THE ERWIN BOARD OF COMMISSIONERS
AUGUST 2026 REGULAR WORKSHOP
MONDAY, AUGUST 24, 2026 @ 6:00 P.M.
ERWIN MUNICIPAL BUILDING BOARDROOM

AGENDA

1. **MEETING CALLED TO ORDER**
   A. Invocation
   B. Pledge of Allegiance

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

3. **NEW BUSINESS**
   A. July 4th, 2027 Celebration **(Page 2)**
   B. Changing Election Method **(Page 3)**
   C. Mid-Carolina Technical Service Assistance **(Page 8)**
   D. ZT-2026-27-001 **(Page 14)**

4. **GOVERNING COMMENTS**

5. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS

REGULAR WORKSHOP MINUTES

AUGUST 24, 2026

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin, with Mayor Randy Baker presiding, held its Regular Workshop in the Erwin Municipal Building Board Room on Monday, August 24, 2026, at 6:00 P.M. in Erwin, North Carolina.

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

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

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

Commissioner McKoy gave the Invocation.

The Pledge of Allegiance was recited.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

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

NEW BUSINESS

July 4th, 2027 Celebration

Town Manager Snow Bowden informed the Board that Town Staff was beginning to prepare for the July 4th Celebration for next year. July 4, 2027 was on a Sunday, and the holiday was observed on Monday, July 5th. Town Staff had been speaking with Pyro Shows and was shooting for Friday, July 2nd or Saturday, July 3rd. He wanted to get the Board's direction on when they would like to see the event posted.

The consensus of the Board was to request the following dates from Pyro Shows, in order of preference:

1. **Saturday, July 3rd – First choice**
2. **Friday, July 2nd – Second choice**
3. **Monday, July 5th – Third choice**

Changing Election Method

Town Manager Snow Bowden stated that a few months ago, we discussed changing our election method. The first step in the process was to adopt a Resolution of Intent. The sample timeline was in the agenda packet. He stated there were more pros than cons and would improve the turnout on election day.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 24, 2026

Subject: July 4th, 2027 Celebration

Town Staff would like to begin planning the Town's 2027 Independence Day celebration. While the fireworks vendor used for this year's event, Pyro Shows, will not begin accepting reservations for 2027 until later this year, staff would like to obtain the Board's direction in advance so that a reservation can be made as soon as bookings open. Because the fireworks display is the centerpiece of the celebration, confirming the event date is the first and most important step in the planning process. Once the fireworks date is secured, staff will proceed with booking a band and coordinating the remaining event details.

In 2027, Independence Day falls on Sunday, July 4, with the federal holiday observed on Monday, July 5. At this time, staff is unaware of the dates neighboring municipalities plan to hold their Independence Day celebrations. To maximize flexibility and secure the preferred fireworks vendor, staff believes the two most practical options are **Friday, July 2**, or **Saturday, July 3**, subject to the availability of Pyro Shows.

Town Staff is prepared to host the celebration on either date and requests the Board's discussion and direction regarding its preferred event date. This guidance will allow staff to move forward with vendor reservations as soon as they become available and continue planning the 2027 Independence Day celebration.

MINUTES CONTINUED FROM AUGUST 24, 2026

The consensus of the Board was to place this item under consent on the agenda for our Regularly Scheduled Board Meeting in September.

Mid-Carolina Technical Service Assistance

Town Manager Snow Bowden stated that the agenda packet included a proposed contract from Mid Carolina Council of Governments to provide technical services to the Town. They provided the hourly rate for each service, and we were most interested in the Code Enforcement Services. They would handle Code Enforcement on a case-by-case basis.

Mayor Baker ensured that the Town planned to use Mid-Carolina on an interim basis and that Town Staff still planned to post the Code Enforcement position and actively pursue applicants for the Town Planner and Code Enforcement Officer positions.

Commissioner Byrd noted that the Town could get 833 hours of service for the amount we were paying our prior Code Enforcement Officer.

Town Manager informed this Board that this contract would be on an interim basis only to get some problem areas in Town addressed.

Commissioner Blackmon asked when the Town anticipated filling the Town Planner position.

Town Manager Snow Bowden stated that he and HR Director Lauren Evans had started interviewing candidates. We were on the second round, and then we would need to check references and perform a background check. He stated this was an option to have in our back pocket. He hoped to fill the position in a month or two.

The consensus of the Board was to place this item under consent on the agenda for our Regularly Scheduled Board Meeting in September.

ZT-2026-27-001

Town Manager Snow Bowden informed the Board that the Town had a rezoning request scheduled for Public Hearing at our September Board Meeting. It was for the home next to Beasley's Car Garage. Currently, the property was zoned B-2, but the property owners asked to have it rezoned to R-10. The parcel was adjacent to R-10, and the use of the property was a single-family dwelling. When the property was originally bought, it was intended as a law office, but to legally use it as a home, it must be rezoned to R-10.

The consensus of the Board was to proceed with the scheduled Public Hearing for this item on the agenda for our Regularly Scheduled Board Meeting in September.

GOVERNING COMMENTS

Commissioner Turnage expressed his concern about speeding on 13th Street following the newly paved road.

Commissioner Nelson stated his biggest issue was that we needed to get the old trash carts from GFL off the streets. They have been there for over two months.

The consensus of the Board was to instruct Town Manager Snow Bowden to hire a company to collect the cans and bill GFL. Also educate the Public on their trash days and to roll their cans back to the home after their trash is emptied.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 24, 2026

Subject: Changing Election Method

Background

The Town of Erwin has previously discussed changing its election method, and the general consensus has been to move forward with the process. The Town currently uses the nonpartisan election and runoff method. Under this method, the Town must hold its initial election approximately one month before the regular election day so that, if a runoff is necessary, the runoff can be held on the regular election day.

This election schedule can create confusion for voters. Many voters naturally assume that municipal elections are held on the regular election day. During recent local election cycles, Town Hall has received calls from residents seeking information about where and how to vote on the regular election day, even though Erwin's initial election had already taken place.

Erwin is also an outlier among the municipalities in Harnett County. The City of Dunn is currently the only other municipality in the county using the nonpartisan election and runoff method. The Towns of Angier, Coats, and Lillington use the nonpartisan plurality election method.

Proposed Election Method

The nonpartisan plurality election method provides that the candidate receiving the highest number of votes is elected to office. Under this method, the Town of Erwin's regular municipal election would be held on the regular election day rather than approximately one month earlier.

I believe this method is better suited to the Town of Erwin for several reasons.

Increased Voter Participation and Reduced Confusion

The primary reason for recommending this change is to help increase voter turnout and reduce voter confusion.

Holding Erwin's initial election approximately one month before the regular election day can be confusing for residents, particularly because the other municipalities in Harnett County generally hold their municipal elections on the regular election day. The current schedule requires voters to understand that Erwin's election is being conducted on a different date than they may expect.

Moving to the nonpartisan plurality election method would allow Erwin's municipal election to be held on the regular election day. This would provide a more consistent and easily understood election schedule for our residents and eliminate the need for voters to distinguish between an initial election date and a potential runoff date.

Cost Savings and More Efficient Use of Resources

A secondary benefit of the proposed change is the potential for the Town to realize cost savings and make more efficient use of election resources.

Because Erwin and Dunn are currently the only municipalities in Harnett County using the nonpartisan election and runoff method, the two municipalities do not always have elections occurring at the same time or in the same election cycle. During the most recent local election cycle, the City of Dunn did not have a local election due to its term-limit schedule. As a result, the Harnett County Board of Elections was required to conduct a local election for the Town of Erwin without being able to share election costs with Dunn.

Elections are an important responsibility, and the Town recognizes that conducting elections requires appropriate expenditures of public funds. However, changing to the nonpartisan plurality election method would place Erwin in line with the Towns of Angier, Coats, and Lillington. This would allow the Town to participate in the same election process as these municipalities and provide an opportunity to share election-related costs and resources.

The proposed change would also allow the Town and the Harnett County Board of Elections to make more efficient use of staff time, resources, and election infrastructure.

Charter Amendment Process

If the Town Council wishes to proceed with this proposed change, an amendment to the Town Charter will be required. There is a specific process that must be followed before the change can take effect.

A sample timeline outlining the anticipated steps in the charter-amendment process has been included with this memorandum for the Council's review. Staff will continue to work with the appropriate officials and agencies to ensure that all required steps are completed.

Conclusion

The proposed change from the nonpartisan election and runoff method to the nonpartisan plurality election method would provide several benefits to the Town of Erwin.

Most importantly, it would allow the Town's municipal election to be held on the regular election day, which should reduce voter confusion and may help increase voter participation. It would also bring Erwin's election method in line with the Towns of Angier, Coats, and Lillington and provide an opportunity for greater efficiency and cost-sharing in the administration of municipal elections.

For these reasons, I recommend that the Town Council move forward with changing the Town of Erwin's election method to the nonpartisan plurality election method and authorize staff to begin the required process for amending the Town Charter.

Attachments:

- Proposed timeline
- Resolution of Intent to change election method (set public hearing date)

Sample Erwin timeline — 2026

Target date	Action
September 3, 2026	Board adopts **Resolution of Intent**
Aug. 25–28	Publish notice of public hearing
October 8, 2026	**Public hearing** on charter amendment
November 5, 2026	Board adopts **Charter-Amendment Ordinance** at regular meeting
November 6, 2026	Publish notice of ordinance adoption
Oct. 2026	30-day period for **referendum petition** expires
December 2026	If no valid petition, proceed with charter filing/effectiveness requirements
By early 2027	Confirm NC State Board of Elections has the new election method reflected in its records and election preparations
2027 municipal election	Conduct election under **nonpartisan plurality** method

TOWN OF ERWIN

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

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

TOWN OF ERWIN, NORTH CAROLINA
RESOLUTION OF INTENT TO CONSIDER AN ORDINANCE AMENDING THE TOWN CHARTER TO CHANGE THE METHOD OF CONDUCTING MUNICIPAL ELECTIONS
2026-2027----01

WHEREAS, the Town of Erwin is a municipal corporation organized and existing under the laws of the State of North Carolina; and

WHEREAS, pursuant to North Carolina General Statutes § 163-290, a city or town may change its method of conducting elections by an act of the General Assembly or pursuant to the procedure for amending its charter; and

WHEREAS, the Board of Commissioners desires to consider amending the Charter of the Town of Erwin to change the method by which candidates for Mayor and Board of Commissioners are elected; and

WHEREAS, the Board of Commissioners desires to consider changing the Town's municipal election method from the current **nonpartisan election and runoff method** to the **nonpartisan plurality election method**, under which the candidate receiving the highest number of votes for the office is elected, as authorized by North Carolina General Statutes §§ 160A-101(7)(b) and 163-292; and

WHEREAS, North Carolina General Statutes § 160A-102 provides that the Board of Commissioners shall first adopt a resolution of intent to consider an ordinance amending the Town Charter and shall, at the same time, call a public hearing on the proposed charter amendment; and

WHEREAS, the Board of Commissioners finds that it is appropriate and in the public interest to initiate the charter-amendment process to consider the proposed change in the method of conducting municipal elections.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Erwin, North Carolina, as follows:

Section 1. Resolution of Intent.

The Board of Commissioners hereby declares its intent to consider an ordinance amending the Charter of the Town of Erwin to change the method of conducting municipal elections from the current nonpartisan election and runoff method to the nonpartisan plurality election method authorized by **G.S. § 160A-101(7)(b)** and **G.S. § 163-292**.

The proposed charter amendment shall make such revisions, additions, deletions, or other conforming changes to the Town Charter as may be necessary to implement the nonpartisan plurality election method.

Section 2. Public Hearing.

A public hearing on the proposed charter amendment is hereby called for October 8, 2026, at 7 PM, in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, North Carolina 28339.

The Town Clerk is directed to cause notice of the public hearing to be published as required by North Carolina General Statutes § 160A-102.

Section 3. Preparation of Proposed Ordinance.

The Town Attorney and Town Manager are authorized and directed to prepare, for consideration by the Board following the public hearing, a proposed ordinance amending the Town Charter to implement the election-method change described in this Resolution.

Section 4. Effective Date.

This Resolution shall become effective upon its adoption.

Adopted this 3rd Day of September 2026.

ATTEST:

Randy Baker, 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: August 24, 2026

Subject: Mid-Carolina Technical Service Assistance

The Town of Erwin is a member of the Mid-Carolina Regional Council of Governments (COG). Through its Local Government Technical Services program, Mid-Carolina COG offers a variety of services that could benefit the Town, including Code Enforcement and Planning services. I have heard positive feedback regarding the quality and effectiveness of the services provided by Mid-Carolina COG, and I would like to discuss these two services with the Board tonight. If the Town decides to move forward with either service, the proposed contract will need to be updated to reflect the specific services requested.

The Town is currently interviewing candidates for our vacant Town Planner position. Our goal is to find a qualified individual who can provide the level of service our residents expect and deserve—not simply to fill the vacancy. If we are unable to identify the right candidate for the Town Planner position, Mid-Carolina COG could provide interim or ongoing planning services to the Town. This would give us an additional option while we continue our efforts to recruit and retain a qualified planner.

The Town requires the individual serving as Town Planner to obtain and maintain the designation of North Carolina Certified Zoning Official (NCCZO). In addition to the NCCZO certification, our preference is to have a Town Planner who also holds the North Carolina Certified Floodplain Manager (CFM) designation. These qualifications are important to ensure that the Town has the necessary expertise to effectively administer its planning, zoning, and floodplain management responsibilities.

Mid-Carolina COG can also provide Code Enforcement services for the Town. The Town recently reclassified the position of our Code Enforcement Officer to a Development Compliance Officer with the expectation that the employee in that role obtain and maintain the designation of a NCCZO. These services are generally site-specific and would be initiated by the Town when a potential code enforcement issue is identified. Mid-Carolina COG staff would visit the site, evaluate the concern, and determine whether it is an issue that can be addressed through Code Enforcement. If appropriate, they would then handle the matter in accordance with applicable regulations and procedures.

The Town of Erwin has used a private third-party company, N-Focus, for Code Enforcement services in the past. The services provided were beneficial to the Town and demonstrated that utilizing an outside provider can be an effective option. However, there are both advantages and disadvantages to using a private company for these services.

There are other private companies that provide interim and contracted services to local governments; however, these services are generally significantly more expensive than the options available through Mid-Carolina COG. As a member of the COG, the Town has access to these resources and should consider whether utilizing them could provide a cost-effective way to maintain necessary services.

Our priority is to provide quality services to the residents of Erwin by having qualified, capable employees in these positions. We do not want to fill a position simply for the sake of filling a vacancy. We want to make sure that the individuals we hire have the qualifications, experience, and commitment necessary to serve the Town effectively.

At the same time, Mid-Carolina COG provides the Town with an additional resource that could help us maintain continuity of services while we work to fill our vacancies and evaluate our long-term staffing needs.

Attachments:

- Proposed contract from Mid-Carolina

AGREEMENT BETWEEN
MID-CAROLINA REGIONAL COUNCIL
and
The Town of Erwin
for the provision of
Technical Service Assistance

This **AGREEMENT**, entered into on August __, 2026, by and between Mid-Carolina Regional Council (hereinafter referred to as the "Council") and Town of Erwin, North Carolina (hereinafter referred to as the "Local Government"); **WITNESSETH THAT:**

WHEREAS, the Council is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Council on April 17, 1972. Technical assistance shall consist of the provisions of services as described in Attachment A, which is herein made part of this **AGREEMENT**;

WHEREAS, the Local Government has requested the Council to provide such technical assistance to the Local Government; and

WHEREAS, the Council desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. **Personnel**
   That during the period of this Contract, the Council will furnish the necessary trained personnel to the Local Government to perform the tasks outlined in Attachment A Work Program.

2. **Compensation**
   That for the purpose of providing funds for carrying out this Contract, the Local Government will pay the Council the following rates based on the services provided:

   - Code Enforcement Services: $60/hour
   - Zoning Administration: $60/hour
   - Planning Services: $75/hour
   - Clerical Services: $65/hour
   - Administrative Services: $82/hour
   - Management Analyst: $95/hour

The only compensation received will be travel costs and the hourly rate as listed above unless agreed upon in writing by both parties. The Council shall invoice the Local Government on a monthly basis for the services provided for the prior month.

3. **Materials/Work Product**
   All materials produced will be property of the Local Government (i.e. applications, forms, templates, policies, etc.).

4. **Time of Performance**
The contract shall begin August __, 2026 until terminated by either party according to the specification in item number 5.

5. **Termination/Modifications**
The Local Government may from time-to-time request changes in the scope of work or services to be performed by the Council hereunder. Such changes, including any increases or decreases in the Council's compensation, which are mutually agreed upon by and between the Local Government and Council, shall be incorporated as written amendments to the Contract. The Local Government or the Council may terminate this **AGREEMENT** by giving a 15 days written notice (electronic or paper).

6. **Interest of Members, Officers, or Employees of the Council, Members of the Local Government, or Other Public Officials**
No member, officer, or employee of the Council or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his or her tenure or for one year thereafter, shall have any financial interests, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interests in the program. The Council shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.

7. **Nondiscrimination Clause**
No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Development Act of 1974, Section 109.

8. **Age Discrimination Act of 1975 as amended**
No qualified person shall on the basis of age be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives benefits from federal financial assistance.

9 **Section 504 Rehabilitation Act of 1973 as amended**
No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

10. **E-Verify Provision**
Pursuant to G.S. 143-48.5 and G.S. 147-33.95(9), the undersigned hereby certifies that the Contractor named below, and the Contractor's subcontractors, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system. E-Verify System Link: www.uscis.gov

ATTACHMENT A

TOWN OF ERWIN
TECHNICAL SERVICE ASSISTANCE

1. WORK PROGRAM/BUDGET This is an agreement attached to and made part of the August __, 2026 AGREEMENT between the Town of Erwin, North Carolina (hereinafter referred to as "Local Government") and Mid-Carolina Regional Council (hereinafter referred to as "Council") providing for technical assistance related to staffing needs, special projects on an hourly basis, and any other services the Local Government requests agreed to in writing. The basic services to be provided by Council are outlined below.

2. WORK PROGRAM/SCOPE OF SERVICES The intent of this AGREEMENT is for the Council to provide qualified professional personnel as technical assistance to the Local Government consistent with applicable federal laws, state laws, and Town ordinances beginning August __, 2026. Leveraging experience and resources possessed by Council staff, Council will consult and advise the Local Government consistent with applicable clerical, administrative, financial, accounting practices, planning and zoning, code enforcement, and governmental regulations.

3. SERVICES TO BE PROVIDED

The following activities are illustrative of the services to be provided by Council to the Local Government:

- Code Enforcement Services:
  - Mid-Carolina will provide a Code Enforcement Officer (CEO) to Town of Erwin on an hourly basis, as requested by the Town.
  - The CEO will be responsible for the following:
  - Nuisance abatement according to the Town's code of ordinance to include but not be limited to tall grass, junk vehicles and junk debris.
  - Housing code enforcement. The CEO will work with the appropriate building code officials to enforce the building regulations to include but not be limited to minimum housing, condemnation, and commercial maintenance code.
  - Solid waste ordinance enforcement.
  - The CEO will investigate all complaints, send the appropriate violation letters, conduct follow-up, abate violations, and close all cases (if applicable).
- Zoning Administration:
  - Mid-Carolina will provide a Zoning Administrator to administer the Town's zoning ordinance on an hourly basis, as requested by the Town. The Zoning Administrator will be responsible for zoning verification letters, zoning permits, zoning violations and any other zoning related task requested by the Town
  - The Zoning Administrator will process all zoning permits and verification letters based on the Town's current process. The Zoning Administrator will be

responsible for all communications with the applicants and the full review and processing.
    - The Zoning Administrator will investigate all zoning complaints, send the appropriate violation letters, conduct follow-up, establish an amicable solution and close all cases.
- Planning Services:
    - Mid-Carolina can provide professional planning services to the Town on an hourly basis, as requested.
    - Planning services can be project specific (i.e. - assistance with comprehensive plans, ordinance amendments, etc.), plan review, planning consultation, processing of applications for planning board and Town board meetings and all other planning related needs.
- Clerical Services:
    - Organizing and Filing of Documents and Files
    - Preparation of Town board meeting packets
    - Preparation of minutes
- Administrative Services:
    - Review of Policies and Procedures to Ensure Compliance with Applicable Laws, Regulations, and Practices
    - Assists with the development and implementation of human resources policies and procedures
    - Grant administration, project administration

4. FEES

The Council proposes to provide the services described in this AGREEMENT as listed below:

- Code Enforcement Services: $60/hour
- Zoning Administration: $60/hour
- Planning Services: $75/hour
- Clerical Services: $65/hour
- Administrative Services: $82/hour

Town of Erwin

By: _____

Title: _____

Date: _____

Mid-Carolina Regional Council

By: _____

Title: _____

Date: _____

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

Finance Officer: _____ Date: _____

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 24, 2026

Subject: ZT-2026-27-001

The Town of Erwin has received a rezoning request from the property owner of 1501 Denim Drive. The request applies only to the parcel located at 1501 Denim Drive. The property is currently zoned Highway Business (B-2), and the property owner is requesting that the parcel be rezoned to R-10 (Residential).

The property currently contains a structure that has historically been used as a single-family dwelling. The property owner wishes to continue the historic residential use of the structure.

When the current property owner purchased the property, consideration was given to utilizing the existing structure for a use permitted within the B-2 zoning district. After further consideration, the property owner has determined that maintaining the structure's historic use as a single-family dwelling is the preferred use of the property. The requested R-10 zoning would allow the property to continue to be used for its established residential purpose.

The Planning Board reviewed the rezoning request and recommended approval of the requested zoning map amendment. The Town Board will conduct a public hearing at its September Town Board meeting to receive public comment regarding the requested rezoning. The public hearing has been properly advertised in accordance with applicable requirements.

Attachments:

- ZT-2026-27-001 Application
- Planning Board approved minutes and Statement of Consistency
- Harnett County GIS image
- Harnett County GIS image with zoning
- ZT-2026-27-001 Survey
- 2023 Land Use Plan Growth Zones

Revised 9-19-2014

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

Staff Only: Zoning Case # Z-2026-7 001
Fee: $400 Check # 2778 MO _____ Cash___
PB Recommendation: ___A ___D ___A/W Conditions
BOC Date: _____ Decision: __A __D __T __A/W Conditions

Print Applicant Name: William Denny Hawley
Name of Legal Property Owner Same
Location of Property 1501 Denim Drive Erwin NC 28339

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

Zoning change requested from B2 to R10
If Conditional District, note conditions: _____
Harnett County Tax Map PIN 1507-22-0057
Property owner(s) of area requested and address(es)

William O. Hawley
PO Box 306
Angier NC 27501

(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 — attached
- 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 — attached
- 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 of Applicant

919-201-9210
Contact Number

PO Box 306 Angier NC 27501
Mailing Address of Applicant

PAID
JUN 23 2026
BY: CNK2778
15

Adjoining Property Owners to 1501 Denim Dr Erwin NC

1. Mike Beasley
   Laurie L Beasley
   Physical Address: 1401 Denim Drive
   Erwin, NC 28339
   Mailing Address: 506 S 10th Street
   Erwin, NC 28339

2. Scott Mclenney
   Physical Address: 215 Butch St
   Erwin, NC 28339
   Mailing Address: Same

3. World Afire Ministries Inc.
   Physical Address: 1503 Denim Drive
   Erwin, NC 28338
   Mailing Address: 219 Green Forest Circle
   Dunn, NC 28334

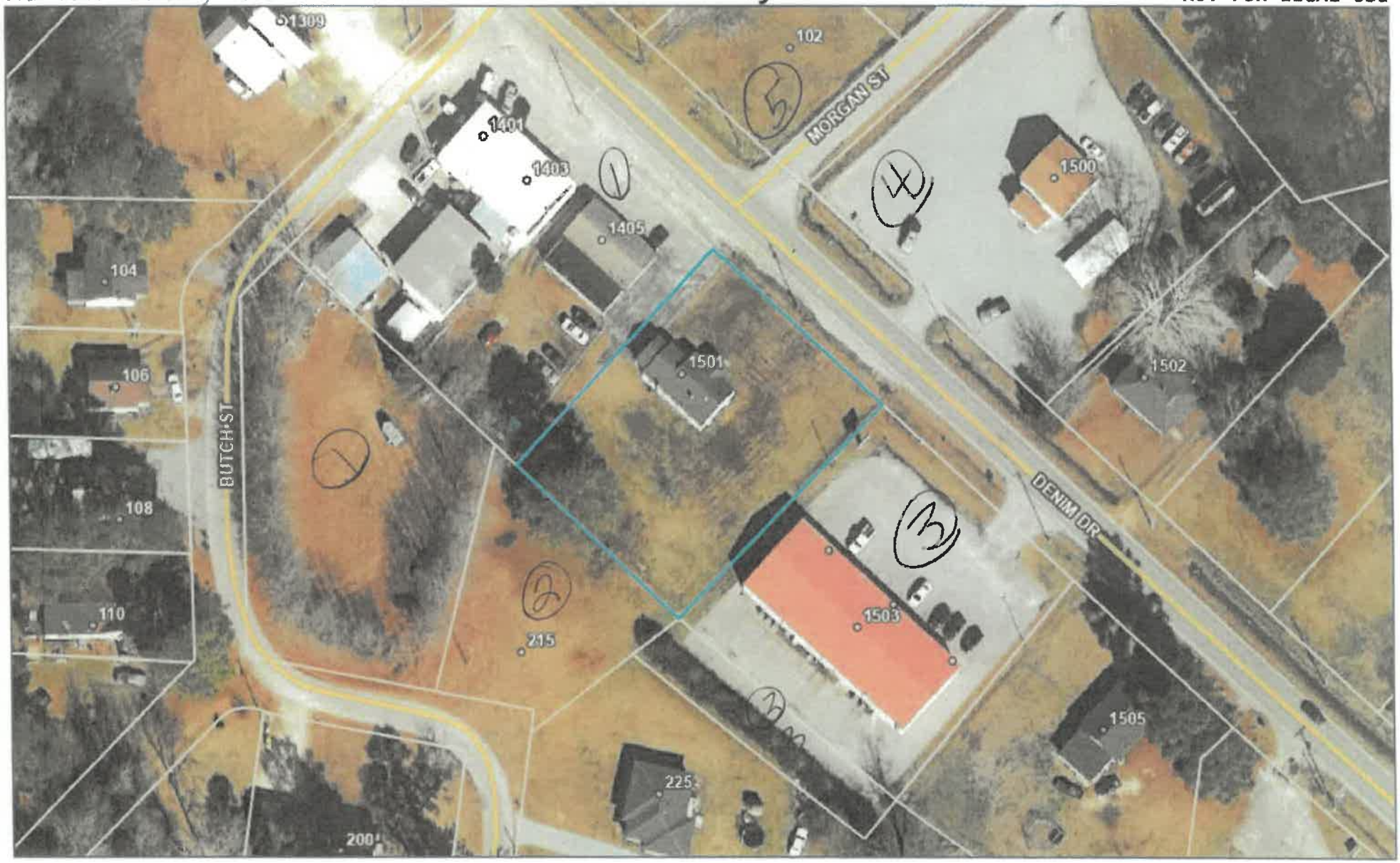
4. Larry W Wood
   Physical Address: 1500 Denim Drive
   Erwin, NC 28339
   Mailing Address: 401 W C Street
   Erwin, NC 28339

5. Cente Eli Hawthorne (Physical/Mailing Same)
   Physical Address: 102 Morgan St
   Erwin, NC 28339
   Mailing Address: Same

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY

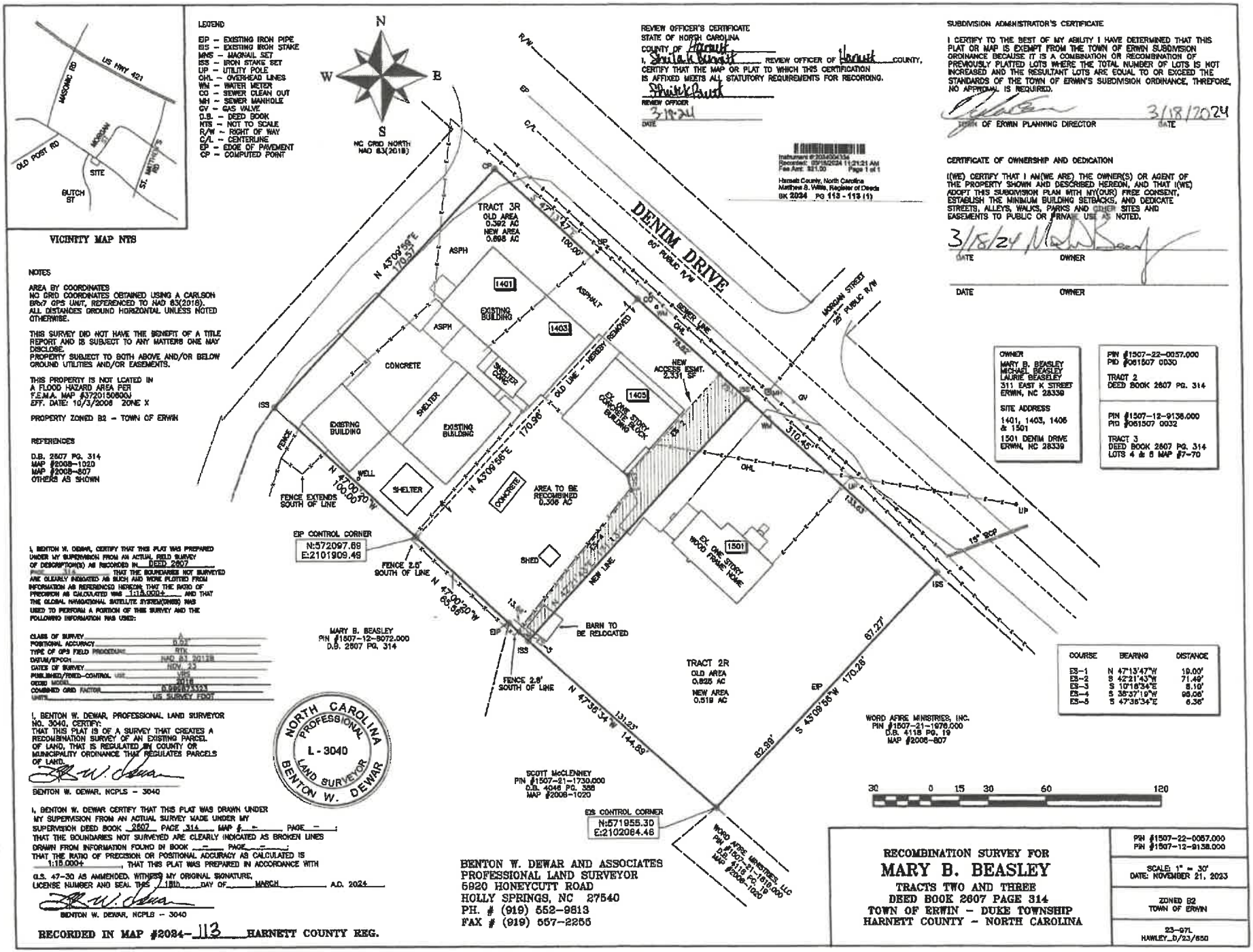
Harnett.org/GIS

August 4, 2025

County Boundary
City Limits
Address Numbers
Road Centerlines
Parcels

N
W
E
S

Feet
0
80


VICINITY MAP NTS
US HWY 421
MASONIC RD
MORGAN ST
OLD POST RD
SITE
BUTCH ST
ST. MATTHEWS RD
LEGEND
EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
MNS – MAGNAIL SET
ISS – IRON STAKE SET
UP – UTILITY POLE
OHL – OVERHEAD LINES
WM – WATER METER
CO – SEWER CLEAN OUT
MH – SEWER MANHOLE
GV – GAS VALVE
D.B. – DEED BOOK
NTS – NOT TO SCALE
R/W – RIGHT OF WAY
C/L – CENTERLINE
EP – EDGE OF PAVEMENT
CP – COMPUTED POINT
N
W
E
S
NC GRID NORTH NAD 83(2018)
NOTES
AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A CARLSON BRx7 GPS UNIT, REFERENCED TO NAD 83(2018).
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.
THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS.
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720150800J EFF. DATE: 10/3/2006 ZONE X
PROPERTY ZONED B2 – TOWN OF ERWIN
REFERENCES
D.B. 2607 PG. 314
MAP #2008-1020
MAP #2008-807
OTHERS AS SHOWN
I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED 2607 PAGE 314 AND MAP #; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BLICH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:15,000+ AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:
CLASS OF SURVEY A
POSITIONAL ACCURACY 0.07'
TYPE OF GPS FIELD PROCEDURE RTK
DATUM/EPOCH NAD 83 2011B
DATES OF SURVEY NOV. 23
PUBLISHED/FIXED-CONTROL USE VRS
GEOID MODEL 2018
COMBINED GRID FACTOR 0.99987324
UNITS US SURVEY FOOT
I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS PLAT IS OF A SURVEY THAT CREATES A RECOMBINATION SURVEY OF AN EXISTING PARCEL OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.
BENTON W. DEWAR, NCPLS – 3040
NORTH CAROLINA PROFESSIONAL L - 3040 LAND SURVEYOR BENTON W. DEWAR
I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 2607 PAGE 314 MAP #; PAGE –; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK –, PAGE –; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:15,000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF MARCH A.D. 2024
BENTON W. DEWAR, NCPLS – 3040
RECORDED IN MAP #2024-113 HARNETT COUNTY REG.
REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Harnett
I, Shirley Bissett REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
3-19-24
DATE
Instrument # 2024006334
Recorded: 03/19/2024 11:21:21 AM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew B. Wilks, Register of Deeds
BK 2024 PG 113 - 113 (1)
SUBDIVISION ADMINISTRATOR'S CERTIFICATE
I CERTIFY TO THE BEST OF MY ABILITY I HAVE DETERMINED THAT THIS PLAT OR MAP IS EXEMPT FROM THE TOWN OF ERWIN SUBDIVISION ORDINANCE BECAUSE IT IS A COMBINATION OR RECOMBINATION OF PREVIOUSLY PLATTED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS OF THE TOWN OF ERWIN'S SUBDIVISION ORDINANCE, THREFORE, NO APPROVAL IS REQUIRED.
TOWN OF ERWIN PLANNING DIRECTOR
3/18/2024
DATE
CERTIFICATE OF OWNERSHIP AND DEDICATION
I(WE) CERTIFY THAT I AM(WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I(WE) ADOPT THIS SUBDIVISION PLAN WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS, AND DEDICATE STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
3/18/24
DATE
OWNER
DATE
OWNER
DENIM DRIVE
60' PUBLIC R/W
MORGAN STREET
25' PUBLIC R/W
TRACT 3R
OLD AREA 0.392 AC
NEW AREA 0.698 AC
TRACT 2R
OLD AREA 0.825 AC
NEW AREA 0.519 AC
AREA TO BE RECOMBINED 0.306 AC
EXISTING BUILDING
SHELTER
CONCRETE
ASPHALT
SHED
BARN TO BE RELOCATED
NEW ACCESS EASEMENT 2,331 SF
OLD LINE – HEREBY REMOVED
NEW LINE
SEWER LINE
FENCE EXTENDS SOUTH OF LINE
FENCE 2.5' SOUTH OF LINE
FENCE 2.8' SOUTH OF LINE
EIP CONTROL CORNER N:572097.68 E:2101909.46
EIS CONTROL CORNER N:571955.30 E:2102084.48
1401
1403
1405
1501
EX. ONE STORY CONCRETE BLOCK BUILDING
EX. ONE STORY WOOD FRAME HOME
15" RCP
N 43°09'56"E 170.57'
N 47°00'20"W 100.00'
N 43°09'56"E 170.96'
N 47°00'20"W 65.96'
N 47°36'34"W 131.25'
S 43°09'56"W 170.28'
S 47°13'47"E 100.00'
N 47°13'47"W 19.00'
S 42°21'43"W 71.49'
S 10°18'34"E 8.18'
S 35°37'19"W 99.06'
S 47°36'34"E 6.36'
67.27'
144.89'
82.89'
310.45'
131.43'
30 0 15 30 60 120
MARY B. BEASLEY PIN #1507-12-8072.000 D.B. 2607 PG. 314
SCOTT McCLENNEY PIN #1507-21-1730.000 D.B. 4046 PG. 386 MAP #2008-1020
WORD AFIRE MINISTRIES, INC. PIN #1507-21-1978.000 D.B. 4118 PG. 19 MAP #2008-807
WORD AFIRE MINISTRIES, LLC PIN #1507-21-1819.000 D.B. 4118 PG. 19 MAP #2008-1020
OWNER
MARY B. BEASLEY
MICHAEL BEASLEY
LAURIE BEASELEY
311 EAST K STREET
ERWIN, NC 28339
SITE ADDRESS
1401, 1403, 1405 & 1501
1501 DENIM DRIVE
ERWIN, NC 28339
PIN #1507-22-0057.000
PID #061507 0030
TRACT 2
DEED BOOK 2607 PG. 314
PIN #1507-12-9138.000
PID #061507 0032
TRACT 3
DEED BOOK 2607 PG. 314
LOTS 4 & 5 MAP #7-70
COURSE BEARING DISTANCE
E3-1 N 47°13'47"W 19.00'
E3-2 S 42°21'43"W 71.49'
E3-3 S 10°18'34"E 8.18'
E3-4 S 35°37'19"W 99.06'
E3-5 S 47°36'34"E 6.36'
BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5820 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
FAX # (919) 557-2255
RECOMBINATION SURVEY FOR
MARY B. BEASLEY
TRACTS TWO AND THREE
DEED BOOK 2607 PAGE 314
TOWN OF ERWIN – DUKE TOWNSHIP
HARNETT COUNTY – NORTH CAROLINA
PIN #1507-22-0057.000
PIN #1507-12-9138.000
SCALE: 1" = 30'
DATE: NOVEMBER 21, 2023
ZONED B2
TOWN OF ERWIN
23-97L
HAWLEY_D/23/650

Harnett COUNTY NORTH CAROLINA

Harnett County GIS

PID: 061507 0030

PIN: 1507-22-0057.000

Account Number: 1500033585

Owner: HAWLEY WILLIAM DONNY

Mailing Address: PO BOX 306 ANGIER, NC 27501-0306

Physical Address: 1501 DENIM DR ERWIN, NC 28339 ac

Description: TR#2R MARY B BEASLEY MAP#2024-113

Surveyed/Deeded Acreage: 0.52

Calculated Acreage: 0.52

Deed Date:

Deed Book/Page: 4231 - 2371

Plat(Survey) Book/Page: 2024 - 113

Last Sale: 2024 - 4

Sale Price: $20000

Qualified Code: Q

Vacant or Improved: I

Transfer of Split: T

Actual Year Built: 1950

Heated Area : 1190 SqFt

Building Count : 1

Building Value: $14898

Parcel Outbuilding Value: $0

Parcel Land Value: 32840

Market Value: $47738

Deferred Value: $0

Total Assessed Value: $47738

Zoning: Highway Business - 0.52 acres (100.0%)

Zoning Jurisdiction: Erwin

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: No

Elementary School: Erwin Elementary

Middle School: Coats-Erwin Middle

High School: Triton High

Fire Department: Erwin

EMS Department: Medic 5, D5 EMS

Law Enforcement: Erwin Police

Voter Precinct: Erwin/Duke

County Commissioner : William Morris

School Board Member: Joey Powell



Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/23/2024 10:33:35 AM NC Rev Stamp: $40.00
Book: 4231 Page: 2371 - 2375 (5) Fee: $26.00
Instrument Number: 2024006588

HARNETT COUNTY TAX ID #
061507 0030

04-23-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax $40.00

Parcel Identifier No. 061507 0030

Mail after Recording to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A., PO Box 790, Angier, NC 27501

Our File No.: 23.695

Brief description for the Index: Lot 2R Mary B. Beasley
Map Book 2024-113

THIS GENERAL WARRANTY DEED, made this 12 day of April, 2024, by and between

GRANTOR	GRANTEE
Michael Wayne Beasley and wife, Sandra Baggett Beasley, Mary B. Beasley, widow, and Laurie L. Beasley and spouse, Joseph Craig Turner c/o 506 S. 10th Street Erwin, NC 28339	William Donny Hawley, unmarried P.O. Box 306 Angier, NC 27501

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 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:

Submitted electronically by "Pope & Pope, Attorneys at Law, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

LYING AND BEING in Duke Township, Harnett County, North Carolina and being all of that tract or parcel designated as Tract No. 2-R, containing 0.519 acres, more or less, as shown on a map prepared by Benton W. Dewar, Professional Land Surveyor, Benton W. Dewar and Associates, Holly Springs, North Carolina dated November 21, 2023, and captioned "Recombination Survey for MARY B. BEASLEY" which said map is recorded in Map Book 2024, Page 113, in the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

The above-described tract being all of Tract No. 2 as described and conveyed in deed dated March 24, 2009 from Mary B. Beasley (reserving life estate) to Michael W. Beasley and Laurie L. Beasley and recorded March 26, 2009 in Deed Book 2607, Page 314, Harnett County Registry. For further reference see: Deed Book 1099, Page 310; Deed Book 407, Page 16; Deed Book 386, Page 17; Deed Book 366, Page 409 (less and except portion conveyed in Deed Book 386, Page 14), Harnett County Registry.

Bernice Lucas and Annie Lee Lucas, the grantees in Deed Book 407, Page 16 have both deceased. Annie Lee Lucas died November 16, 1994 in Harnett County, North Carolina. No estate was opened for Mrs. Annie Lee Lucas. Annie Lee Lucas' obituary was published with The Daily Record, she was interred with Price Funeral Home. Bernice Lucas died May 7, 1995 in Harnett County, North Carolina. No estate was opened for Mr. Bernice Lucas. No estate was opened for Mr. Bernice Lucas. Bernice Lucas' obituary was published with The Daily Record, he was interred with Cromartie-Miller & Lee Funeral Home.

The obituary of Mr. Bernice Lucas averred he was survived by a son, P.D. Lucas, a daughter Bernistine Dixon and a stepson, Johnny Lucas and three stepdaughters, Corina Billiott, Hazel Stone and Bell Robinson.

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 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. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.

2. 2024 COUNTY OF HARNETT AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Michael Wayne Beasley (SEAL)

Sandra Baggett Beasley (SEAL)

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Michael Wayne Beasley** 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 22 day of April, 2024.

NOTARY PUBLIC

William M Pope

Notary's printed or typed name

My commission expires: 4/23/25

WILLIAM M. POPE NOTARY PUBLIC HARNETT COUNTY, N.C.

STATE OF NORTH CAROLINA,

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Sandra Baggett Beasley** 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 22 day of April, 2024.

EMILIE R RIDDLE
NOTARY PUBLIC
HARNETT COUNTY,
NORTH CAROLINA

NOTARY PUBLIC

Emilie R. Riddle

Notary's printed or typed name

My commission expires: 08/28/2028

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR: Mary B. Beasley

Michael W. Beasley, Attorney-in-Fact (SEAL)
By: Attorney-in-Fact, Michael W. Beasley

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I, William M Pope, a Notary Public for the County and State aforesaid, do hereby certify that Michael W. Beasley, Attorney-in-fact for Mary B. Beasley, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Mary B. Beasley, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, Harnett County, North Carolina, on the 12th day of December, 2023, and recorded in Deed Book 4216, Page 1901, Harnett County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Michael W. Beasley, Attorney-in-Fact for Principal, Mary B. Beasley, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Mary B. Beasley.

Witness my hand and official seal/stamp, this the 22 day of April, 2024.

(Seal/Stamp)

William M Pope
Notary Public

WILLIAM M. POPE NOTARY PUBLIC HARNETT COUNTY, N.C.

My Commission Expires: 4/23/25

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Laurie L. Beasley (SEAL)

Joseph Craig Turner (SEAL)

STATE OF Virginia,

COUNTY OF Henrico

I, a Notary Public of the County and State aforesaid, certify that **Laurie L. Beasley** 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 12 day of April, 2024.

NOTARY PUBLIC

DeNaje L. Becton
Notary's printed or typed name

My commission expires: Dec. 31, 2027

DENAJE L BECTON
Notary Public
Commonwealth of Virginia
Registration No. 8037817
My Commission Expires Dec 31, 2027

Notary Seal

STATE OF Virginia,

COUNTY OF Henrico

I, a Notary Public of the County and State aforesaid, certify that **Joseph Craig Turner** 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 12 day of April, 2024.

NOTARY PUBLIC

DeNaje L. Becton
Notary's printed or typed name

My commission expires: Dec. 31, 2027

DENAJE L BECTON
Notary Public
Commonwealth of Virginia
Registration No. 8037817
My Commission Expires Dec 31, 2027

Notary Seal

There are some projects on the horizon for Erwin, and the Town is looking forward to that.

The construction of Scooter's Coffee has been moving forward, bringing coffee to Erwin.

NEW BUSINESS

ZT-2026-27-001

Town Manager Snow Bowden presented this rezoning request to the Board.
This request is for the parcel, known by its Harnett County Tax PIN 1507-22-0057.000 , located at 1501 Denim Drive, Erwin, to rezone from a B2 classification to an R10 classification. This is adjacent to an R-10 district, and contains a residential single-family dwelling. The applicant wishes to rezone the property for residual use. This request is in line with the 2023 Land Use Plan.
Board Member Michael Jackson asked if this could be added to Town Ordinances as a permitted use.
Town Planner Snow Bowden stated that there is some talk in Raleigh to permit residential structures in B2 Zoning, but nothing is final at that level yet. The discussion can be brought up again with the current Board of Commissioners for a possible text amendment.

Board Member Kathryn Moore made a motion to approve the request.

Vice Chairperson Jim Hartman asked the Board to read the Staff Evaluation.

Board Member Rebecca Kelly read the following:

-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 to have the parcel rezoned to another residential district. The applicant seeks to use the existing structure on this parcel as a single-family dwelling.
-The requested zoning district is compatible with the existing Land Use Classification.
Reasoning: This parcel is located in an area identified for commercial/mixed use growth in our 2023 Land Use Plan. This section is identified for commercial/mixed use growth, but a mix of residential uses is appropriate in this area.

Board Member Grace Watts read the following:

-The proposal does enhance or maintain the public health, safety, and general welfare.
Reasoning: this rezoning request would turn this lot into a conforming lot.
-The request is a small scale rezoning and should be evaluated for reasonableness.
Reasoning: this request is to have one parcel rezoned, that is 0.52 acres.

Vice Chairperson Jim Hartman asked the Board to read the Statement of Consistency.

Board Member Rebecca Kelly made a motion in the affirmative, and read the following Statement of Consistency:

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

The motion was seconded by Howard Godwin. **The Board voted unanimously**.

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:11 P.M. and was seconded by Kathryn Moore. **Motion unanimously approved.**

Minutes recorded and typed by
Katelan Blount, Deputy Town Clerk

Nicholas Skatell
Chairperson

Katelan Blount
Deputy Town Clerk

Statement of Consistency

ZT-2027-001

The requested rezoning to R-10 is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation.

Therefore, it is recommended that this rezoning **be approved**.

Jim Hartman
Vice Chairperson

Katelan Blount
Deputy Town Clerk

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

Harnett.org/GIS

June 29, 2026

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels

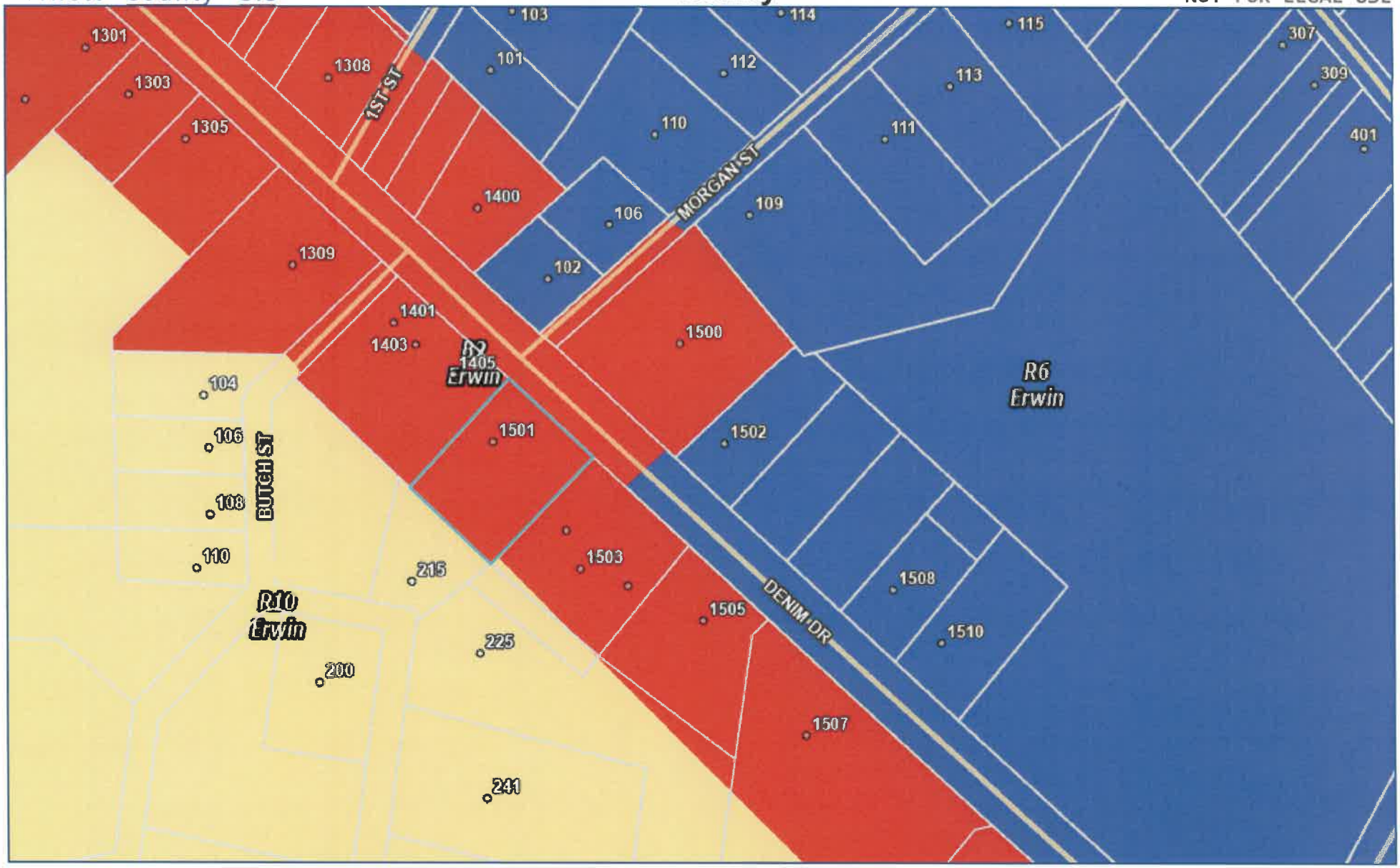
N
W E
S

0 160 Feet

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

Harnett.org/GIS

June 29, 2026

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- B2
- R10
- R6
- ETJ

N W E S

0 160 Feet



VICINITY MAP NTS

LEGEND

EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
MNS – MAGNAIL SET
ISS – IRON STAKE SET
UP – UTILITY POLE
OHL – OVERHEAD LINES
WM – WATER METER
CO – SEWER CLEAN OUT
MH – SEWER MANHOLE
GV – GAS VALVE
D.B. – DEED BOOK
NTS – NOT TO SCALE
R/W – RIGHT OF WAY
C/L – CENTERLINE
EP – EDGE OF PAVEMENT
CP – COMPUTED POINT

NC GRID NORTH
NAD 83(2018)

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A CARLSON BR-7 GPS UNIT, REFERENCED TO NAD 83(2018).
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720150800J EFF. DATE: 10/3/2006 ZONE X

PROPERTY ZONED B2 – TOWN OF ERWIN

REFERENCES

D.B. 2607 PG. 314
MAP #2008-1020
MAP #2008-807
OTHERS AS SHOWN

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED 2607 PAGE 314 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:15,000+ AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY	A
POSITIONAL ACCURACY	0.02'
TYPE OF GPS FIELD PROCEDURE	RTK
DATUM/EPOCH	NAD 83 2012B
DATES OF SURVEY	NOV. 23
PUBLISHED/FIXED-CONTROL USE	VRS
GEOID MODEL	2018
COMBINED GRID FACTOR	0.999873323
UNITS	US SURVEY FOOT

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY:
THAT THIS PLAT IS OF A SURVEY THAT CREATES A RECOMBINATION SURVEY OF AN EXISTING PARCEL OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

BENTON W. DEWAR, NCPLS – 3040

NORTH CAROLINA PROFESSIONAL L-3040 LAND SURVEYOR BENTON W. DEWAR

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 2607 PAGE 314 MAP # – PAGE –; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK – PAGE –; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:15,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF MARCH A.D. 2024

BENTON W. DEWAR, NCPLS – 3040

RECORDED IN MAP #2024-113 HARNETT COUNTY REG.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Harnett
I, Shirlah Barnett REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Shirlah Barnett
REVIEW OFFICER
3-18-24
DATE

Instrument # 2024004334
Recorded: 03/18/2024 11:21:21 AM
Fee Amt: $21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2024 PG 113 - 113 (1)

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I CERTIFY TO THE BEST OF MY ABILITY I HAVE DETERMINED THAT THIS PLAT OR MAP IS EXEMPT FROM THE TOWN OF ERWIN SUBDIVISION ORDINANCE BECAUSE IT IS A COMBINATION OR RECOMBINATION OF PREVIOUSLY PLATTED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS OF THE TOWN OF ERWIN'S SUBDIVISION ORDINANCE, THREFORE, NO APPROVAL IS REQUIRED.

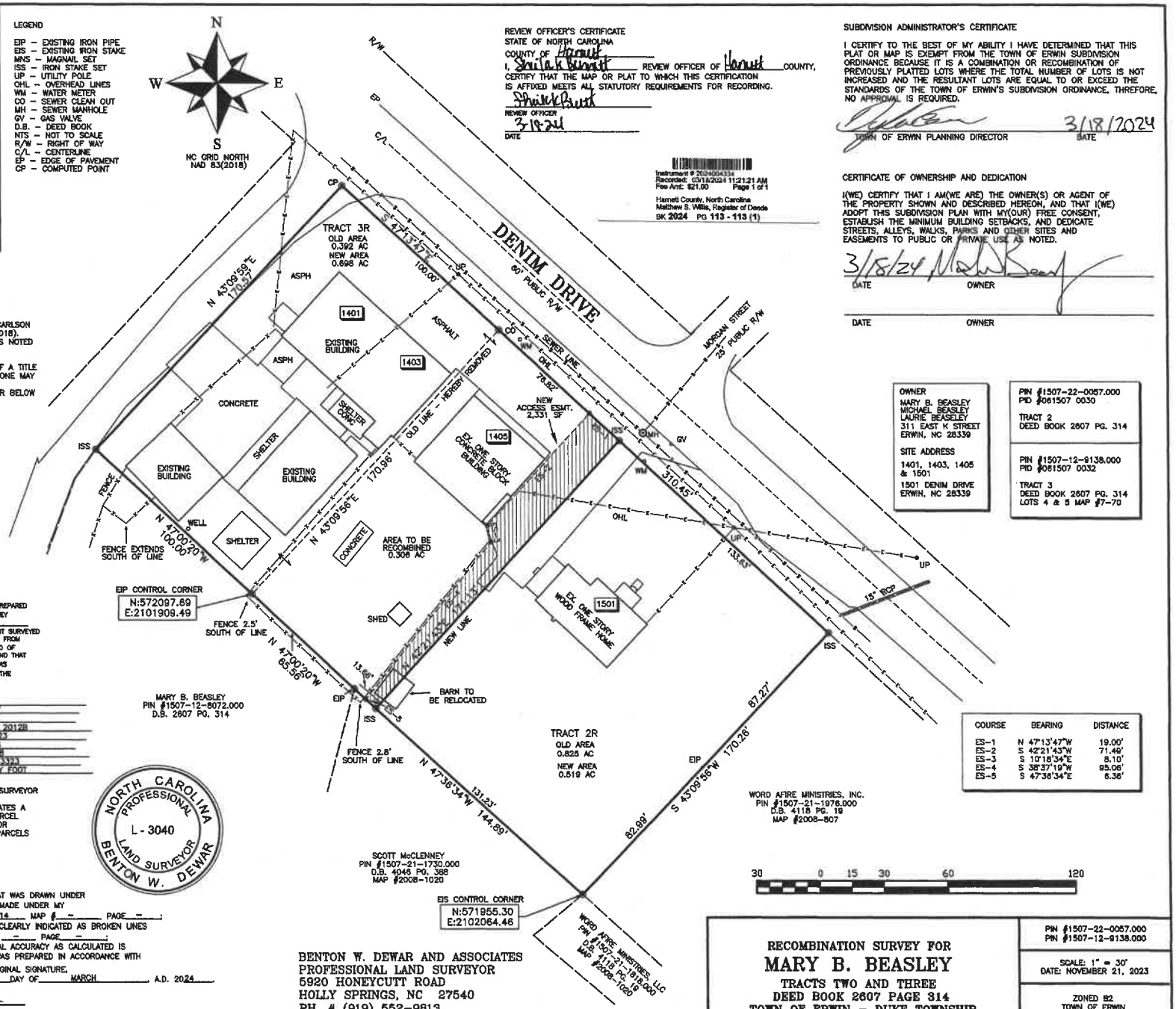
TOWN OF ERWIN PLANNING DIRECTOR 3/18/2024 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) CERTIFY THAT I AM(WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I(WE) ADOPT THIS SUBDIVISION PLAN WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS, AND DEDICATE STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

3/18/24 DATE OWNER

DATE OWNER



COURSE	BEARING	DISTANCE
ES-1	N 47°13'47"W	19.00'
ES-2	S 42°21'43"W	71.46'
ES-3	S 10°18'34"E	8.10'
ES-4	S 38°37'19"W	95.06'
ES-5	S 47°36'34"E	6.36'

30 0 15 30 60 120

OWNER
MARY B. BEASLEY
MICHAEL BEASLEY
LAURIE BEASLEY
311 EAST K STREET
ERWIN, NC 28339

SITE ADDRESS
1401, 1403, 1405 & 1501
1501 DENIM DRIVE
ERWIN, NC 28339

PIN #1507-22-0057.000
PID #061507 0030
TRACT 2
DEED BOOK 2607 PG. 314

PIN #1507-12-9138.000
PID #061507 0032
TRACT 3
DEED BOOK 2607 PG. 314
LOTS 4 & 5 MAP #7-70

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9613
FAX # (919) 557-2255

RECOMBINATION SURVEY FOR MARY B. BEASLEY

TRACTS TWO AND THREE
DEED BOOK 2607 PAGE 314
TOWN OF ERWIN – DUKE TOWNSHIP
HARNETT COUNTY – NORTH CAROLINA

PIN #1507-22-0057.000
PIN #1507-12-9138.000

SCALE: 1" = 30'
DATE: NOVEMBER 21, 2023

ZONED B2
TOWN OF ERWIN

23-97L
HAWLEY_D/23/650

Future Land Use Character Areas

The Future Land Use Map *(FLUM)* and character areas guide land use and infrastructure decisions, as well as land use regulations within Erwin's planning jurisdiction. The FLUM categorizes land into six color-codes character areas. These designations describe the desired types, intensity, and spatial arrangement of land uses in Erwin's planning jurisdiction.

Employment and Industry

The Employment Center designation provides primary locations for employment and economic development opportunities where there is adequate infrastructure. Employment Centers are typically located on larger parcels to accommodate future employment growth. This designation includes some industrial uses and supporting commercial uses to serve employees.



Commercial/Mixed Use

The Commercial/Mixed Use designation features small-large scale commercial, and office uses oriented primarily along Highway 421 and at major intersections. Small-medium scale commercial and offices uses should be located at major intersections. Medium-large scale commercial and office uses should be located along Highway 421. A mix of uses should be encouraged to serve both a local and regional market. Although this designation is more auto oriented, efforts should be made to provide both pedestrian and vehicle connectivity. This character area may also include a mix of residential types where appropriate.



MINUTES CONTINUED FROM AUGUST 24, 2026

Commissioner Blackmon recommended a Welcome to Erwin link on the Town of Erwin website for new residents.

Commissioner Nelson informed the Board that the Town of Erwin will be receiving about $35,000-$40,000 in Partnerships for our events, and it was a testament to Town Staff doing a wonderful job at the events.

Commissioner Byrd thanked the Public Works Department for cutting down the tree at Jimmy Ray's house. He stated there was still a limb hanging on 12th Street that we needed to cut. He asked Town Attorney Tim Morris if there were any updates on the legal action against the Gettin Place and Jay Sills.

Town Attorney Tim Morris stated that he contacted Jay Sills, and he was ready to roll on the Gettin Place.

Mayor Baker asked Tim Morris to add Joann Hall to his list off of County Avenue. The Board needed an update, and that house needed to be torn down.

Commissioner Marbell stated that there was a bush at the corner of 14th and D Street.

Commissioner Blackmon thanked Town Attorney Tim Morris for being our Town Attorney.

Commissioner McKoy stated we need to communicate with residents regarding the trash carts. He hoped for a resolution for K Street. He either needed to fix it or close it permanently. He also stated we needed to address the vegetation at Porter Park.

Mayor Baker thanked Town Staff and fellow Board Members. He had been battling health issues. He had this last infusion, and his surgery was scheduled for October 16th. He felt that compassion went a long way. He thanked Town Clerk Lauren Evans, Town Manager Snow Bowden, and Town Attorney Tim Morris, and all Town Staff for their outstanding job.

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 6:33 P.M. and was seconded by Commissioner McKoy. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Randy Baker

Mayor

Lauren Evans, NCCMC

Town Clerk