,908,059.93 | \$ 650,826.40 |
| CUMULATIVE BALANCE FOR TOWN OF ERWIN | \$ 7,506,456.77 | \$ 6,297,547.17 | \$ 1,208,909.60 |

TOWN OF ERWIN
FINANCIAL SUMMARY REPORT
FOR MONTH OF January 2022



12/31/2022 16:10:53

| REVENUES | ANNUAL BUDGET | January 2022 ACTIVITY | ACTUAL TO DATE | Y-T-D % COLLECTED |
|--|---------------------|-----------------------|---------------------|-------------------|
| CURRENT YEAR LEVY OF PROPERTY TAXES | 1,103,866.00 | 349,454.00 | 913,700.00 | 82.77% |
| CURRENT YEAR MOTOR VEHICLE TAXES | 175,470.00 | 11,061.00 | 90,850.00 | 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% |
| SALES & USE TAX | 19,000.00 | 0.00 | 11,910.00 | 62.68% |
| ZONING PERMITS/APPLICATIONS | 700,000.00 | 75,393.00 | 513,055.00 | 73.29% |
| REFUSE COLLECTIONS FEES | 8,000.00 | 375.00 | 7,685.00 | 96.06% |
| STORM WATER COLLECTION | 410,256.00 | 39,015.00 | 269,700.00 | 65.74% |
| ALL OTHER REVENUES | 697,042.00 | 75,141.00 | 458,361.00 | 65.76% |
| | 3,383,564.00 | 566,719.00 | 2,432,184.00 | 71.88% |
| EXPENDITURES | | | | |
| GOVERNING BODY | 47,945.00 | 1,654.00 | 12,963.00 | 27.04% |
| ADMINISTRATION | 263,399.00 | 20,250.00 | 142,807.00 | 54.22% |
| NON-DEPARTMENTAL | 279,319.00 | 22,333.00 | 259,552.00 | 92.92% |
| PLANNING & INSPECTIONS | 77,369.00 | 146.00 | 9,703.00 | 12.54% |
| POWELL BILL-STREETS | 157,000.00 | 1,438.00 | 8,438.00 | 5.37% |
| POLICE | 964,020.00 | 63,957.00 | 524,031.00 | 54.36% |
| POLICE-SRO | 64,030.00 | 4,946.00 | 36,787.00 | 57.45% |
| CONTRACT SERVICES-FIRE | 238,307.00 | 67,315.00 | 193,699.00 | 81.28% |
| PUBLIC WORKS-ADMIN. | 109,004.00 | 8,741.00 | 69,472.00 | 63.73% |
| PUBLIC WORKS-STREETS | 396,994.00 | 15,418.00 | 174,665.00 | 44.00% |
| PUBLIC WORKS-SANITATION | 345,343.00 | 48,044.00 | 165,961.00 | 48.06% |
| PUBLIC WORKS-STORM WATER | 15,000.00 | 0.00 | 3,549.00 | 23.66% |
| RECREATION | 349,119.00 | 29,624.00 | 191,655.00 | 54.90% |
| LIBRARY | 69,405.00 | 5,198.00 | 38,035.00 | 54.80% |
| COMMUNITY CENTER | 7,300.00 | 588.00 | 2,949.00 | 40.40% |
| | 3,383,564.00 | 289,551.00 | 1,834,266.00 | 54.21% |
| Y-T-D GENERAL FUND BALANCE INCREASE (DECREASE) | | 267,168.00 | 597,918.00 | |

| BANK BALANCES AS OF January 2022 | |
|---|--------------|
| CASH MANAGEMENT | 2,252,341.89 |
| BB&T CASH IN BANK | 700,403.35 |
| FIRST FEDERAL PRESTIGE - BUSINESS MONEY MARKET | 136,728.82 |
| FIRST FEDERAL PREMIUM - BUSINESS MONEY MARKET | 857,596.38 |
| Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS | 3,947,570.44 |
| BB&T STATE FORFEITURE | 4,246.64 |
| BB & T CAPITAL RESERVE/COMM. ENHANCEMENT | 204,270.66 |
| FIRST FEDERAL CAP. RESERVE/GENERAL | 2,351,657.11 |
| BB&T HEALTH RESERVE HRA ACCT. | 10,176.67 |
| PRIEBE FIELD ACCT. | 12,222.30 |
| AL WOODALL PARK IMPROVEMENTS | 382,411.61 |
| AMERICAN RELIEF FUNDS | 593,901.34 |
| Y-T-D INVESTMENT BALANCE RESTRICTED FUNDS | 3,556,886.33 |
| CUMULATIVE BALANCE FOR TOWN OF ERWIN | 7,506,456.77 |

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 | \$ 1,189.33 |
| | | | Total | \$ 11,548.93 |

Quarterly Payment \$ 2,887.23

Quarterly Breakdown

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

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.

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.



**REZONING MAP REQUEST
STAFF REPORT**

Case: ZT-2022-001

Snow Bowden, Town Manager

townmanager@erwin-nc.org

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

Planning Board: 02/21/2022

Town Commissioners: 03/02/2022

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

Applicant Information

Owner of Record: 640/504 St. Matthews Road

Name: Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

Applicant:

Name: Old East Properties, LLC. Mark Eisenbeis

Address: 16 W Martin Street Suite 805

City/State/Zip: Raleigh, NC 27601

Owner of Record: Vacant Tract

Casper Tart Jr. and Kara Tart

Address: 200 Murdock C Road

City/State/Zip: Cameron, NC 28326

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

Mark Kolosky

Address: 999 Carlton Street

City/State/Zip: Clayton, NC 27520

Property Description

Tract 1- 640/504 St. Matthews Road

Harnett County Tax PIN 1507-34-7604.000

Acres 45.65

Zoning District- Rural District

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

Harnett County Tax PIN 1507-45-1001.000

Acres- 2.50

Zoning District- Rural District

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

Total 57.23 Acres

Vicinity Map

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

Physical Characteristics

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

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

Services Available

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

Requested Conditions

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

Staff Evaluation

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

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

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

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

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

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

Staff Evaluation

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

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

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

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

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

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

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

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

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

Statement of Consistency

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

Or

Statement of In-Consistency

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

Attachments:


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

Parcels

Harnett GIS














Harnett County GIS, Harnett County Public Utilities




Harnett COUNTY
NORTH CAROLINA

GIS/E-911 Addressing
February 10, 2022

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



1 inch = 752 feet

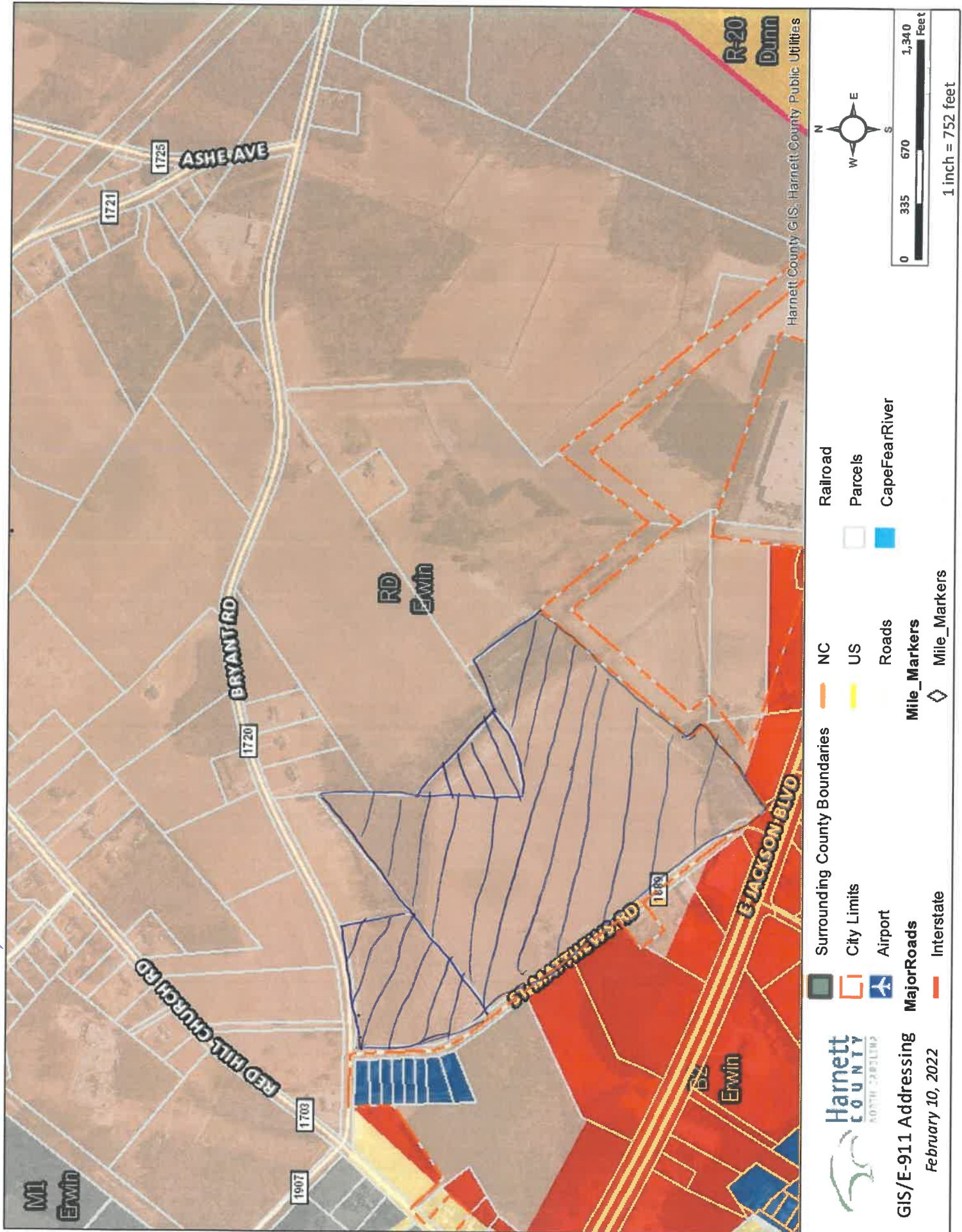


0 335 670 1,340 Feet

NOT FOR LEGAL USE

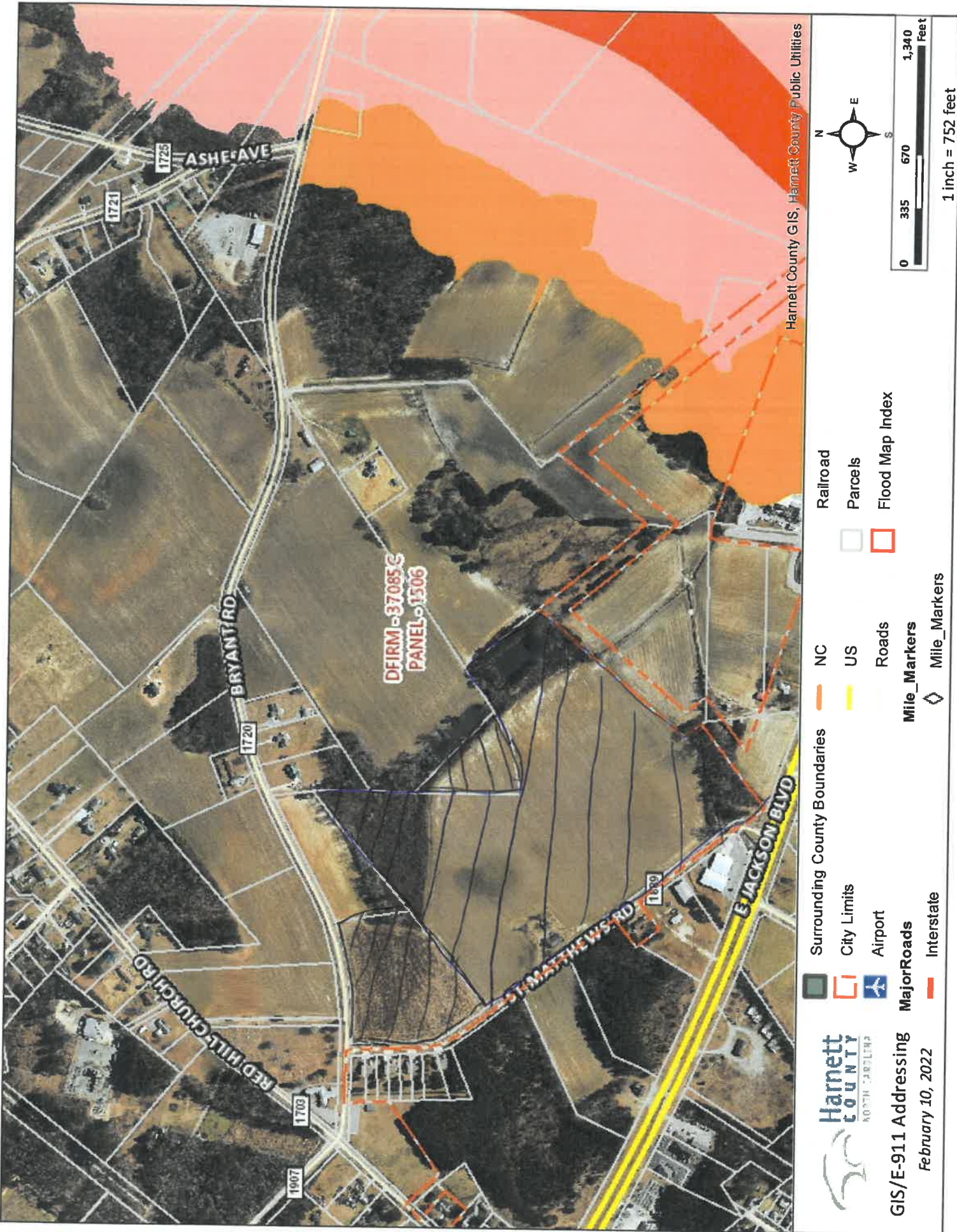
Current zoning

Harnett GIS



NOT FOR LEGAL USE

FEMA 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 |

Harnett COUNTY
NORTH CAROLINA


GIS/E-911 Addressing
February 10, 2022

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

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

HRW water and sewer

Harnett GIS



Harnett County GIS, Harnett County Public Utilities

1 inch = 752 feet

0 335 670 1,340 Feet

Surrounding County Boundaries
 City Limits
 Force Main
 Gravity

Service Laterals
 StepFM
 Sewer Main
 Force Main

Lillington Sewer
 County Water Mains
 2 - 5
 6 - 36

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

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: 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;

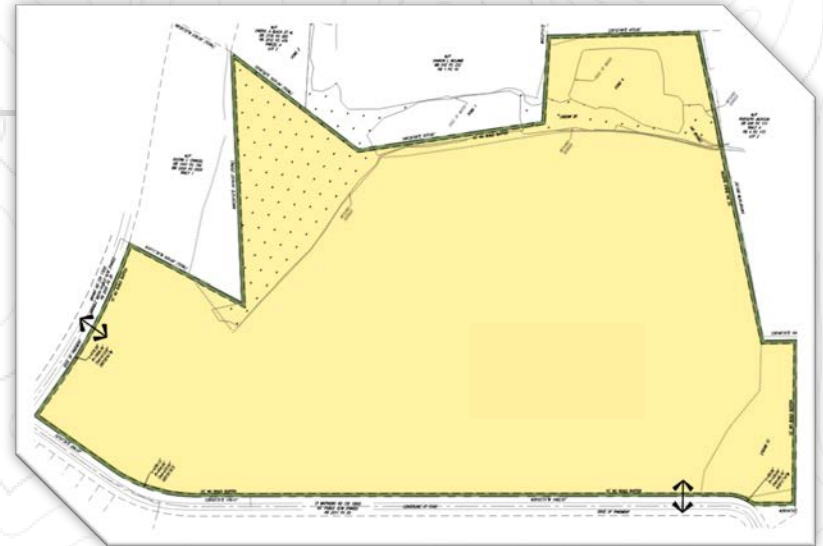
Thence following the southern right-of-way of Bryant Rd along a curve to the left on a chord bearing N 80° 58' 41" E for a chord distance of 613.87 feet and having a radius of 1899.76 feet to a set iron pipe;

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.

BRYANT ROAD REZONING

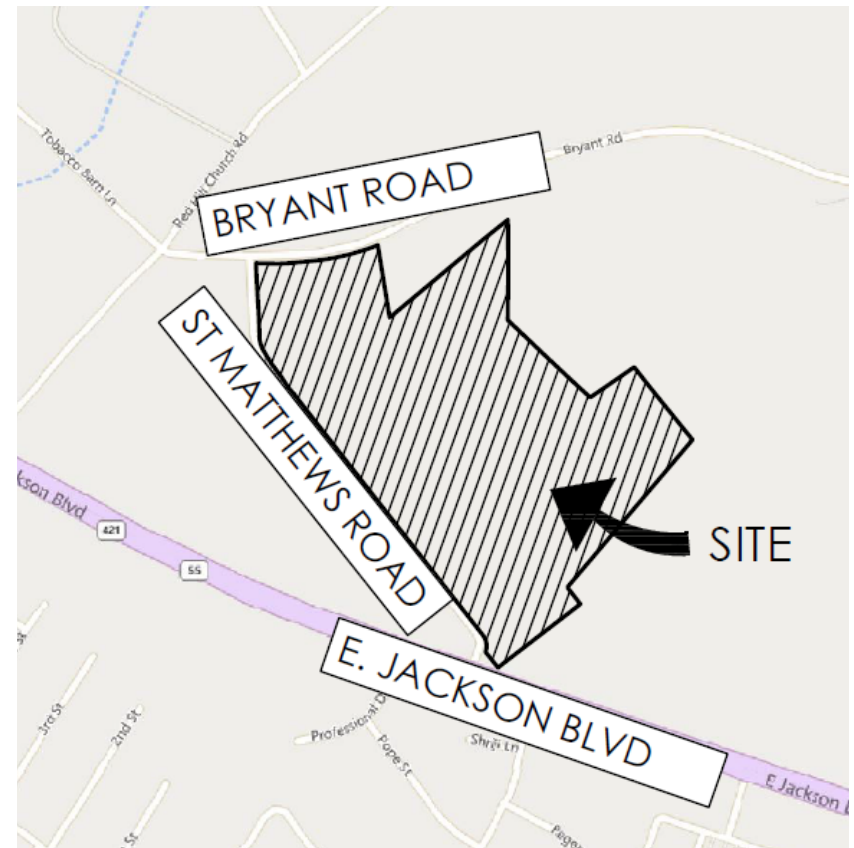


Welcome & Introductions

- 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



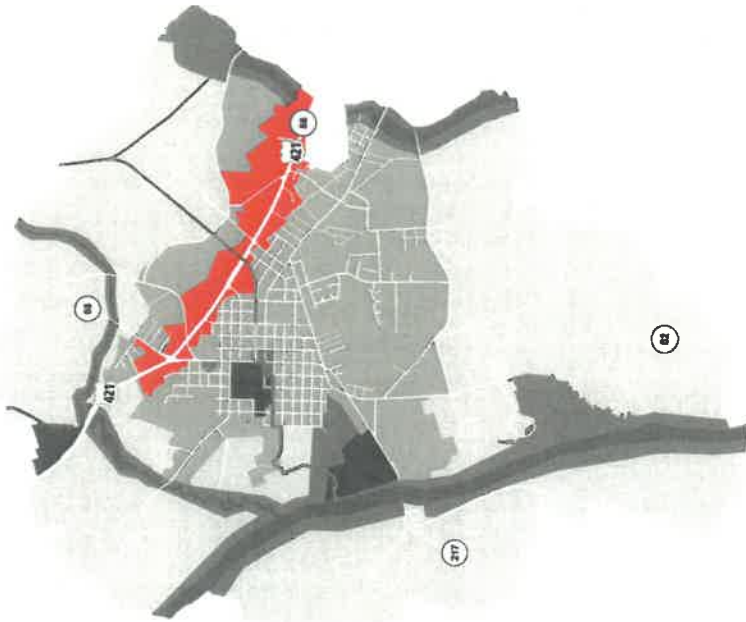
**Product example only and may not reflect changes to products caused by market forces or changes in building material availability that may occur prior to construction.*

THANK YOU

Section 2 Vision & Goals

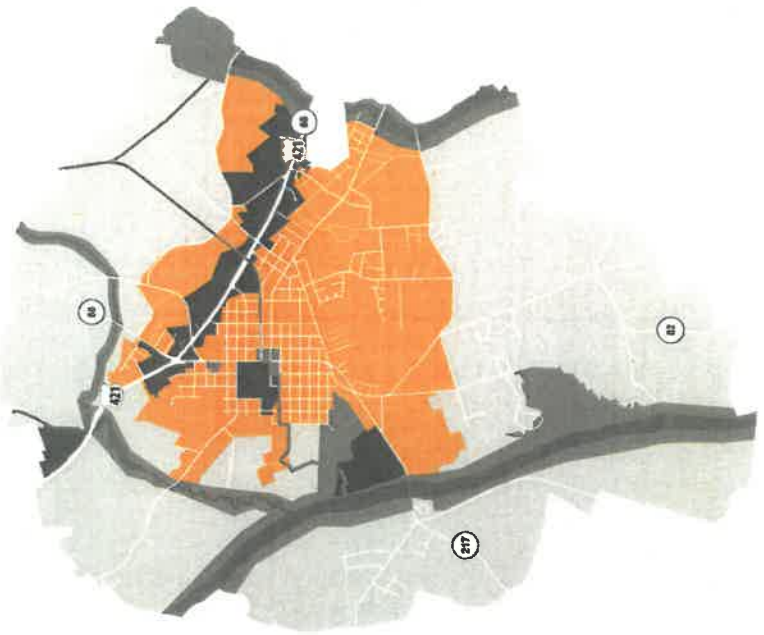
HIGH INTENSITY

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.



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

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**.

Patsy M. Carson
Mayor

Lauren Evans
Town Clerk

Statement-of-Inconsistency

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

Patsy M. Carson
Mayor

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 the 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 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 Commissioners filed January 22, 1943, in that Special Proceedings No. 2850, recorded in Book of Orders and Deeds No. 18, at page 19L, which Special Proceedings is entitled, "Ollie Lucas, and her husband, L. L. Lucas vs. Jesse Lucas and wife, Kyrie Lucas, and others";

And, whereas, by deed dated October 28, 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 of 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 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 runs thence with a line of that Lot North 34 deg. and 15 min. East 981.5 feet to a stake; thence North 35 deg. and 15 min. West 474.5 feet to a stake, corner of the E. P. Young property; thence South 59 deg. and 15 min. West 251 feet to a stake, a corner with William Jackson; thence South 34 deg. and 15 min. East 211 feet to a stake; thence South 54 deg. West 537 feet to a stake, corner with Wilson Lucas; thence South 54 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 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 the 9th day of June, 1956.

Ruby T. Currin, 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 365, Page 576, June 11, 1956.
Inez Harrington, Reg. of Deeds

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 Tarr, 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 filed January 22, 1943, in that Special Proceedings No. 2850, recorded in Book of Orders and Deeds No. 18, at page 184, 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 28, 1952, L. L. Lucas and wife, Ollie Lucas, conveyed to Casper Tarr two tracts of land located in Harnett County, North Carolina, the first of said two 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 338, at page 36;

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:

BRINGING 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 runs thence with a line of that Lot North 44 deg. and 15 min. East 981.5 feet to a stake; thence North 35 deg. and 15 min. West 474.5 feet to a stake, corner of the E. P. Young property; thence South 55 deg. and 15 min. West 421 feet to a stake, corner with Millard Jackson; thence South 34 deg. and 15 min. East 211 feet to a stake; thence South 54 deg. West 537 feet to a stake, corner with Wilson Lucas; thence South 34 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 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 T. Cuppin, 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 362, Page 576 June 11, 1956.

Inez Harrington, Reg. of Deeds

B3737 - P 849

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

9-19-19 BY JB

FOR REGISTRATION
Kimberly S. Harbors
REGISTER OF DEEDS
Harnett County, NC
2019 SEP 19 04:31 PM
BK 372 P 849-850
FEE \$26.00
EXCISE TAX \$20.00
INSTRUMENT # 2019013640
TWEETER



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00
Parcel Identifier No. 021518 0223 01 Verified by _____ County on the _____ day of _____, 20
By: _____

Mail/Box to: GRANTEE
This instrument was prepared by: Currie Tee 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



[Signature]
Holly Ann Rathbone
Notary's Printed or Typed Name
My Commission Expires: 01/27/23

(Affix Seal)

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association
North Carolina Bar Association - NC Bar Form No. 3
North Carolina Association of Realtors, Inc. - Standard Form 3

Adopted this the 3rd day of March 2022.

Patsy 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: 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 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.~~

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.

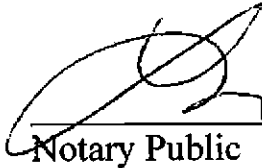
WARREN REALTY LLC
A NC limited liability company

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

NORTH CAROLINA
COUNTY OF HARNETT

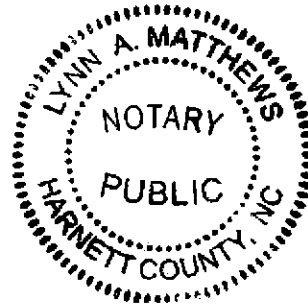
I, Lynn A. Matthews, a Notary Public, do hereby certify that **H. Lawrence Sanderson**, manager of **Warren Realty, LLC** a NC Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

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



Notary Public

My Commission Expires: 5/31/21





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805

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1703

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95

1720

74

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

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

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:

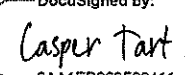
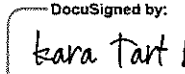
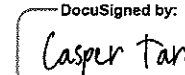
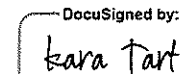
Insert metes and bounds or other legally acceptable description here.

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

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 | DocuSigned by: <i>Mark Kolosky</i> CDC3652209FC45F... |
| 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 516.120feet 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.



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:
VIA:

February 3, 2021
Electronic Delivery

PROJECT:
PROJECT #:

Bryant Road Annexation Package
C21023

RE:
TRANSMITTED:

Matthews Road Annexation
As requested

Table with 2 columns: Copies, Description. Row 1: 1, Petition Requesting Annexation. Row 2: 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
5055B-0321502

GIS/E-911 Addressing
February 3, 2022

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



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
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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

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