

**THE ERWIN BOARD OF COMMISSIONERS  
JUNE 2021 REGULAR WORKSHOP  
MONDAY, JUNE 28, 2021 @ 6:00 P.M.  
ERWIN MUNICIPAL BUILDING BOARD ROOM**

**AGENDA**

**1. MEETING CALLED TO ORDER**

- A. Invocation
- B. Pledge of Allegiance

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

**3. CONSENT**

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

- A. Budget Ordinance Amendment BOA 2021-03 (**Page 2**)
- B. Budget Ordinance Amendment BOA 2021-04 (**Page 3**)
- C. Updates to Personnel Policy (**Page 4**)
- D. Renewal of SRO Program Memorandum of Understanding (**Page 6**)

**4. NEW BUSINESS**

- A. Proposed Fiscal Year 2021-2022 Budget (**Page 7**)
- B. American Rescue Plan Grant Project Ordinance (**Page 8**)
- C. NCGS 160D Updates (**Page 11**)
- D. LED Sign Proposed Text Amendment (**Page 12**)
- E. Proposed 4-Way Stop Sign (**Page 15**)
- F. ZT-2021-005 (**Page 16**)

**5. ADJOURNMENT**

**BUDGET ORDINANCE AMENDMENT  
BOA 2021- 03  
FISCAL YEAR 2020-2021**

BE IT ORDANINED by the Governing Board of the Town of Erwin, North Carolina that the following amendments are made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Section 1. This Budget Ordinance Amendment seeks to transfer \$53,279.00 between Departments to account for underestimated line item expenses and overestimated line item expenses. These transfers will allow the 2020-2021 Department Budgets to be in balance.

Section 2. To amend the General Fund: The revenues are to be changed as follows:

*No Changes*

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation

Section 3. To amend the General Fund: The Expenditures are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-6400-160	Maint./Repair Equip.	1,000	6,635	7,635
10-4201-150	Maint & Repair Grounds	15,000	2,322	17,322
10-4100-990	Contingency	8,957	-8,957	0
10-5800-020	Sanitation Salaries	33,145	19,487	52,632
10-5600-020	Streets - Salaries	118,809	-19,487	99,322
10-5800-050	Sanitation FICA	2,638	1,560	4,198
10-5600-050	Streets – FICA	11,563	-1,560	10,003
10-5800-070	Sanitation Retirement	3,398	2,275	5,673
10-5600-070	Streets – Retirement	10,777	-2,275	8,502
10-5800-071	Sanitation 401k Contrib.	1,658	1,000	2,658
10-5600-071	Streets – 401K Contrib.	5,941	-1,000	4,941
10-4510-450	Contracted Services	165,000	20,000	185,000
10-4350-020	Inspections Salaries	45,000	-20,000	25,000
Total Increase / Decreases			(+) \$53,279.00 / (-) \$53,279.00	

Section 4. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Director for their direction.

Adopted this the 28<sup>th</sup> day of June 2021.

\_\_\_\_\_  
Patsy Carson, Mayor

ATTEST:

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

**BUDGET ORDINANCE AMENDMENT  
BOA 2021- 04  
FISCAL YEAR 2020-2021**

BE IT ORDAINED by the Governing Board of the Town of Erwin, North Carolina that the following amendments are made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Section 1. This Budget Ordinance Amendment seeks to increase revenues by \$25,517.35 and increase expenditures by \$25,517.35 to recognize additional revenues and expenses for the 2020-2021 Budget.

Section 2. To amend the General Fund: The revenues are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-3350-000	Other Revenue	0	1,840.50	1,840.50
10-3350-000	Other Revenue	1,840.50	6,676.85	8,517.35
10-3530-020	Fire Protection Chg 2020	203,287.00	8,500.00	211,787.00
10-3540-020	DMV Fire Protect. 2020	32,480.00	8,500.00	40,980.00
Total Increase in Revenues:			\$25,517.35	

Section 3. To amend the General Fund: The Expenditures are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-5100-170	Maint & Repair	10,000.00	1,840.50	11,840.50
10-5100-170	Maint & Repair	11,840.50	6,676.85	18,517.35
10-5300-450	Contract Serv. Fire	235,767.00	17,000.00	252,767.00
Total Increase in Expenditures:			\$25,517.35	

Section 4. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Director for their direction.

Adopted this the 28<sup>th</sup> day of June 2021.

\_\_\_\_\_  
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: June 28, 2021

Subject: Personnel Policy Updates

---

At our budget retreat back in March we discussed some updates to our personnel policy. Town Staff has prepared updates to our policy to include what was discussed at our retreat. The following updates include:

- Three days of funeral leave for the death of an immediate family member. (immediate family members are already defined in our policy)
- 16 hours of personal-leave time each year. This leave time does not roll-over to the next year if it is not used.

Updates to our Personnel Policy

**Section 27: Personal Leave**

Town employees that are considered full-time employees will receive 16 hours of Personal Leave Time once a year. The 16 hours of leave time has to be used within a year of receiving the Personal Leave Time. It cannot roll over to the next year. Personal Leave Time will not be paid out in the instance of an employee leaving his or her employment with the Town of Erwin either voluntarily or involuntarily. The intention behind this leave time is to allow our full-time employees to take time off to get tasks completed, which needs to be taken care of during normal business hours. Personal Leave Time cannot be used to extend a holiday weekend and cannot be used in cohesion with any other type of leave.

Personal Leave requests must be approved by an employee's Department Head. Personal Leave Time requests can be denied by a Department Head if it is not feasible for that employee to be off at the requested time.

**Section 28: Funeral Leave**

Town employees that are considered full-time employees will receive up to three days of funeral leave to attend a funeral of an immediate family member. Immediate family members are already defined in this policy.

Re: Renewal of School Resource Officer Program Memorandum of Understanding

Per Article VII entitled "Amendments and Modifications; Additional Policies and Procedures" of the School Resource Officer Program Memorandum of Understanding dated October 1, 2018 ("MOU"), attached hereto, the Harnett County Board of Education and **Town of Erwin** mutually agree to renew the MOU on the same terms and conditions for a term of 12 months beginning July 1, 2021 and ending June 30, 2022.

SIGNATURES:

Duncan E. Jagger

\_\_\_\_\_

6-7-2021  
DATE

\_\_\_\_\_  
DATE

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 28, 2021

Subject: Proposed Fiscal Year 2021-2022 Budget

---

We made the initial presentation for the proposed Fiscal Year 2021-2022 budget during a public hearing on June 3, 2021, at our meeting in the Erwin Community Building. The only changes to that initial proposed budget were in our Non-Departmental Department budget. Our rates for our Workers Compensation insurance came in higher than expected (\$51,459). The total amount for our Workers Compensation, Property & Liability, and Cyber Insurance is \$88,019.

In the initial proposed budget, I included funds to replace the HVAC unit at the Erwin Town Hall on the Administration side of the building. We had to finally replace the unit on the Police side of the building this year. We have had a lot of maintenance issues with the units on both sides of the building. From what I understand we can potentially use some of the funds from the American Rescue Plan to replace HVAC units. The Erwin Police Department seriously needs new laptops for their patrol vehicles so I moved the funds that were for the HVAC unit to the capital outlay line item in the Erwin Police Department budget.

Attachments:

- Updated proposed Fiscal Year 2021-2022 budget (separate packet included in your agenda packet)

Action Recommended:

- Approve the proposed Fiscal Year 2021-2022 budget

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 28, 2021

Subject: American Rescue Plan

---

Based on a recommendation from the North Carolina Pandemic Recovery Office, I have put together a grant project ordinance for the funds we are expected to receive from the American Relief Plan. The first tranche (payment) is estimated to be \$755,000. The second tranche should be \$755,000 and we should receive that payment one year from the day we receive the first tranche.

These funds will be considered restricted funds because they can only be used for certain expenditures approved by the U.S. Treasury. By setting up a grant project ordinance we can go through multiple budget years. The funds have to be obligated by December 21, 2024, and expended by December 31, 2026.

We need to have this grant project ordinance approved before we can receive our first tranche. Due to the restrictions on what these funds can be used for and our current accounting software system, we have opened up a separate checking account for these funds. These funds will be audited and we can expect to have to pay our auditors a higher fee due to the extra work in regards to these funds.

Town Staff will work with the Erwin Board of Commissioners and seek approval for any expenditures with these funds. There have been a lot more details released on what these funds can be spent on since the law was passed. I would recommend that we have a more detailed discussion in a workshop meeting. Town Staff will not spend any of these funds until we have approval from the Erwin Board of Commissioners.

### Attachments:

- Grant Project Ordinance

### Action Recommended:

- Approve the proposed grant project ordinance for the American Rescue Plan to ensure the Town gets our first payment sometime in July. We will have a much more detailed discussion before and funds are spent from this grant project ordinance.





# 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  
Melinda Alvarado

## A GRANT PROJECT ORDINANCE FOR THE TOWN OF ERWIN AMERICAN RESCUE PLAN

ORD 2021-2022: 001

**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 for any project that is authorized to be completed with the funds in the American Rescue Plan.

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

American Rescue Plan Initial Allotment \$755,000  
American Rescue Plan Second Allotment \$755,000

**Total** **\$1,500,000**

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

Contracted Services \$755,000  
Miscellaneous Expense \$755,000

**Total** **\$1,500,000**

Section 4. The Finance Director is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting required by any financing agreement associated with this 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 on the financial status of each project element and on 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 28<sup>th</sup> day of June 2021.

---

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: June 28, 2021

Subject: NCGS 160D Updates

---

The Planning Board has looked over the proposed changes to update our ordinances to be in compliance with North Carolina General Statute 160D. They have recommended that the updates that have to be made to be in compliance with the new legislation be approved. We discussed some other proposed changes as well. Later in the year, I might be bringing some other updates that the Planning Board would like to see changed. But due to the need to get these updates approved, I have only included the changes that have to be made to ensure our ordinance is in line with North Carolina General Statute 160D.

Attachments:

- Proposed updates to our ordinances to be in compliance with North Carolina General Statute 160D (separate packet)
- Checklist from the UNC School of Government

Action Recommended:

- No action is necessary tonight. There is a public hearing scheduled for Thursday, July 1<sup>st</sup> for these proposed text updates.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 28, 2021

Subject: LED Sign Proposed Text Amendment

---

Town Staff has proposed a text amendment to our sign ordinance. At the moment, LED signs are only permitted in our Highway Business (B-2) Zoning District. Our sign ordinance does allow for Bulletin Board signs to be placed at churches, schools, community centers, and other public institutions. An example of a bulletin board sign is the sign in front of Town Hall. It is an illuminated sign that has an area for a message that is usually made up by placing letters in a row until your message is completed. It is an illuminated sign.

Technology is ever-changing and LED signs are becoming more affordable now and are a lot more practical to use than the former bulletin board sign. With some of these LED signs all, you have to do is log into your account and you can update the sign from anywhere. They allow for an organization to communicate better with the public. Town Staff believes that this is the most minor way to update our sign ordinance to allow LED signs at churches, schools, community centers, and public institutions.

The Planning Board recommended that this proposed text amendment be approved. One thing we discussed was the size of the total sign in proportion to the area of the LED section of the sign. The Planning Board also recommended taking out Subsection D (marked through text) on the proposed new text language. The idea behind it was to allow a school, church, or public institution more flexibility with what they could advertise on the sign.

### Attachments:

- Proposed text amendment to allow LED signs as bulletin boards at churches, schools, community centers, and other public institutions

### Action Recommended:

- If you would like to have any of the language in this proposed text amendment changed please let me know. **No action** needs to be taken tonight. There is a public hearing scheduled for this proposed text amendment on Thursday, July 1<sup>st</sup>, 2021.

## LED Sign Proposed Text Amendment

### Current Language

#### Section 36-548

11. Bulletin boards: Churches, schools, community centers, and other public and institutional uses may erect one sign or bulletin board not exceeding 20 square feet in area for the purpose of displaying the name of the institution and related information. Such signs shall be used as wall signs or shall be located a minimum of 12 feet from the street lot line and side lot or property lines. Where side yards are required, no such sign shall be permitted in the required side yards.

#### Section-36-549

- (7) Changeable copy, electronic reader board, and LED signs are permitted only in the B-2 Highway Business Zoning District 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. Electronic display signs shall not advertise subjects unrelated to the premises upon which it is located.
  - e. 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.

### Proposed Update

11. Bulletin boards/**LED Signs (Electronic Display Sign)**: Churches, schools, community centers, and other public and institutional uses may erect one sign or bulletin board not exceeding 20 square feet in area for the purpose of displaying the name of the institution and related information. Such signs shall be used as wall signs or shall be located a minimum of 12 feet from the street lot line and side lot or property lines. Where side yards are required, no such sign shall be permitted in the required side yards.

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. ~~Electronic display signs shall not advertise subjects unrelated to the premises upon which it is located.~~
- e. 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.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 28, 2021

Subject: Proposed 4-Way Stop Sign

---

At our June Planning Board meeting, we discussed making St. Matthews Road and Hope Street a four-way stop intersection. The Planning Board did not see the need to make this a four-way stop intersection. They thought speed bumps would be enough to slow people down. They did recommend making the intersection of St. Matthews Road and Wondertown Drive a four-way stop intersection. We also discussed making the intersection of St. Matthews Road and Pope Street a three-way stop intersection. This is one area in Town where we receive the most speeding complaints.

### Action Recommended:

- No action is needed tonight.
- Public Hearing is scheduled for July 1<sup>st</sup>, 2021.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 28, 2021

Subject: ZT-2021-005

---

The Town of Erwin has received an application to have a parcel rezoned. The parcel can be identified by its address 142 Riverview Road. It can also be identified by its Harnett County Tax PIN # 0587-81-7777.000. This parcel is in our ETJ. This property is currently in two zoning districts which are our Rural District (RD) and our Conservation District. This property is in the 500-year flood plain and the 100-year flood plain. Based on data from Harnett County GIS the area of this property that is zoned in our Conservation District goes beyond the 100-year flood plain into the 500-year flood plain.

The applicant is requesting that the Town move the section of this parcel (in the 500-year flood plain) into our Rural District Zoning District. The applicant does not want to subdivide this parcel. They just want to build a single-family dwelling on this parcel in an elevated section of this property. The applicant is fine with keeping the section of this parcel in the 100-year flood plain in the Conservation Zoning District.

At the June Planning Board meeting, we discussed the proposed house location. The applicant stated that the location he wanted to place the home passed a perk test and could have a septic tank. The Planning Board recommended this rezoning request be approved. They adopted a statement of consistency.

### Attachments:

- ZT-2021-005 Application
- ZT-2021-005 Staff Report
- ZT-2021-005 Property Owners Notified
- ZT-2021-005 Harnett County GIS Image (No Zoning)
- ZT-2021-005 Harnett County GIS Image (Zoning)
- Planning Board Statement-of-Consistency



Paid

Revised 9-19-2014



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

Staff Only: Zoning Case # Z-2021 - 0045  
Fee: 300 Check # 1491 MO Cash  
PB Recommendation: A D A/W Conditions  
BOC Date: Decision: A D T A W Conditions

Print Applicant Name: Bryan Sharpe  
Name of Legal Property Owner: Lassiter Heirs / Bryan Sharpe  
Location of Property: 142 riverview rd, Erwin

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

Zoning change requested from conservation to rural

If Conditional District, note conditions:  
Harnett County Tax Map PIN 0587-81-7777

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

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

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

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

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

[Signature] Signature of Applicant      910-985-1139 Contact Number  
2501 Ashe Ave Dunn NC 28334 Mailing Address of Applicant

NOT FOR LEGAL USE

















↑ Initial needs to be re-zoned

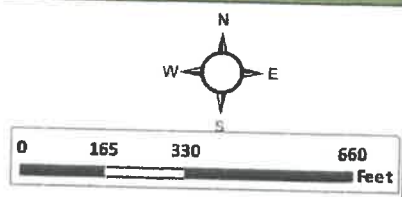
\* Marked areas need to be rezoned



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Hamnett County GIS, Hamnett County Public Utilities

**Harnett COUNTY**  
 GIS/E-911 Addressing  
 May 24, 2021

-  Recycle Center
-  Landfills
-  Surrounding County Boundaries
-  Federal Property
-  City Limits
-  Harnett County Boundary
-  Address Numbers
-  Airport
-  Major Roads
-  Interstate
-  NC
-  US
-  Roads
-  Mile\_Markers
-  Railroad
-  Parcels



1 inch = 376 feet 18



# future home sites

# Harnett GIS

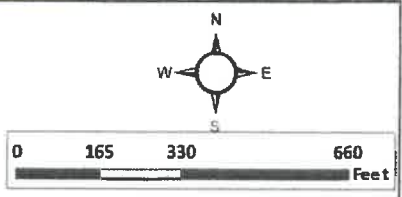
NOT FOR LEGAL USE



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri HERE, Garmin, © OpenStreetMap contributors, and the GIS User community, Harnett County GIS, Harnett County Public Utilities

**Harnett COUNTY**  
 GIS/E-911 Addressing  
 May 24, 2021

- |                               |                         |              |
|-------------------------------|-------------------------|--------------|
| Recycle Center                | Harnett County Boundary | NC           |
| Landfills                     | Address Numbers         | US           |
| Surrounding County Boundaries | Airport                 | Roads        |
| Federal Property              | <b>Major Roads</b>      | Mile_Markers |
| City Limits                   | Interstate              | Railroad     |





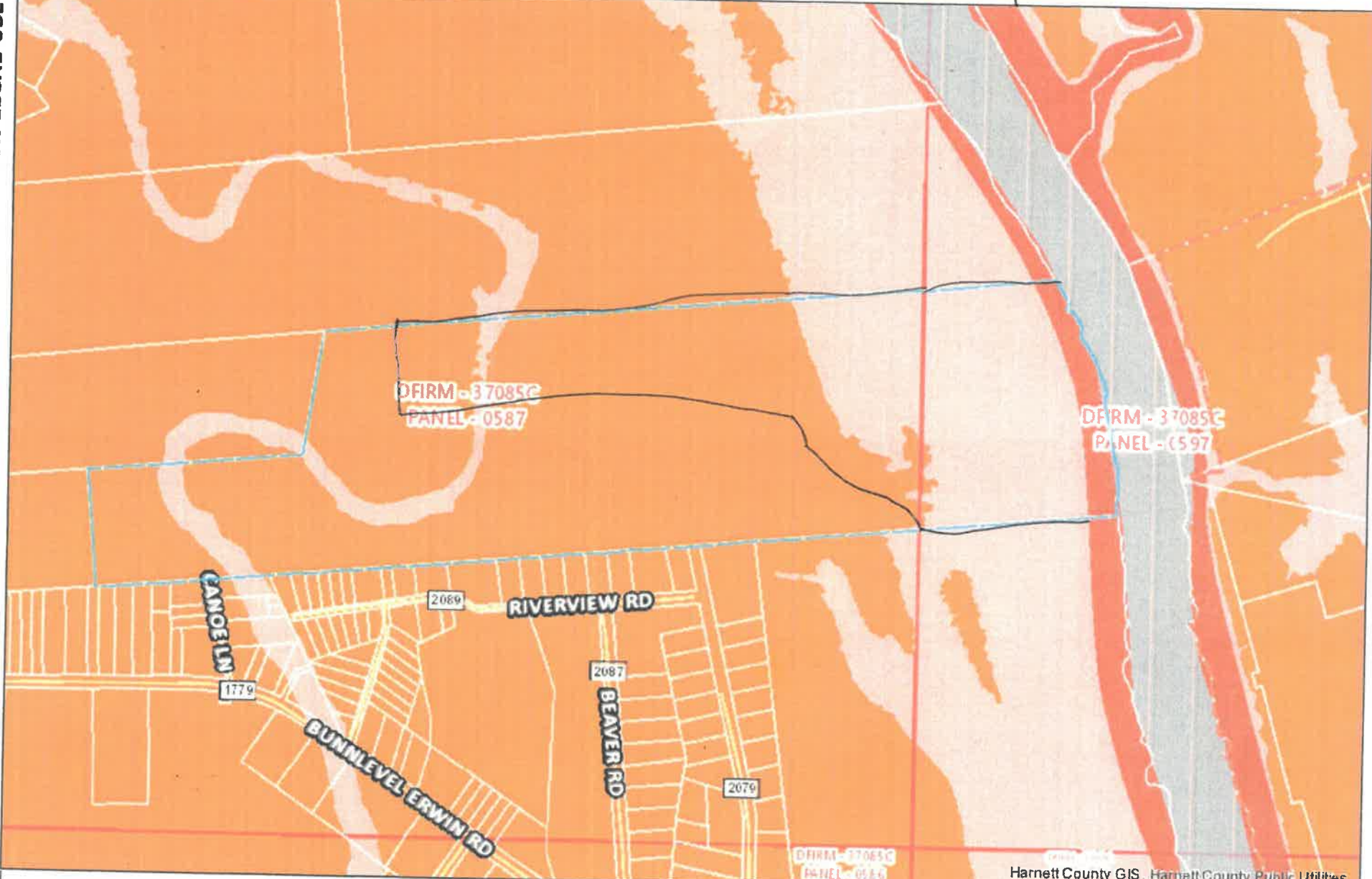
NOT FOR LEGAL USE

in light pink

conservation

Harnett GIS

flood plain

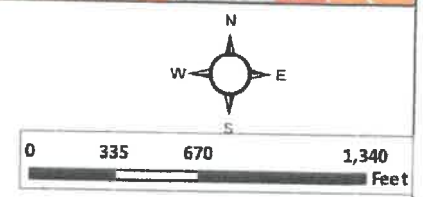


Harnett County GIS, Harnett County Public Utilities



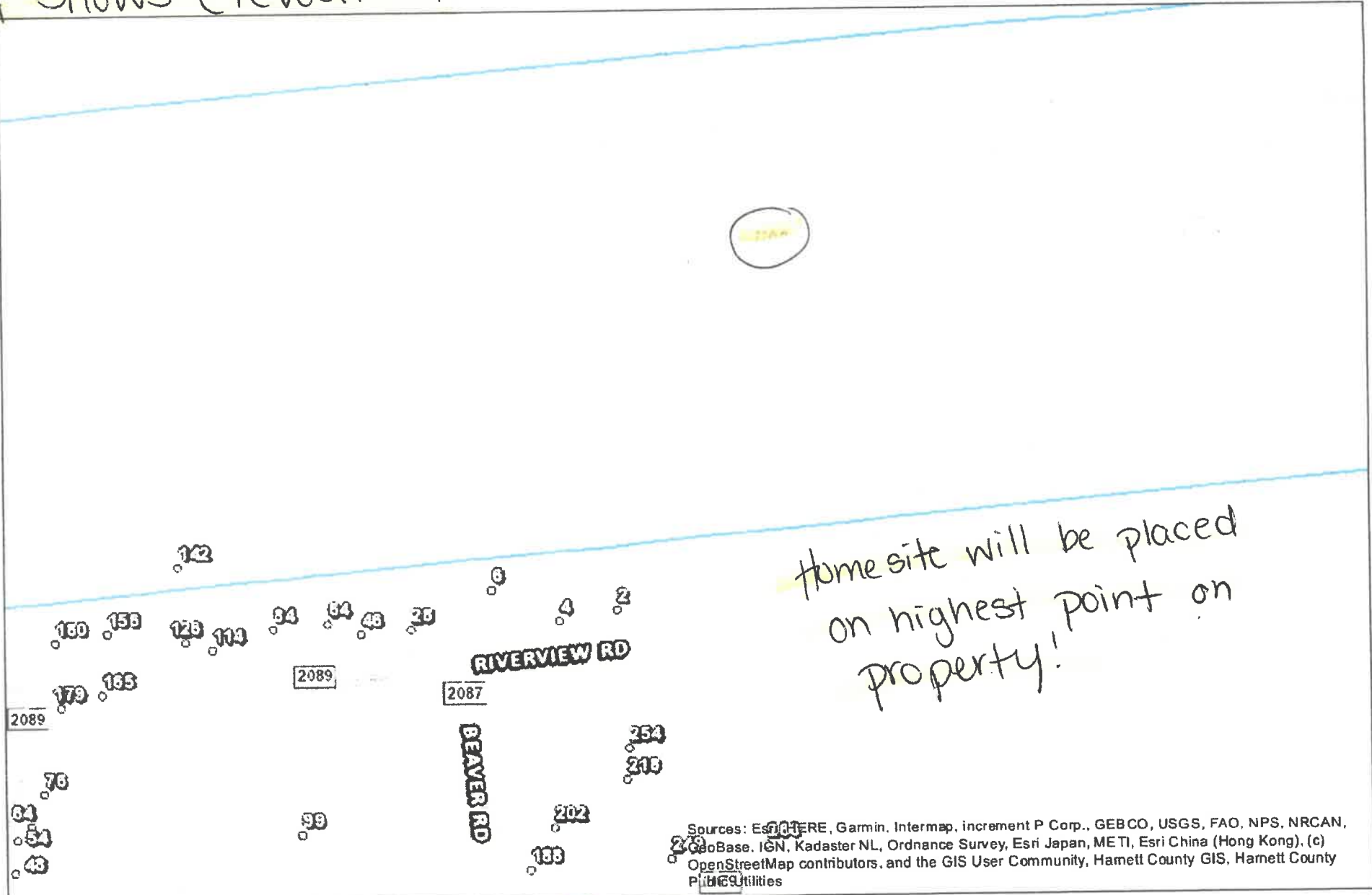
GIS/E-911 Addressing  
May 10, 2021

- |                               |                         |              |
|-------------------------------|-------------------------|--------------|
| Recycle Center                | Harnett County Boundary | US           |
| Landfills                     | Airport                 | Roads        |
| Surrounding County Boundaries | <b>Major Roads</b>      | Mile_Markers |
| Federal Property              | Interstate              | Railroad     |
| City Limits                   | NC                      | Parcels      |



\* Shows elevation
















# Harnett GIS

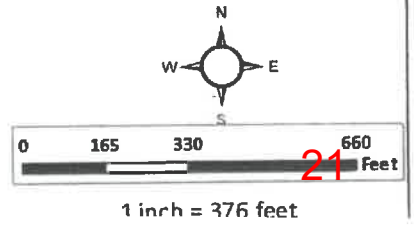


Home site will be placed on highest point on property!

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Harnett County GIS, Harnett County Public Utilities

Harnett COUNTY  
GIS/E-911 Addressing

-  Recycle Center
-  Landfills
-  Surrounding County Boundaries
-  Federal Property
-  Harnett County Boundary
-  Address Numbers
-  Airport
-  Major Roads
-  Interstate
-  NC
-  US
-  Roads
-  Mile\_Markers
-  Railroad
-  Parcels





# REZONING MAP REQUEST STAFF REPORT

Case: ZT-2020-05

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

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

Planning 06/21/2021

Town 07/01/2021

Board: \_\_\_\_\_

Commissioners: \_\_\_\_\_

Requested zoning map amendment to a vacant parcel at 142 Riverview Road with corresponding Harnett County Tax PIN # 0587-81-7777.000. The applicant has requested that the area that he would like to build his home in be rezoned from Conservation to Rural District (RD).

---

---

## Applicant Information

### Owner of Record:

Name: Mark Timothy Lassiter and Richard Max Lassiter

Address: 4409 Meeting House Drive  
City/State/Zip: Greensboro, NC 27410

### Applicant:

Name: Bryan Sharpe

Address: 2501 Ashe Avenue  
City/State/Zip: Dunn, NC 28334

---

---

## Property Description

Harnett County Tax PIN 0587-81-7777.000.

Acres 100.04

Zoning District- Conservation 60.5 acres (60.48%) and Rural District 39.54 acres (39.52%)

---

---

## Vicinity Map

- See Attached Harnett County GIS Image with zoning districts
- See Attached Harnett County GIS Image without zoning districts

---

---

## Physical Characteristics

Site Description: This is a vacant parcel that is 100.04 acres based on Harnett County GIS data. There is a Harnett Regional Water sewer line that is on the property. Based on Harnett County GIS data there are water lines in the area. I do not know how they could gain access to a water line without going on private property. The entire parcel is in a FEMA flood hazard zone. Most of the parcel is in the 500-year flood plain. There are sections of this parcel that are in the 100-year flood plain. The area near the river is in the 100-year flood plain.

Surrounding Land Uses: This parcel is surrounded by mostly residential land uses. There are areas that have been zoned conservation due to being in a flood plain and near the river.

---

---

## Services Available

- Harnett County Regional Sewer is available for this parcel. There is water in the area but I am unsure of how they could connect to the system.
- Duke Energy/South River would provide electricity
- CenturyLink is the telephone provider

---

---

## Staff Evaluation

This is a vacant parcel that is off of the Cape Fear River. The entire lot is in a FEMA flood hazard zone. Most of the lot is in the 500-year flood plain. The area near the Cape Fear River is in the 100-year flood plain. This is a large lot and the majority of the lot has been zoned conservation. The applicant is not asking for the entire lot to be rezoned. They just want the conservation district moved back to just the 100-year flood plain. Where they want to build their house it appears to fall within the conservation district. According to the applicant this is the highest point of the property. This lot is in our ETJ. The applicant plans on building one home on this lot. If they build in the 500-year flood plain they do not have to get flood insurance or elevate the home outside of the flood zone.

### Attachments:

- ZT-2020-005 Application
- ZT-2020-005 Staff Evaluation
- Harnett County GIS zoning district image
- Harnett County GIS image
- Harnett County GIS image flood plains
- Surrounding property owners notified
- Statement-of-Consistency
- Statement-of-Inconsistency

Mark Timothy Lassiter  
Richard Max Lassiter  
4409 Meeting House Drive  
Greensboro, NC 27410

Roy Byrd Family Limited Partnership  
8136 US 401 South  
Bunnlevel, NC 28323

Genesis Farms, LLC.  
PO Box 547  
Stedman, NC 28391

Rita Johnson  
Jesse Johnson  
143 Colonade Court  
Benson, NC 27504

James and Peggy Covington  
4307 Bunnlevel Erwin Road  
Erwin, NC 28339

Cory McNeill  
1720 Community Drive  
Fayetteville, NC 28312

Stepanie Waring  
PO Box 347  
Erwin, NC 28339

Mary P Waring  
Shanetta Monk  
4 Riverview Road  
Erwin, NC 28339

Ada McLean  
6 Riverview Road  
Erwin, NC 28339

Getts and Ethel Waring  
104 Andrew Street  
Springfield, MA 01109

Maritza Gonzalez  
28 Riverview Road  
Erwin, NC 28339

Sabrina Hurley  
46 Riverview Road  
Erwin, NC 28339

Janet McLean  
PO Box 208  
Erwin, NC 28339

Phyllis McNeil  
84 Riverview Road  
Erwin, NC 28339

Robert and Sharon McKoy  
126 Riverview Road  
Erwin, NC 28339

Gwendolyn Jones  
156 Riverview Road  
Erwin, NC 28339

Isabelle Smith  
180 Riverview Road  
Erwin, NC 28339

Dorothy Smith  
412 West Godwin Street  
Dunn, NC 28334

Chakua Monique McLean  
206 Riverview Road  
Erwin, NC 28339

George and Shirley Smith  
PO Box 277  
Erwin, NC 28339

Roger Brown  
PO Box 234  
Erwin, NC 28339

Shona Gevonnia Smith  
PO Box 277  
Erwin, NC 28339

Mary McLean  
PO Box 791  
Erwin, NC 28339

Gabriel Morris Smith  
8900 Springs LN  
APT D  
Norcross, GA 30092

Sharon Elaine McNeill  
4479 Bunnlevel Erwin Road  
Erwin, NC 28339

David McNeill  
Ursula Giles  
521 Harris Road  
Wilmington, NC 28411

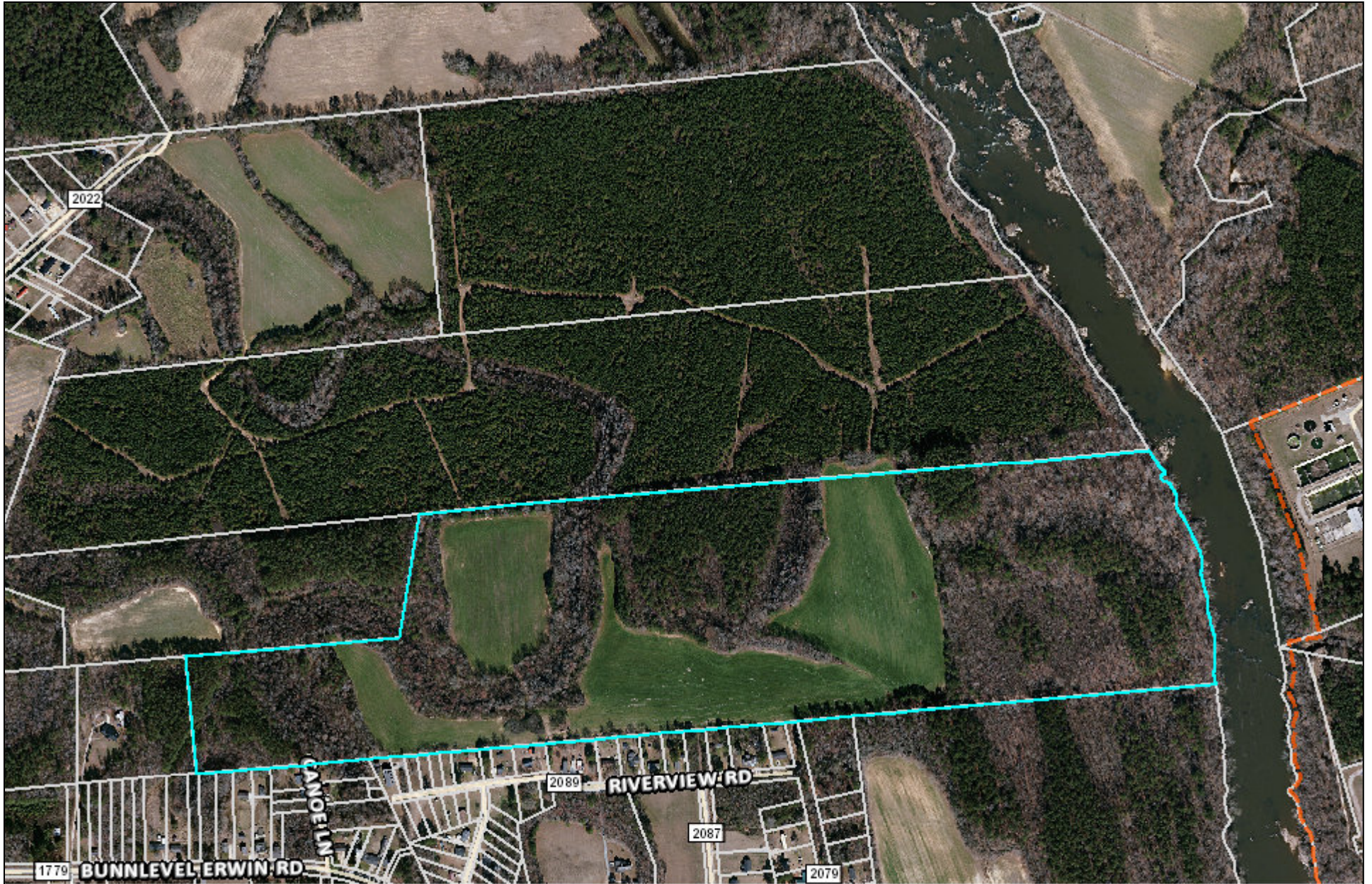
Anthony and Sherry Smith  
117 Jackson Road  
Dunn, NC 28334

Stephen McNeill  
5390 Titan Roberts Road  
Erwin, NC 28339








# Harnett GIS





NOT FOR LEGAL USE








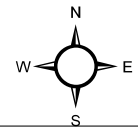
GIS/E-911 Addressing

May 27, 2021

-  Recycle Center
-  Landfills
-  Surrounding County Boundaries
-  Federal Property
-  City Limits

-  Harnett County Boundary
-  Airport
- Major Roads**
-  Interstate
-  NC

-  US
-  Roads
-  Mile\_Markers
-  Railroad
-  Parcels

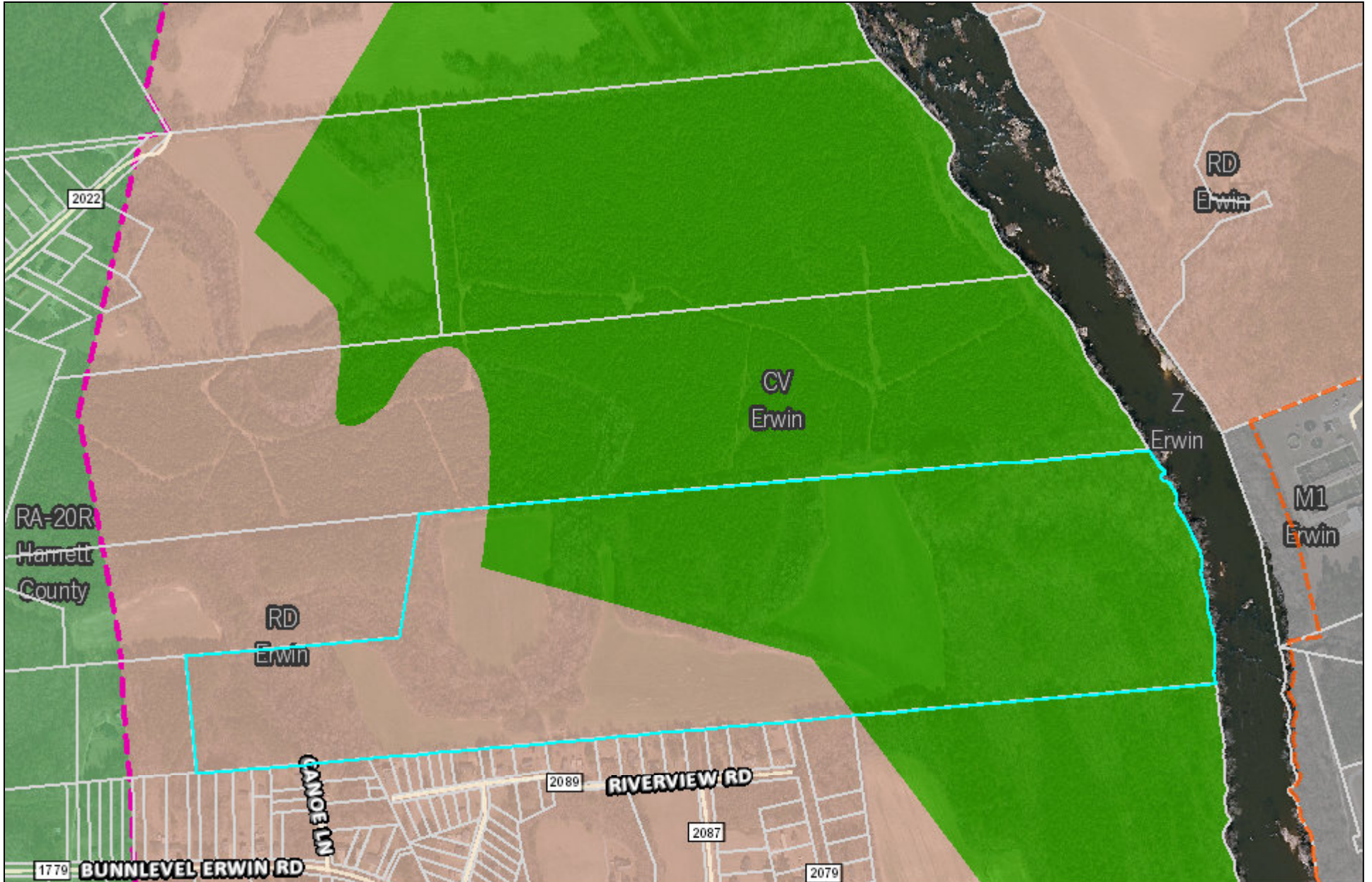


1 inch = 752 feet **25**








# Harnett GIS





NOT FOR LEGAL USE








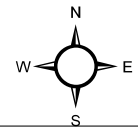
GIS/E-911 Addressing

May 27, 2021

-  Recycle Center
-  Landfills
-  Surrounding County Boundaries
-  Federal Property
-  City Limits

-  Harnett County Boundary
-  Airport
- Major Roads**
-  Interstate
-  NC

-  US
-  Roads
-  Mile\_Markers
-  Railroad
-  Parcels



1 inch = 752 feet **26**

**Statement-of-Consistency**

The requested rezoning to Rural District (RD) 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**.

A handwritten signature in black ink, appearing to read "Ronald Beasley", with a long horizontal flourish extending to the right.

Ronald Beasley  
Planning Board Chair

A handwritten signature in black ink, appearing to read "Lauren Evans", with a long horizontal flourish extending to the right.

Lauren Evans  
Town Clerk