THE ERWIN BOARD OF COMMISSIONERS
SEPTEMBER 2026 REGULAR MEETING
THURSDAY, SEPTEMBER 3, 2026 @ 7:00 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. **CONSENT**
   All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen requests discussion of an item, the item will be removed from the Consent Agenda and considered under New Business.
   A. Regular Meeting Minutes on August 6, 2026 **(Page 2)**
   B. Resolution of Intent to Change Election Method **(Page 6)**
   C. Mid-Carolina Technical Service Assistance **(Page 8)**

4. **PRESENTATION FROM ERWIN HISTORICAL SOCIETY**

5. **PUBLIC HEARING**
   A. ZT-2026-27-001 **(Page 12)**

6. **PUBLIC COMMENT**
   Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 30 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on the subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff, and other speakers. §160A-81.1

7. **MANAGER'S REPORT**

8. **ATTORNEY'S REPORT**

9. **ADJOURNMENT**

IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT (910) 591-4202 AT LEAST 48 HOURS PRIOR TO THE MEETING.

ERWIN BOARD OF COMMISSIONERS

REGULAR MINUTES

SEPTEMBER 3, 2026

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin, with Mayor Baker presiding, held its Regular Meeting in the Erwin Municipal Building Board Room on Thursday, September 3, 2026, at 7:00 P.M. in Erwin, North Carolina.

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

Board Member absent was Commissioner Charles Byrd.

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Police Chief Jonathan Johnson, and Recreation Director Doug Stevens were present.

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

Commissioner McKoy gave the Invocation.

All present recited the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

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

CONSENT

Commissioner Blackmon made a motion to approve **(ITEM A)** Regular Meeting Minutes on August 6, 2026 **(ITEM B)** Resolution of Intent to Change Election Method **(ITEM C)** Mid-Carolina Technical Service Assistance, which Commissioner McKoy seconded. **The Board voted unanimously.**

PRESENTATION FROM ERWIN HISTORICAL SOCIETY

In anticipation of Denim Days, Si Harrington of the Erwin Historical Society came forward and presented some of the "Firsts of Erwin/Duke."

PUBLIC HEARING

ZT-2026-27-001

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

TOWN OF ERWIN

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

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

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

This **AGREEMENT**, entered into on September _3_, 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 September _3_, 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 September _3_, 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 September _3_, 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: Sean Borden

Title: Town manager

Date: 09/03/2026

Mid-Carolina Regional Council

By: Samantha Williams

Title: Executive Director

Date: 9-9-26

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

Finance Officer: Linda P. Williams Date: 9-3-26

MINUTES CONTINUED FROM SEPTEMBER 3, 2026

Town Manager Snow Bowden stated this was a simple request to rezone the parcel at 1501 Denim Drive. The applicant requested rezoning the parcel from B-2 to R-10. There was an existing single-family home on the lot. The Planning Board did recommend this for approval, and it was consistent with our Land Use Plan. To the best of his knowledge, in the past, it had always been used as a house.

Mayor Baker asked if the Board had any questions for Town Staff.

No questions were asked.

Mayor Baker asked if anyone was present to speak in favor of the request.

Sharon Hawley of 184 Holly Loop Lane. Fuquay, NC 27526, the owner of the property, along with her husband, came forward. She stated they purchased the property about a year to a year and a half ago. It had always been a residential home with 3 bedrooms and 2 baths. Their request was simply to correct the zoning. Originally, the property was intended to be attached to the commercial building next to it. There were residential properties behind it and across the street.

Mayor Baker asked if the Board had any questions for Mrs. Hawley.

No questions were asked.

Mayor Baker asked if anyone else was present to speak.

Victor Crumpler, of Linden, NC, Associate Pastor at Word Afire Ministry. They are not necessarily opposed to the rezoning being done, but their church was active, and they do have several events that take place on the grounds inside and outside of the property. They wanted to state for the record that they do not want any noise complaints; they have never had any complaints before.

Michael Beasley of 506 S 10th Street and one of the owners of the business at 1401 Denim Drive and the adjacent property to that. He sold the property almost three years ago, and it has always been a residential property.

Mayor Baker asked if anyone else was present to speak.

No one came forward.

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

Mayor Baker asked if there were any further discussions, comments, or concerns from the Board. Seeing none, he called for a motion.

Commissioner Blackmon made a motion to approve the Staff Evaluation and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Finding of Facts in the affirmative and was seconded by Commissioner McKoy. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Statement of Consistency stating that 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. It is recommended that this rezoning request be approved, and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve Ordinance for Map Amendment Case # ZT-2026-27-001 Amendment to the Official Zoning Map to Rezone from B-2 to R-10 per Zoning Ordinance Article XXIII for

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: September 3, 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.

Attachments:

- ZT-2026-27-001 Application
- ZT-2026-27-001 Staff Report
- Harnett County GIS image
- Harnett County GIS image with zoning
- ZT-2026-27-001 Survey
- 2023 Land Use Plan Growth Zones
- Planning Board Minutes
- Planning Board Statement of Consistency
- ZT-2026-27-001 Property Owners Notified
- ZT-2026-27-001 Public Notice Letter
- ZT-2026-27-001 Public Hearing Newspaper Notice
- Statement of Consistency
- Statement of Inconsistency
- ZT-2026-27-001 Ordinance

Revised 9-19-2014

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

Staff Only: Zoning Case # Z-2026-27 001
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.

William D Hawley — 919-201-9210
Signature of Applicant — Contact Number

PO Box 306 Angier NC 27501
Mailing Address of Applicant

PAID JUN 23 2026 BY: CK2778

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

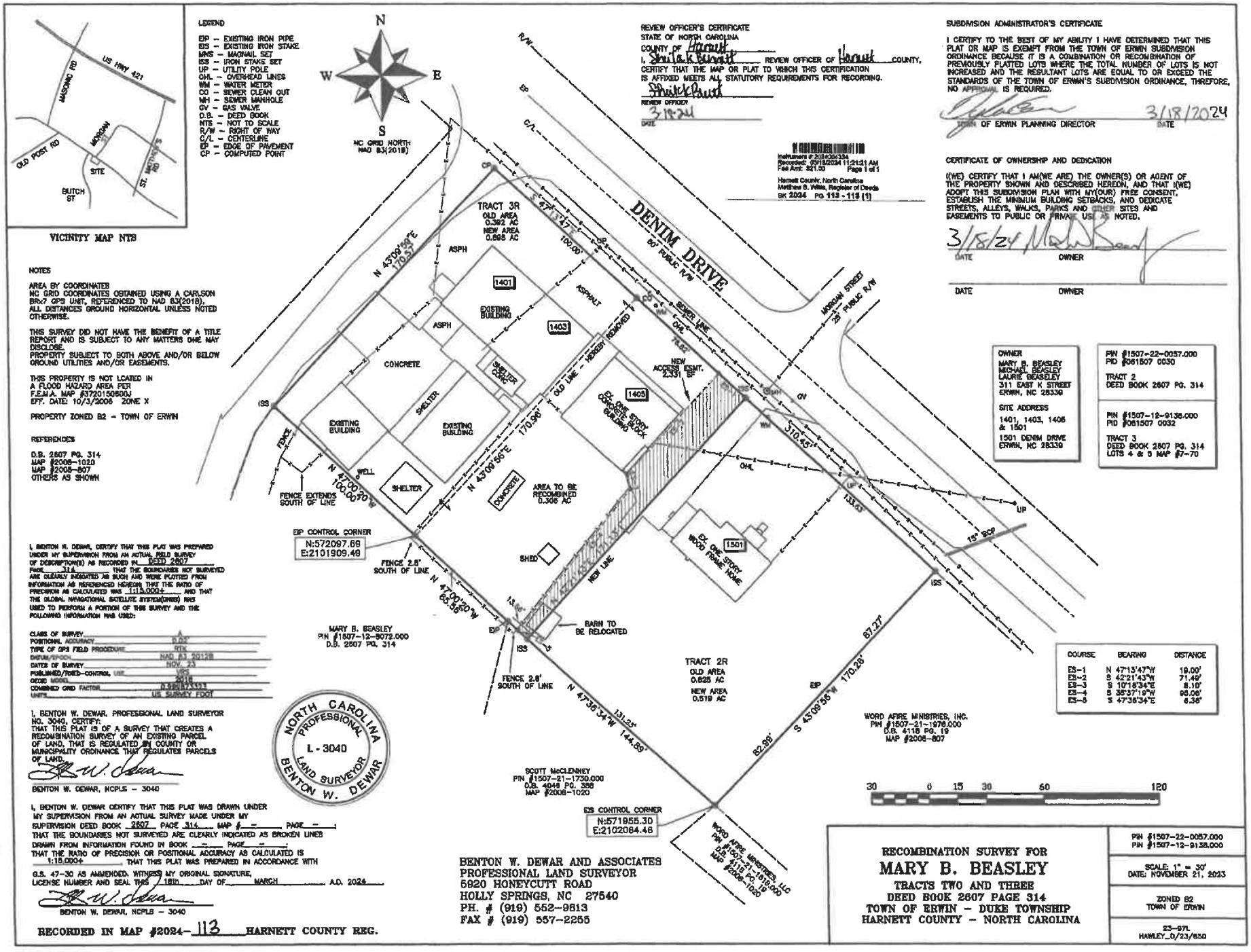
Harnett.org/GIS

August 4, 2025

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

N
W E
S

Feet
0 80



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	8.10'
E3-4	S 38°37'10"W	98.06'
E3-5	S 47°36'34"E	6.36'

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

MARY B. BEASLEY
PIN #1507-12-8072.000
D.B. 2607 PG. 314

WORD AFIRE MINISTRIES, INC.
PIN #1507-21-1978.000
D.B. 4118 PG. 19
MAP #2006-807

SCOTT McCLENNEY
PIN #1507-21-1730.000
D.B. 4046 PG. 356
MAP #2006-1020

WORD AFIRE MINISTRIES, LLC
PIN #1507-21-1818.000
D.B. 4118 PG. 19
MAP #2006-1020

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 2011B
DATES OF SURVEY	NOV. 23
PUBLISHED/FIXED-CONTROL USE	VRS
GEOID MODEL	2018
COMBINED GRID FACTOR	0.9998973323
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 AMENDED. 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.

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

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 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

My Commission Expires: 4/23/25

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

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

REZONING MAP REQUEST
STAFF REPORT
Case: ZT-2026-27-001

Snow Bowden, Town Manager
townmanager@erwin-nc.org
Phone: (910) 591-4200 Fax: (910) 897-5543

Planning Board: 07/20/2026 Town Commissioners: 09/03/2026

Requested zoning map amendment to one parcel located at 1501 Denim Drive with corresponding Harnett County Tax PIN #1507-22-0057.000. The request is to have this parcel rezoned from Highway Business (B-2) to Residential (R-10).

Applicant Information

Owner of Record:
Name: William Donny Hawley
Address: P.O. Box 306
City/State/Zip: Angier, NC 27501

Property Description

Tract – 1501 Denim Drive Erwin, NC 28339
Harnett County Tax PIN 1507-22-0057.000
Acres .52
Zoning District- Highway Business (B-2)

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 parcel is .52 acres. It has an existing structure on it that is a single-family dwelling. The parcel was built in 1950 and is 1,990 square feet based on data from Harnett County GIS.

Surrounding Land Uses: This parcel is located on Denim Drive and is located around several commercial land uses. Directly behind the parcel are similar residential land uses.

Services Available

- Harnett County Regional Water
- Duke Energy would provide electricity
- CenturyLink is the telephone provider

Staff Evaluation

The applicant has requested that this parcel be rezoned from Highway Business (B-2) to Residential (R-10). The parcel has an existing structure on it that appears to have been used as a single-family dwelling in the past. The applicant wishes to have this structure used as a single-family dwelling going forward.

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

Staff Evaluation

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

- **Reasoning:** The request is 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.

[X Yes No] 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.

[X Yes No] 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.

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

- **Reasoning:** This request is to have one parcel rezoned, that is .52 acres.

There is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group. **YES**	This parcel has had a structure located on it since 1950. Due to the lot size and location all of the permitted uses in the requested rezoning district would be in the public interest.
There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.) **YES**	This rezoning request is to change a parcel that has already been developed with a single-family structure located on it.
There is a convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. **YES**	This parcel has had this home located on it since 1950. There are homes directly behind the parcel. Any expansion of the existing home would be required to follow the guidelines for the proposed R-10 Zoning District.
The proposed change is in accord with the Land Development Plan and sound planning principles. **YES**	This parcel is in an area identified for commercial/mixed use growth in our Land Use Plan. The commercial/mixed use designation does include a mix of residential land uses.

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. It is recommended that this rezoning request be **Approved.**
Or

Statement of In-Consistency

The requested rezoning to R-10 is **NOT** compatible with all of the Town of Erwin's regulatory documents and it would have a negative impact on the surrounding community. It is recommended that this rezoning request **NOT BE APPROVED.**

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

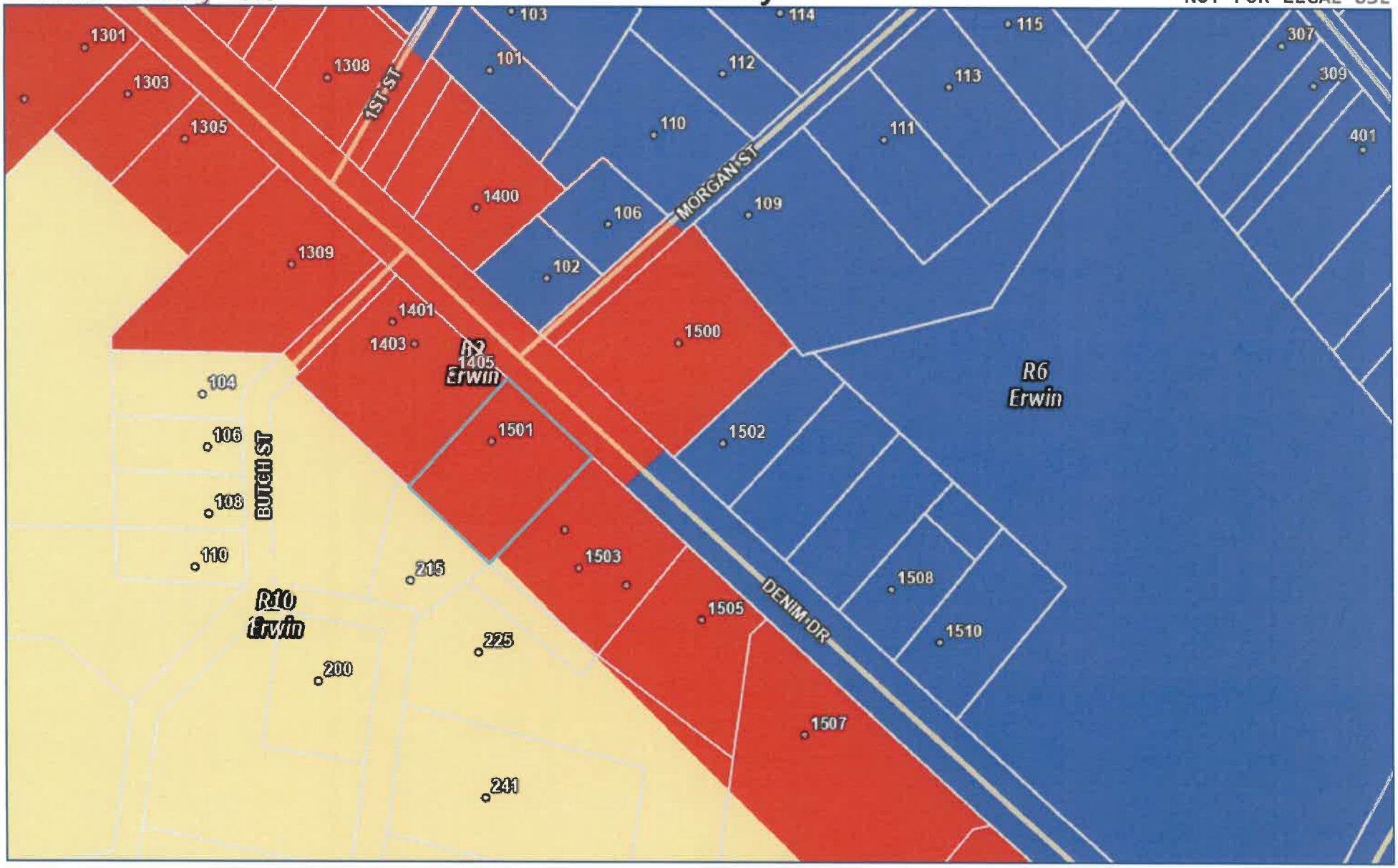
N
W E
S

Feet
0 160

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

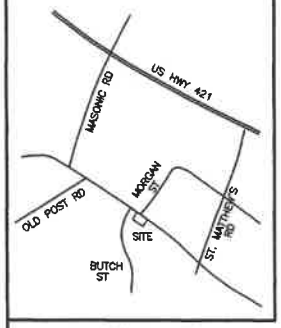
Harnett.org/GIS

June 29, 2026

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

N
W
E
S

Feet
0
160



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

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 LCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720150600J 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

N
W E
S
NC GRID NORTH
NAD 83(2018)

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Harnett
I, Sheila K Bennett REVIEW OFFICER OF Harnett COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Sheila K Bennett
REVIEW OFFICER
3-19-24
DATE

Instrument # 20240004334
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.

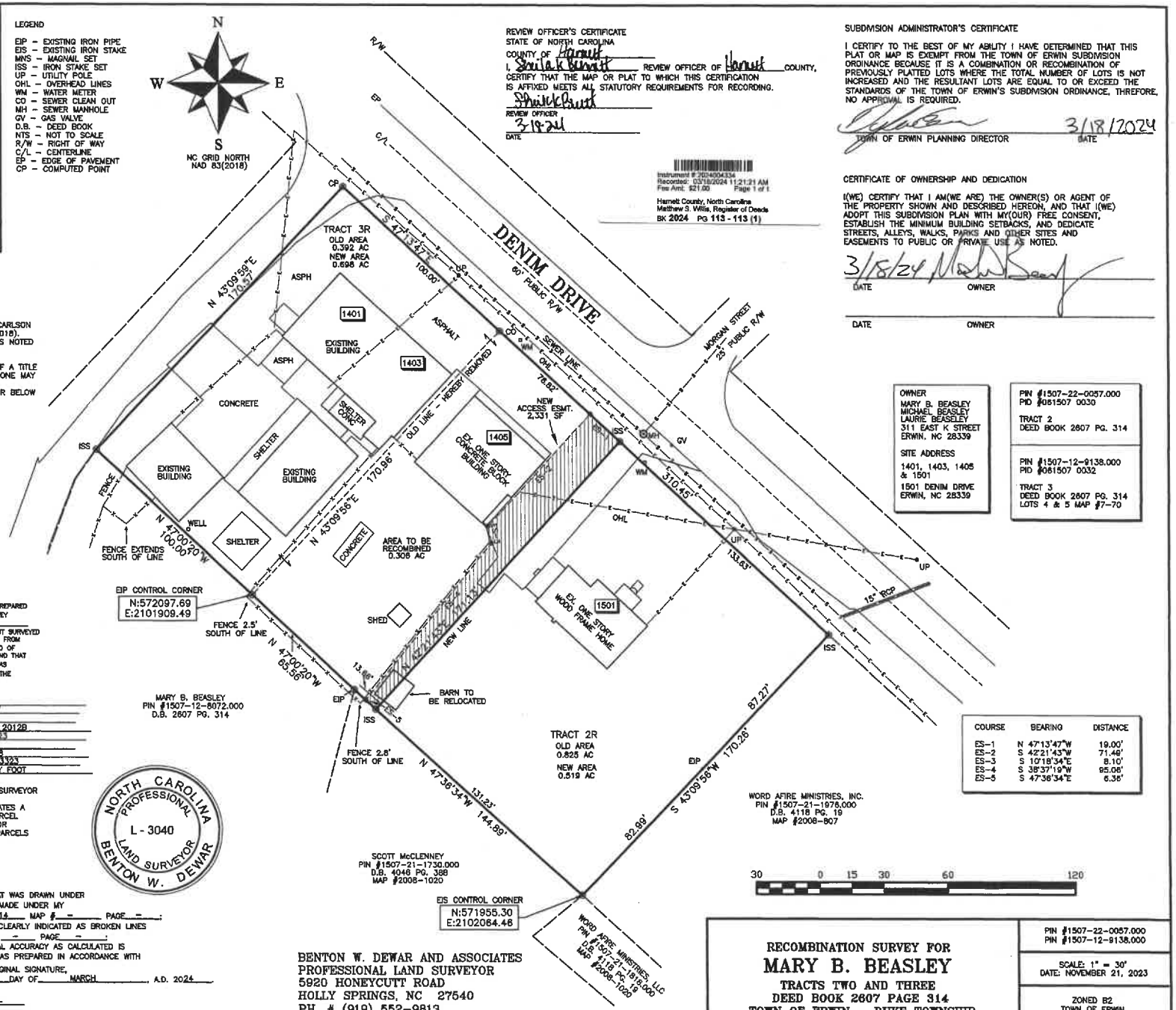
TOWN OF ERWIN PLANNING DIRECTOR — DATE 3/18/2024

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



EIP CONTROL CORNER
N:572097.69
E:2101909.49

EIS CONTROL CORNER
N:571955.30
E:2102064.48

MARY B. BEASLEY
PIN #1507-12-8072.000
D.B. 2607 PG. 314

SCOTT McCLENNEY
PIN #1507-21-1730.000
D.B. 4046 PG. 388
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 #1507-21-1815.000
D.B. 4118 PG. 19
MAP #2008-1020

COURSE	BEARING	DISTANCE
ES-1	N 47°13'47"W	19.00'
ES-2	S 42°21'43"W	71.48'
ES-3	S 10°18'34"E	8.10'
ES-4	S 38°37'19"W	95.08'
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

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.

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 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

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.



PLANNING BOARD

MEETING MINUTES

MONDAY, JULY 20th , 2026

ERWIN, NORTH CAROLINA

The Town of Erwin Planning Board held its regular meeting in the Erwin Municipal Building Board Room 100 West F Street, Erwin NC on Monday, July 20th , 2026, at 7:00 PM.

Board members present were, Vice Chairperson Jim Hartman, In-Town Board Members Grace Watts, Kathryn Moore, Dean Downing, Rebecca Kelly, Michael Jackson, and Out-of-Town Board Member Howard Godwin. Also present was In-Town Alternate Grace Ambelas.

Board member absent was Chairperson Nicholas Skatell. Also absent was In-Town Alternate Karen Beitar.

Staff members present were Town Manager Snow Bowden, and Deputy Clerk Katelan Blount.

Vice Chairperson Jim Hartman called the meeting to order at 7:00 PM.

Board Member Rebecca Kelly gave the invocation.

Board Member Kathryn Moore led the Pledge of Allegiance.

CONSENT ITEMS

Board Member Howard Godwin made a motion to approve the items on the consent agenda, which included the minutes of May 18th, 2026. The motion was seconded by Kathryn Moore. **The Board voted unanimously.**

ORGANIZATIONAL MEETING

Mr. Howard Godwin wished to renew his position as Out-of-Town Planning Board Member. He took the Oath of Office, administered by Deputy Town Clerk, Katelan Blount.

OLD BUSINESS

Updates:

Town Manager Snow Bowden updated the Planning Board on the status of the open Town Planner position. The Town is planning to conduct interviews for qualified candidates soon.

The Town is also holding a public hearing for Family Care Homes next month at the Board Meeting. There are also some updates with the Accessory Structures amendment to get it finalized.

The Town has been working through the issues with GFL to get all the old trash carts removed as per the contract, but may end up having to remove them and bill GFL.

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

William Donny Hawley
P.O. Box 306
Angier, NC 27501

Word Afire Ministries, INC.
219 Green Forest Circle
Dunn, NC 28334

Scott Mcclenney
215 Butch Street
Erwin, NC 28339

Michael and Laurie Beasley
506 S 10th Street
Erwin, NC28339

Larry Wood
401 W C Street
Erwin, NC 28339

Dawnette Stark Rogers
1502 Denim Drive
Erwin, NC 28339

Eli Hawthrone Cente
102 Morgan Street
Erwin, NC 28339

Rene Eduardo Leon Mendoza
Mildred Eunice Alejandre Guerro
225 Butch Street
Erwin, NC 28339

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

August 10th, 2026

Notice of a Public Hearing
ZT 2026-2027-001

The Town of Erwin Board of Commissioners will hold a public hearing pursuant to N.C. General Statute § 160D-406 on Thursday, September 3, 2026, at 7:00 p.m. at Erwin Town Hall, 100 West F Street, Erwin, North Carolina, to receive public comment regarding a proposed petitioned rezoning.

The proposed rezoning request pertains to the property located at 1501 Denim Drive, identified by Harnett County Tax PIN 1507-22-0057.000. The property is currently zoned Highway Business (B-2), and the applicant has requested that it be rezoned to Residential (R-10).

A copy of the rezoning application and related case materials is available for public inspection at Erwin Town Hall during regular business hours.

For additional information, please contact Town Manager Snow Bowden at (910) 591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Commissioners will conduct a Public Hearing on the following items pursuant to NC General Statute 160D-406, on Thursday, September 3, 2026, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339. Questions can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

- Case ZT-2026-27-001: Request to rezone the parcel located at 1501 Denim Drive from Highway Business (B-2) to Residential (R-10). The property can also be identified by its Harnett County Tax PIN # 1507-22-0057.000.

This case is available for review at the Erwin Town Hall. All persons desiring to be heard either for or against the proposed item set forth above are requested to be present at the above-mentioned time and place.
8/14,21/2026

Statement of Consistency

ZT-2026-27-001

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. It is recommended that this rezoning request be **Approved.**

Randy Baker
Mayor

Lauren Evans NCCMC
Town Clerk

TOWN OF ERWIN

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

Mayor
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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2026-27-001 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM B-2 TO R-10 PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 1507-22-0057.000.
ORD 2026-2027: 02

Per *Chapter 36 Zoning, Article XXIII, Changes and Amendments*, Harnett County PIN 1507-22-0057.000 owned by William Donny Hawley has been rezoned to R-10 (Residential) Case # ZT-2026-27-001.

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

My Commission Expires: 4/23/25

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

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

Adopted this the 3rd day of September 2026.

Randy Baker
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk

MINUTES CONTINUED FROM SEPTEMBER 3, 2026

Harnett County PIN 1507-22-0057.000 ORD 2026-2027:02 and was seconded by Commissioner Nelson. **The Board voted unanimously.**

PUBLIC COMMENT

No one was present to speak.

Emily Tew of 600 Old Farm Road submitted documents to the Town Clerk Lauren Evans for review by the Town Board. Due to the depth of the packets, copies will be made, distributed to each Board Member, and entered into the record.

MANAGER'S REPORT

Town Manager Snow Bowden provided the Board with a detailed report at their seats. He stated that if they had any questions, they should give him a call. He did want to remind the Board that the October Board Meeting was scheduled for October 8th due to the Annual Gospel Sing on October 1st.

The Manager's Report is part of these minutes as an attachment.

ATTORNEY'S REPORT

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

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 7:28 P.M. and was seconded by Commissioner Nelson. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Randy Baker

Mayor

Lauren Evans, NCCMC

Town Clerk

TOWN OF ERWIN
BOARD OF COMMISSIONERS
REGULAR MEETING
THURSDAY, SEPTEMBER 3, 2026, AT 7 PM

PUBLIC COMMENT- ***Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 30 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board.*** *Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff and other speakers.* §160A-81.1

	Name	Address	Subject
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

Public Record

1 message

laserlady132 <laserlady132@gmail.com> Mon, Aug 31, 2026 at 3:08 PM
Draft To: Lauren Evans <levans@erwin-nc.org>

Public comment and public record for 600 and 602 Old Farm Road. This is not a lawsuit. Please date-stamp it, copy the Manager, the Board, Public Works, and forward a copy to Tommy Burns at Harnett Regional Water. Please attach it to tonight's minutes."

Thank you
Emily Falvegas Tew



EMILY F. TEW

600 Old Farm Road · Erwin, North Carolina 28339
(910) 897-4830 · cell (919) 440-7164 · laserlady132@gmail.com

August 30, 2026

FOR THE PUBLIC RECORD · NOT A LAWSUIT

Snow Bowden, Town Manager · Randy L. Baker, Mayor · Mark Byrd, Public Works
Town of Erwin Board of Commissioners
Town of Erwin, P.O. Box 459, Erwin, NC 28339 · townmanager@erwin-nc.org

Tommy Burns, Director, Harnett Regional Water · P.O. Box 1119, Lillington, NC 27546

Re: Proof for the record that my family's land at 600 and 602 Old Farm Road has not been represented — flooding left unresolved; yard waste and the roadside ditch treated unequally; and a drainage ditch treated with Roundup for years that I then had to get into to clean.

Ladies and Gentlemen:

This paper is not a claim for money and not a new court case. It is the written proof I am placing in Town and utility files, and that I will attach to public comment, so that the record shows what was done to this land and what was not done for it while taxes and charges continued.

I. What this file is proof of

Representation of family land, in plain terms, means the Town and the utility apply the same rules to the same ditch, the same road edge, and the same flooding that they apply everywhere else, and that a downstream owner is not left to absorb upstream water, debris, and chemicals while still paying the bill.

The papers and photographs listed at the end are proof of the opposite:

Flooding. Neighbors, a resident from the Riverside area of Erwin, and I have asked in Town Hall what has been done. The water still comes. The 20-foot ditch and easement on 600/602 still take upstream discharge. The condition could have been resolved years ago. It was not.

Yard waste. Town Code § 26-13 says yard waste is placed only on the property that produced it, and not in the street, gutter, or roadside ditch. McDuffie Johnson did not want it in front of his property. The ditch, however, was treated as if it did not matter. When Public Works picked the material up, rock and dirt below the asphalt came up with it. That is not ordinary leaf service. That is the edge of the road and the drain being used as a dump and a work area.

Roundup in the ditch I then cleaned. For years the drainage ditch was treated with Roundup (glyphosate). I later had to get into that same ditch to clean it so water could move. I called EPA. Steve Troxler came out and said you cannot pump from a ditch treated that way. The greywater sheet in this file is the contemporaneous note of that contact. A family owner should not have to climb into a chemically treated drain to do the maintenance the Town and upstream users left undone.

That combination — water on the land, waste in the drain, herbicide in the drain, and the owner doing the cleanup — is the proof of lack of representation. The hydrant and unserved 2015 process belong in the same file only because they show the same pattern: rules on paper, uneven application on this road.

II. Town rules that were already on the books

Sec. 26-13(g), (h), (i) — Yard waste.

Loose leaves and other yard waste may be placed adjacent to and behind the curb or in front of a ditch, **not in the street, gutter, or roadside ditch**. "Yard waste shall be placed upon only the property in which the yard waste is produced." Commercial clearing is not Town collection.

Sec. 34-23 — Fire hydrants (same pattern of uneven use of fixtures on this land).

"No person except employees of the county for fire purposes, shall take water from any public hydrant … except for fire purposes." (Code 1977, § 5-1015.) Filling a pool through a hose across my driveway in 2014–2015 was not a fire purpose. I include it here as history of how fixtures and easements on this land have been treated, not as a suit.

III. The 2014–2015 hydrant chapter (same land, same neighbor, same file)

McDuffie Johnson connected a hose to the hydrant on my land, ran it about half the length of the land and across my driveway for about three hours to fill a pool, used a golf cart on the property, and said a County permit and meter made it legal. Truck 9165 left the hose. Fire said the County owns the hydrant. Police said the only path was trespass. The next day a water employee walked "right-of-way" back to "easement." An easement is not a surrender of the land. I wrote Mr. Ward on July 21, 2015. I photographed the connection. I kept a disc labeled "10-29-14 Mr. Johnson."

Case 15CR53300 was set for 8/13/15 at 9:00 a.m., courtroom PPL1, Lillington. The DA's clerk told me more than once it had not been served. In front of Manager Hicks I was told Chief Morris would find out why and get back to me. Years later, in the hall where we were asking about flooding, he did not remember. I still have the ticket. Failure of service is part of the representation record. It is not a finding that the facts did not happen.

IV. Taxation without representation, in practical effect

Reappraisal and tax bills continued. Stormwater and utility charges continued. The ditch still takes water. The waste rule was not applied even-handedly. The herbicide treatment of the drain was left for the downstream owner to enter and clean. When the bill arrives and the drainage, the ditch, and the equal application of the Code do not, the family land is taxed without being represented.

V. What I ask be placed in the file — not a lawsuit

Place this statement, the 2015 letter, the photographs, the disc label, the court ticket, the ordinance pages, and the EPA / Troxler note in the official files of the Town of Erwin and Harnett Regional Water, and answer in writing:

1. What the Town and County have done, and will do, about flooding and upstream discharge into the 20-foot ditch/easement at 600/602 Old Farm Road.
2. That Public Works will apply § 26-13 evenly: yard waste only on the producing property; not in the roadside ditch; not as commercial disposal; not in a way that pulls rock and dirt from below the asphalt edge.
3. Any Town, County, or contractor record of herbicide (including Roundup / glyphosate) applied in or along this drainage ditch, and who authorized it, given that I had to enter that ditch to clean it

and was told by Steve Troxler after an EPA call that water could not be pumped from a ditch treated that way.

4. Treat this packet as public comment and as a continuing public-records request on flooding, ditch maintenance, yard-waste collection, and herbicide use affecting Old Farm Road.

Respectfully submitted,

Emily F. Tew

Owner, 600 Old Farm Road · also managing 602 Old Farm Road and related family property

Proof attached / retained with this original:

A. Photographs of ditch, leaves, debris, adjoining ground, and drainage path — the flooding and yard-waste condition.

B. Town of Erwin Code § 26-13 (yard waste) and § 34-23 (hydrants), as printed.

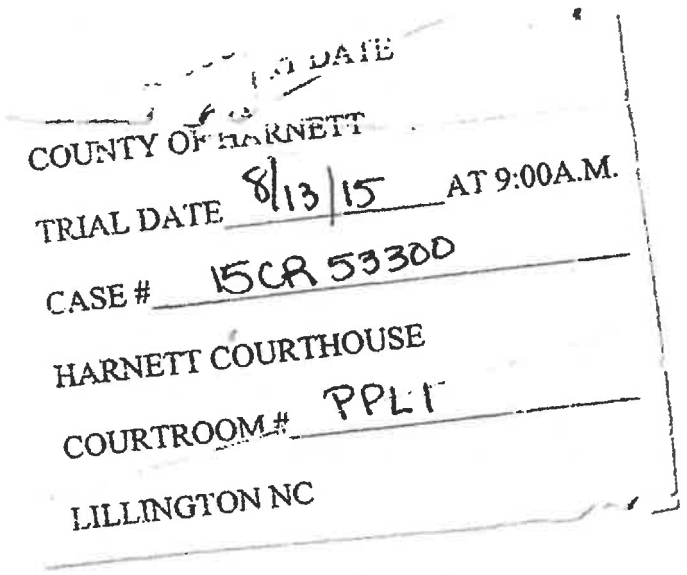
C. North Carolina greywater sheet with my note: called EPA; Steve Troxler came out; cannot pump from a ditch treated with Roundup.

D. July 21, 2015 letter to Mr. Ward (hydrant / driveway / easement), with margin notes on yard waste and hose across driveway.

E. Photographs of hydrant, hose, golf cart, and persons on the land at 600 Old Farm Road.

F. Memorex DVD+RW labeled "10-29-14 Mr. Johnson."

G. Harnett County court-date ticket, 15CR53300, 8/13/15, 9:00 a.m., courtroom PPL1 — process never served.


COUNTY OF HARNETT
TRIAL DATE 8/13/15 AT 9:00A.M.
CASE # 15CR53300
HARNETT COURTHOUSE
COURTROOM # PPL1
LILLINGTON NC

Email
July 29, 2026

(no subject)

Message

laserlady132 <laserlady132@gmail.com> Sun, Aug 2, 2026 at 7:19 PM
Draft

Snow Bowden's Request for Consideration of Morris Application
The agenda item includes a noted statement that the applicant cannot be on another board. I question why this item was advanced for Board consideration without first confirming legality and eligibility. As Town Manager, Mr. Bowden is responsible for ensuring items are properly vetted. Proceeding without resolution wastes Commissioner and Mayor time and raises transparency concerns. I request the Board defer action until a clear legal opinion is obtained and all related records are made public.

Aug 6th MEETING COMMENT

https://wv

APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA

The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant's Name: William Harold Morris Date of Application: 4 11 2026

Home Address: 139 Bumpas Creek Access Dunn, NC 28334

Home Phone: Business Phone: 919-237-8652

Fax Number: Email Address:

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth: 8 5 65 Are you a resident within the Town Limits of Erwin? Yes No ✓

Occupation: Retired Length of residence in Erwin: 15 Years 6 Months

Have you ever plea guilty to or been found guilty or any criminal offense or been convicted of any offense [illegible] Yes No ✓

If you please explain:

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards:
To serve the public

Please indicate your preference by the number (first choice being "1")

Planning Board 1 Recreation

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Scott Bowen, Town Manager

https://wv

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 27, 2026

Subject: Planning Board Appointment - William Morris

[illegible]

[illegible]

Attachments

- [illegible]

APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA

The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on [illegible] for a Board for the Town of Erwin.

[Quoted text hidden]

icon.png





July 2015 MacDuffie Johnson + Grandson



X-Link.

https://x.com/laselady132/status/2094452549113794750/video/1



7/15/15



7/23/15



7/23/15



7/29/14



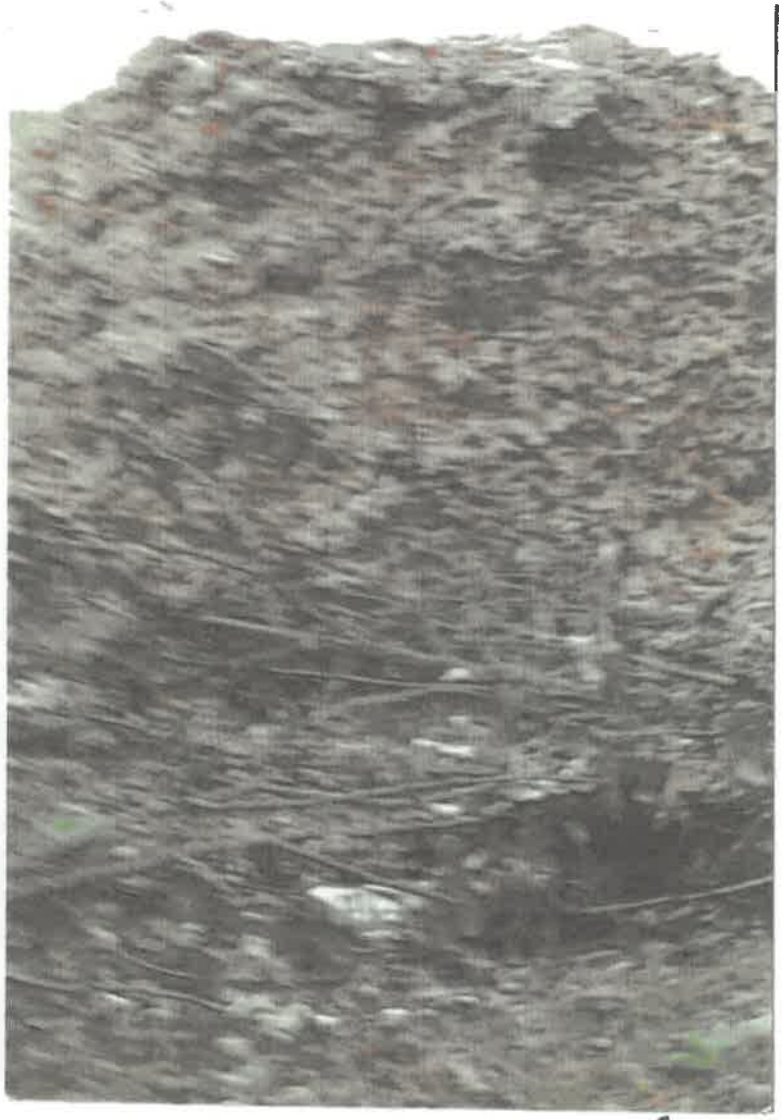
7/29/14



7/29/14



10-29-14



10-29-14

July 21, 2015.

July 21, 2015

[redacted]
[redacted]
[redacted]
Lillington NC
[redacted]

Mr. Ward

I would like to advise you of what I consider misuse by personnel of the [redacted] Utilities easement is to be accessed by your department personnel for the maintenance, repair and meter reading. It is not their place to authorize permission to a neighbor to access the fire hydrant on the easement of my property using his own hose that ran half the length of my land and blocked my driveway for three hours and reduced my water pressure for that time to fill his pool.
I requested that he desist and he informed me he was within his legal rights because of a permit and a water meter issued by your department(Johnson Brothers Paving and Utilities). As advised by my attorney, I will pursue trespass against this neighbor because he uses the word easement thinking it makes my land there for his use in more instances than this. I took pictures to support my case and pictures of him and not a Public Utilities employee connecting to the hydrant and his golf cart driven on my property.

I called your department and asked for someone to come and remove the connection from the hydrant because it was crossing my driveway. They came(truck number 9165) and because McDuffy told him he was Johnson Brothers and had a permit and a meter, the employee left. When I saw that it was not being removed, I contacted your department again and left a message (I believe her name was Jaime) of the problem and that I had also called the Erwin Fire Department and the Police Department because I wanted that hose off my property and to stop blocking my driveway. When she called back, she informed me that the employee told her the hose was not blocking my driveway and that Mr. Johnson had a permit to use that hydrant. I told her I was standing there looking at the hose and that inconveniencing me was not his right just because of your permit. Fire department could not remove because you own the hydrant. Police tried to get him to remove it and he wouldn't. The employee returned and assisted

Mr. Johnson in putting the hose just on the road, And I was then informed it was on Right of Way even though it was blocking my driveway and there was nothing he could do about it. I asked him to call his Supervisor and advise him of this action and he said the Supervisor said that was all he could do. I said fine, I will pursue this problem through another avenue. (writing this letter). That employee came by this morning to advise me that the term Right of Way might not have been what he meant to say. He said y'all have easement. I told him that is what I tried to tell him yesterday and to Jaime and that easement nor Mr Johnson's permit is justification for allowing my neighbor to trespass on my land. Though there is an easement, I still own that property.

The use of the fire hydrant on my land was because the hydrant near his property on West J Street was broken and would not be repaired until the following morning. Thank goodness there was not an emergency that needed the use of that hydrant, because someone or something would have burned. These hydrants have not been flushed or inspected since Erwin Fire Department did it many years ago.
Mr. Johnson couldn't wait to fill his pool without inconveniencing another water customer and was supported by your employees. He could have used a garden hose as I have in the past and not an instrument that is supposed to be used in an emergency.
This letter is just to inform you of what I consider unfair and biased actions by your department. Johnson Brothers has a business permit which was used to fill his pool (A luxury item) and that is Okay. But my inconvenience (blocking my driveway and reduced water pressure for three hours) and the lack of say over my property is not considered valuable as another Water Customer.

I hope we can come to some kind of agreement on the use of the easement on my property and that it is not used to prevent my enjoyment of my property again or create anxiety for me.

Sincerely,
Emily Tew
600 Old Farm Road
Erwin NC 28339

Sec. 34-23. - Fire hydrants.

No person except employees of the county for fire purposes, shall take water from any public hydrant, plug, street washer, draw cock, hose pipe or fountain, except for fire purposes.

(Code 1977, § 5-1015)

Sec. 26-13. - Collection of yard waste regulations.

(a) Yard waste collection shall be provided only to residential units within the town limits. Yard waste collection, not including leaves, shall be limited to one uncompacted pile measuring no greater than six foot by six foot by six foot (216 cubic feet) per residential unit per week on a day designated by the public works director. Yard waste that exceeds this amount must contact town hall to request additional service at a rate established by the board of commissioners in the town fee schedule.

(b) There may be occasions when the amount of yard waste in a designated area exceeds the time allotted for pick up. When this occurs, the yard waste will be picked up at the earliest convenience or next scheduled pick up, whichever is sooner according to the availability of manpower and equipment.

(c) Yard waste shall be separated from curbside trash containers, white goods and brown goods waste and shall be placed together in accordance with subsection (d) of this section to constitute a single, separate collection in order for the town to carry out its collection program.

(d) Yard waste shall be separated by type. Grass trimmings and leaves shall be placed in a single pile. Tree trimmings, limbs, dead plants and other tree debris shall be placed in a single pile separate from grass trimmings and leaves.

(e) Limbs collected by collection forces shall be no larger than six inches in diameter and no longer than six feet in length.

(f) Town collection forces will not collect tree trunks larger than six inches in diameter. Town collection forces or its authorized agent will not collect tree stumps.

(g) Loose leaves pile may be placed, pending collection by the town, adjacent to and behind the curb or in front of ditch (not in street, gutter or roadside ditch) for collection by town collection forces. Loose piles of leaves will not be collected unless they are free of trash such as broken glass, rocks, twigs, cans or other debris that might damage collection equipment.

(h) All other yard waste may be placed, pending collection by the town, adjacent to and behind the curb or in front of ditch (not in street, gutter or roadside ditch) for collection by town collection forces.

(i) Yard waste shall be placed upon only the property in which the yard waste is produced.

(j) The town may decline to collect any yard waste that is not prepared or placed for collection in accordance with these regulations or exceeds the maximum amount.

(k) The town shall not collect any tree or tree limbs when the service has been performed for a fee or results from land clearing work by a commercial yard service.

(Code 1977, § 4-2013; Ord. of 11-4-2010)

North Carolina Greywater Code

[illegible]

[illegible]

[illegible]

SECTION [illegible]

SECTION [illegible]

SECTION [illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

North Carolina Greywater Code

The session law provides interim standards for use of gray water for hand watering inedible plants that will sunset when rules adopted by the Commission for Health Services go into effect.

This is quite a strange law. As part of an emergency bill, untreated greywater reuse is allowed but only using buckets / watering cans or other handheld containers.

It would appear the State only wants to conserve water when the state has already achieved a drought crisis.

House Bill 2499 (2008 Drought Bill)

SECTION 14.(b) For purposes of this section, "gray water" means wastewater removed from household wash basins, bathtubs, and showers.

SECTION 14.(a) The Commission for Health Services shall adopt rules to authorize the use of gray water during periods of drought to hand water trees, shrubs, and inedible plants on single-family residential property. The rules shall encourage the use of gray water as provided in this section while protecting public health, safety, welfare, and the environment. In developing the rules, the Commission shall review the provisions set out in subsection (c) of this section.

SECTION 14.(c) Notwithstanding G.S. 130A-335(a), untreated gray water may be used in periods of drought to hand water trees, shrubs, and inedible plants on single-family residential property under the following conditions:

1. Gray water shall be applied as soon as practicable. Untreated gray water should not be stored for later use.
2. Gray water containing hazardous chemicals including, but not limited to, residue from solvents shall not be used.
3. Use of untreated gray water is restricted to the residential property where the gray water originates. Untreated gray water shall not be allowed to run off onto adjoining property, roadways, or into drainage features such as ditches and storm drains.
4. Untreated gray water shall be applied using buckets, watering cans, or other handheld containers. Gray water may not be used in an irrigation system unless the gray water has been treated in accordance with standards set out in the State Plumbing Code.
5. Gray water shall not be

EMILY F. TEW

600 Old Farm Road · Erwin, North Carolina 28339
(910) 897-4830 · cell (919) 440-7164 · laserlady132@gmail.com

August 30, 2026

FOR THE PUBLIC RECORD · NOT A LAWSUIT

Snow Bowden, Town Manager · Randy L. Baker, Mayor · Mark Byrd, Public Works
Town of Erwin Board of Commissioners
Town of Erwin, P.O. Box 459, Erwin, NC 28339 · townmanager@erwin-nc.org

Tommy Burns, Director, Harnett Regional Water · P.O. Box 1119, Lillington, NC 27546

Re: Proof for the record that my family's land at 600 and 602 Old Farm Road has not been represented — flooding left unresolved; yard waste and the roadside ditch treated unequally; and a drainage ditch treated with Roundup for years that I then had to get into to clean.

Ladies and Gentlemen:

This paper is not a claim for money and not a new court case. It is the written proof I am placing in Town and utility files, and that I will attach to public comment, so that the record shows what was done to this land and what was not done for it while taxes and charges continued.

I. What this file is proof of

Representation of family land, in plain terms, means the Town and the utility apply the same rules to the same ditch, the same road edge, and the same flooding that they apply everywhere else, and that a downstream owner is not left to absorb upstream water, debris, and chemicals while still paying the bill.

The papers and photographs listed at the end are proof of the opposite:

Flooding. Neighbors, a resident from the Riverside area of Erwin, and I have asked in Town Hall what has been done. The water still comes. The 20-foot ditch and easement on 600/602 still take upstream discharge. The condition could have been resolved years ago. It was not.

Yard waste. Town Code § 26-13 says yard waste is placed only on the property that produced it, and not in the street, gutter, or roadside ditch. McDuffie Johnson did not want it in front of his property. The ditch, however, was treated as if it did not matter. When Public Works picked the material up, rock and dirt below the asphalt came up with it. That is not ordinary leaf service. That is the edge of the road and the drain being used as a dump and a work area.

Roundup in the ditch I then cleaned. For years the drainage ditch was treated with Roundup (glyphosate). I later had to get into that same ditch to clean it so water could move. I called EPA. Steve Troxler came out and said you cannot pump from a ditch treated that way. The greywater sheet in this file is the contemporaneous note of that contact. A family owner should not have to climb into a chemically treated drain to do the maintenance the Town and upstream users left undone.

That combination — water on the land, waste in the drain, herbicide in the drain, and the owner doing the cleanup — is the proof of lack of representation. The hydrant and unserved 2015 process belong in the same file only because they show the same pattern: rules on paper, uneven application on this road.

II. Town rules that were already on the books

Sec. 26-13(g), (h), (i) — Yard waste.

Loose leaves and other yard waste may be placed adjacent to and behind the curb or in front of a ditch, **not in the street, gutter, or roadside ditch**. "Yard waste shall be placed upon only the property in which the yard waste is produced." Commercial clearing is not Town collection.

Sec. 34-23 — Fire hydrants (same pattern of uneven use of fixtures on this land).

"No person except employees of the county for fire purposes, shall take water from any public hydrant … except for fire purposes." (Code 1977, § 5-1015.) Filling a pool through a hose across my driveway in 2014–2015 was not a fire purpose. I include it here as history of how fixtures and easements on this land have been treated, not as a suit.

III. The 2014–2015 hydrant chapter (same land, same neighbor, same file)

McDuffie Johnson connected a hose to the hydrant on my land, ran it about half the length of the land and across my driveway for about three hours to fill a pool, used a golf cart on the property, and said a County permit and meter made it legal. Truck 9165 left the hose. Fire said the County owns the hydrant. Police said the only path was trespass. The next day a water employee walked "right-of-way" back to "easement." An easement is not a surrender of the land. I wrote Mr. Ward on July 21, 2015. I photographed the connection. I kept a disc labeled "10-29-14 Mr. Johnson."

Case 15CR53300 was set for 8/13/15 at 9:00 a.m., courtroom PPL1, Lillington. The DA's clerk told me more than once it had not been served. In front of Manager Hicks I was told Chief Morris would find out why and get back to me. Years later, in the hall where we were asking about flooding, he did not remember. I still have the ticket. Failure of service is part of the representation record. It is not a finding that the facts did not happen.

IV. Taxation without representation, in practical effect

Reappraisal and tax bills continued. Stormwater and utility charges continued. The ditch still takes water. The waste rule was not applied even-handedly. The herbicide treatment of the drain was left for the downstream owner to enter and clean. When the bill arrives and the drainage, the ditch, and the equal application of the Code do not, the family land is taxed without being represented.

V. What I ask be placed in the file — not a lawsuit

Place this statement, the 2015 letter, the photographs, the disc label, the court ticket, the ordinance pages, and the EPA / Troxler note in the official files of the Town of Erwin and Harnett Regional Water, and answer in writing:

1. What the Town and County have done, and will do, about flooding and upstream discharge into the 20-foot ditch/easement at 600/602 Old Farm Road.
2. That Public Works will apply § 26-13 evenly: yard waste only on the producing property; not in the roadside ditch; not as commercial disposal; not in a way that pulls rock and dirt from below the asphalt edge.
3. Any Town, County, or contractor record of herbicide (including Roundup / glyphosate) applied in or along this drainage ditch, and who authorized it, given that I had to enter that ditch to clean it

and was told by Steve Troxler after an EPA call that water could not be pumped from a ditch treated that way.

4. Treat this packet as public comment and as a continuing public-records request on flooding, ditch maintenance, yard-waste collection, and herbicide use affecting Old Farm Road.

Respectfully submitted,

Emily F. Tew
Owner, 600 Old Farm Road · also managing 602 Old Farm Road and related family property

Proof attached / retained with this original:

A. Photographs of ditch, leaves, debris, adjoining ground, and drainage path — the flooding and yard-waste condition.
B. Town of Erwin Code § 26-13 (yard waste) and § 34-23 (hydrants), as printed.
C. North Carolina greywater sheet with my note: called EPA; Steve Troxler came out; cannot pump from a ditch treated with Roundup.
D. July 21, 2015 letter to Mr. Ward (hydrant / driveway / easement), with margin notes on yard waste and hose across driveway.
E. Photographs of hydrant, hose, golf cart, and persons on the land at 600 Old Farm Road.
F. Memorex DVD+RW labeled "10-29-14 Mr. Johnson."
G. Harnett County court-date ticket, 15CR53300, 8/13/15, 9:00 a.m., courtroom PPL1 — process never served.