

**THE ERWIN BOARD OF COMMISSIONERS
APRIL 2024 REGULAR WORKSHOP
MONDAY, APRIL 22, 2024 @ 6:00 P.M.
ERWIN MUNICIPAL BUILDING BOARDROOM**

AGENDA

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

- 2. AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**

- 3. NEW BUSINESS**
 - A. Al Woodall Municipal Park – Parking Lot Addition (**Page 2**)
 - B. Budget Amendment (**Page 13**)
 - C. ZT-2024-002 Split Zone Property Updates (**Page 14**)
 - D. Accessory Dwelling Unit Amendment (**Page 17**)
 - E. Penalty Text Amendment (**Page 25**)
 - F. Multi-Family & Duplex - RMV- Special Use (**Page 28**)
 - G. Outdoor Storage Text Amendment (**Page 29**)
 - H. FAMPO Update (**Page 30**)

- 4. GOVERNING COMMENTS**

- 5. ADJOURNMENT**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: April 22, 2024

Subject: Al Woodall Parking Lot

Our Town Engineer Bill Dreitzler has submitted his recommendation for the Al Woodall parking lot expansion project. This expansion should increase the number of parking spaces at Al Woodall Park by 32 spaces. The bids that we are discussing tonight are just to install the new parking lot which includes curb stops for each parking space. Once we get the parking lot built we will have to reach out to Duke Energy and get poles installed for parking lot lights.

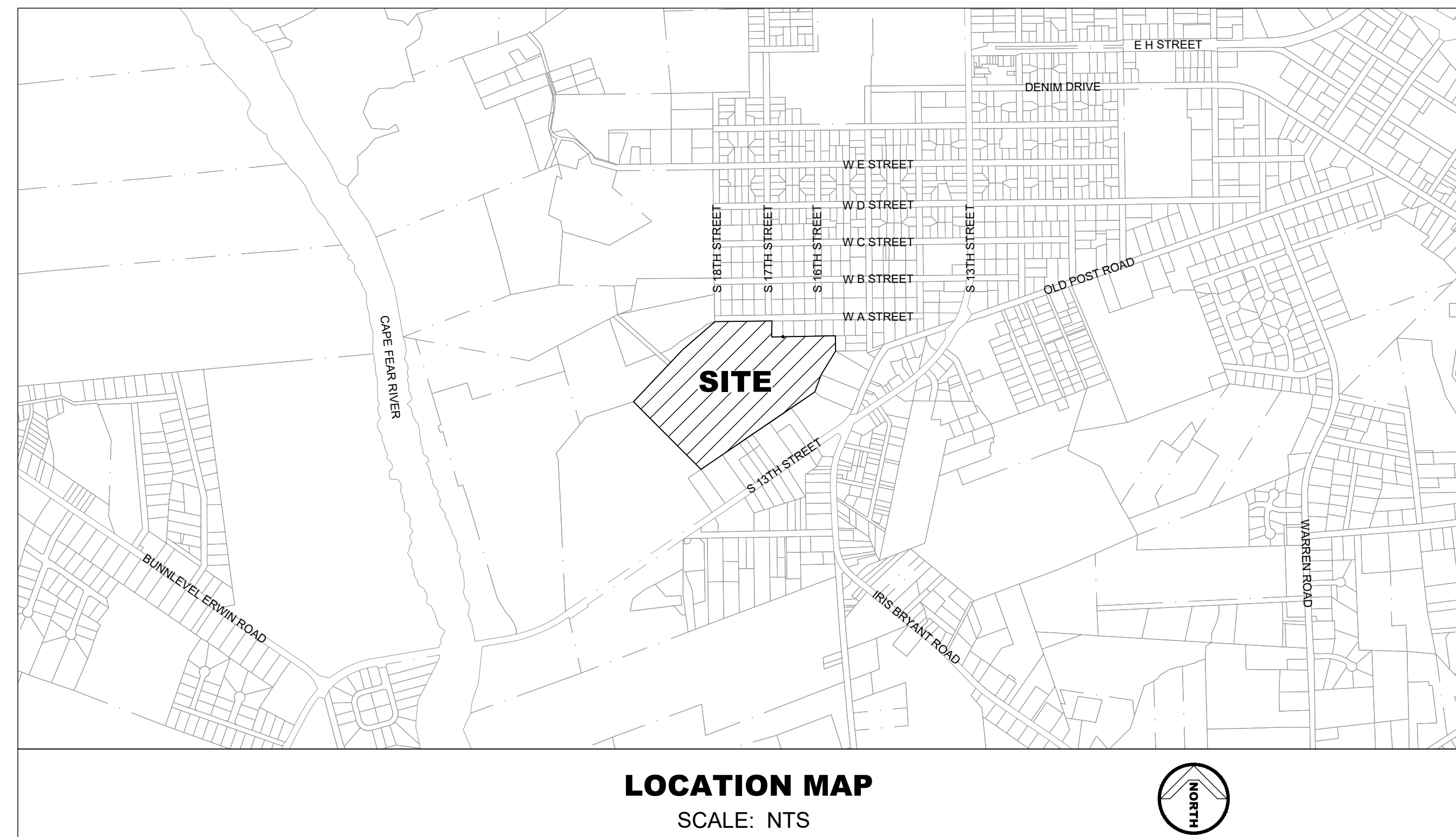
The funds from the grant that we obtained from the State of North Carolina should be enough to cover this project.

ERWIN PARK PARKING LOT ADDITION

PIN#: 0597-41-4262

810 16th STREET

TOWN OF ERWIN, NORTH CAROLINA



LEGEND OF ABBREVIATIONS

BC	BACK OF CURB	LP	LIGHT POLE
CB	CATCH BASIN	N/F	NOW OR FORMERLY
CO	CLEAN OUT	P.E.	PERMANENT EASEMENT
CPP	CORRUGATED PLASTIC PIPE	PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
C & G	CURB & GUTTER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RRX	RAILROAD CROSSING
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EG	EDGE OF GRAVEL	SS OR SAN	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
EV	ELECTRICAL VAULT	TMH	TELECOMMUNICATION MANHOLE
EL	ELEVATION	TR	TRANSFORMER
ECM	EXISTING CONCRETE MONUMENT	TP	TELEPHONE PEDESTAL
EIP	EXISTING IRON PIN	TS	TOP OF SIDEWALK
EPK	EXISTING PK NAIL	TSP	TRAFFIC SIGNAL POLE
FO	FIBER OPTIC	TW	TOP OF WALL
FOM	FIBER OPTIC MARKER	UC	UNDERGROUND COMMUNICATIONS
FOB	FIBER OPTIC BOX	VB	VALVE BOX
FH	FIRE HYDRANT	WM	WATER METER
GUY	GUY WIRE	WV	WATER VALVE
HP	HIGH POINT	WCR	WHEELCHAIR RAMP
INV	INVERT	YI	YARD INLET
JB	JUNCTION BOX (STORM)	YW	TOP OF WALL
IPS	IRON PIN SET	BW	BOTTOM OF WALL
TOC	TOP OF CONCRETE	TS	TOP OF SIDEWALK
		FES	FLARED END SECTION

LEGEND OF SYMBOLS AND LINES

PROPERTY CORNER		RIGHT OF WAY	
UTILITY POLE		ADJ AGENT PROPERTY LINE	
LIGHT POLE		UTILITY EASEMENT	
TELEPHONE PEDESTAL		CENTER LINE	
GATE VALVE		LIMIT OF DISTURBANCE	
WATER METER		UNDERGROUND ELECTRIC LINE	
FIRE HYDRANT		OVERHEAD ELECTRIC LINE	
SEWER MANHOLE		SANITARY SEWER (GRAVITY)	
SEWER CLEANOUT		SANITARY SEWER (FORCEMAIN)	
CATCH BASIN		STORM DRAIN PIPE	
YARD INLET / DROP INLET		WATER LINE	
STORM JUNCTION BOX / MH		GAS LINE	
HANDICAP		COMMUNICATIONS LINE	
SPOT ELEVATION		FIBER OPTIC LINE	
SIGN		FENCE LINE	
ALIGNMENT CHANGE		TREE LINE	
PVI		DRAINAGE FLOW	
DELTA		CURB AND GUTTER	
		CURB AND GUTTER (SPILL)	
NOTE:		CONCRETE PAVEMENT	
EXISTING FEATURES ARE SHOWN SHADED.		GRAVEL SURFACE	

PROVIDED FOR:

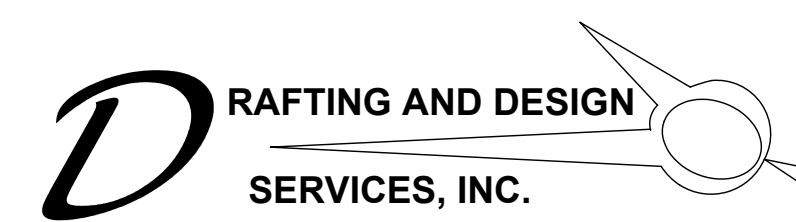
TOWN OF ERWIN
SNOW BOWDEN - TOWN MANAGER
PO BOX 459
ERWIN, NC 28339
CONTACT: SNOW BOWDEN
PHONE: (910) 591-4200
EMAIL: TOWNMANAGER@ERWIN-NC.ORG

SHEET INDEX

C1	COVER
C2	SITE EXISTING CONDITIONS PLAN
C3	SITE STAKING PLAN
C4	SITE GRADING & EROSION CONTROL PLAN
C5	CONSTRUCTION DETAILS

JANUARY 2024

PLANS BY:



6728 CARBONTON ROAD
Sanford, North Carolina 27330
(919) 499-8759 phone
draftinganddesign@gmail.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

project no. 2023-52



NOTES

- EXISTING CONDITIONS AS SHOWN ON THIS PLAN ARE CURRENT CONDITIONS AT THE COMPLETION OF THIS PLAN SET.
- CONTRACTOR TO VERIFY ALL PROPERTY CORNERS AND BOUNDARIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.



6728 CARBONTON ROAD
 Sanford, North Carolina 27330
 (919) 499-8759 phone
 draftinganddesign@gmail.com

**ERWIN PARK
 PARKING LOT ADDITION**
 810 S 16th STREET
 ERWIN, NORTH CAROLINA

SITE EXISTING CONDITIONS/DEMOLITION PLAN

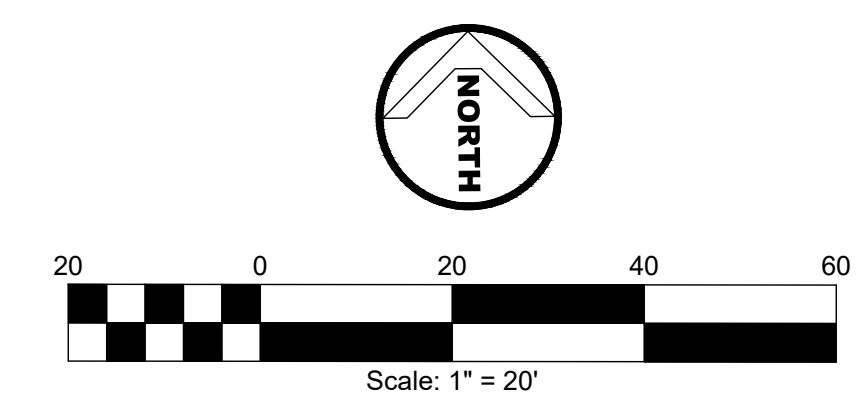
REVISIONS

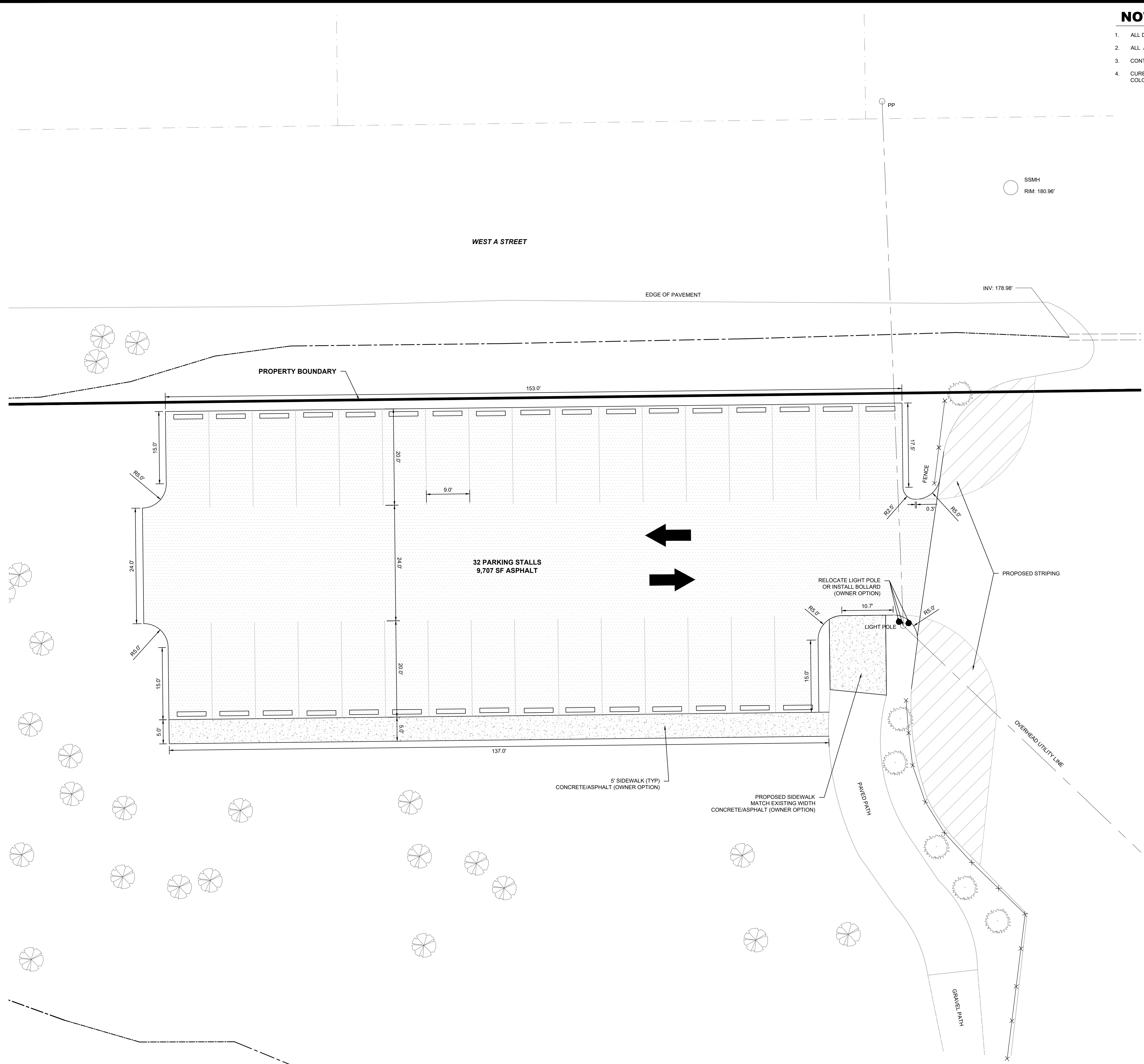
NO.	DATE	DESCRIPTION

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Scale: 1"=20'	Drawn by: MDK
Sheet:	Designed by: MDK
C2 of 5	Reviewed by: MTB
	Date: JAN 2024
Project Number: 2023-52	

SET MAG NAIL IN PAVEMENT
 N: 571,602.48' (GRID)
 E: 2,094,628.47' (GRID)
 ELEV: 160.69'





NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL AREAS DESIGNATED AS ADA ARE TO MEET ADA STANDARDS.
3. CONTRACTOR TO VERIFY FINAL DIMENSIONS AND LOCATION PRIOR TO CONSTRUCTION.
4. CURB STOPS TO MATCH EXISTING CURB STOPS IN ERWIN PARK, IN BOTH TYPE, MATERIAL AND COLOR.

SITE DATA

PROPERTY INFO:
 TOWN OF ERWIN
 DB: S41 PG: 0199
 PIN #: 0597-41-4262
 AREA: 36.31 AC +/-



6728 CARBONTON ROAD
 Sanford, North Carolina 27330
 (919) 499-8759 phone
 draftinganddesign@gmail.com

**ERWIN PARK
 PARKING LOT ADDITION**
 810 S 16th STREET
 ERWIN, NORTH CAROLINA

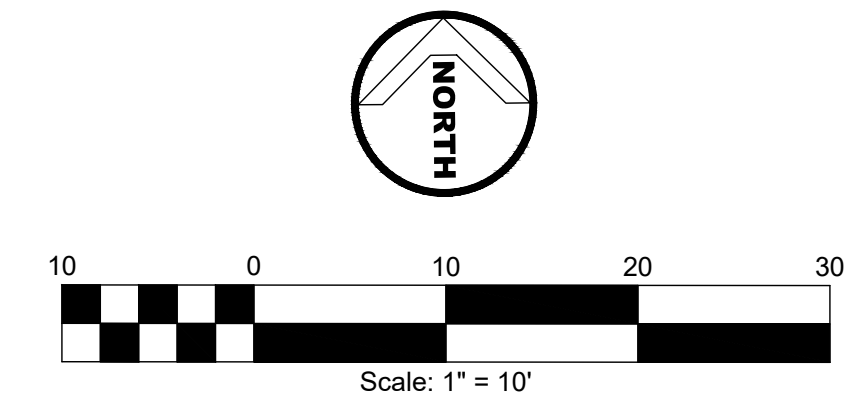
SITE STAKING PLAN

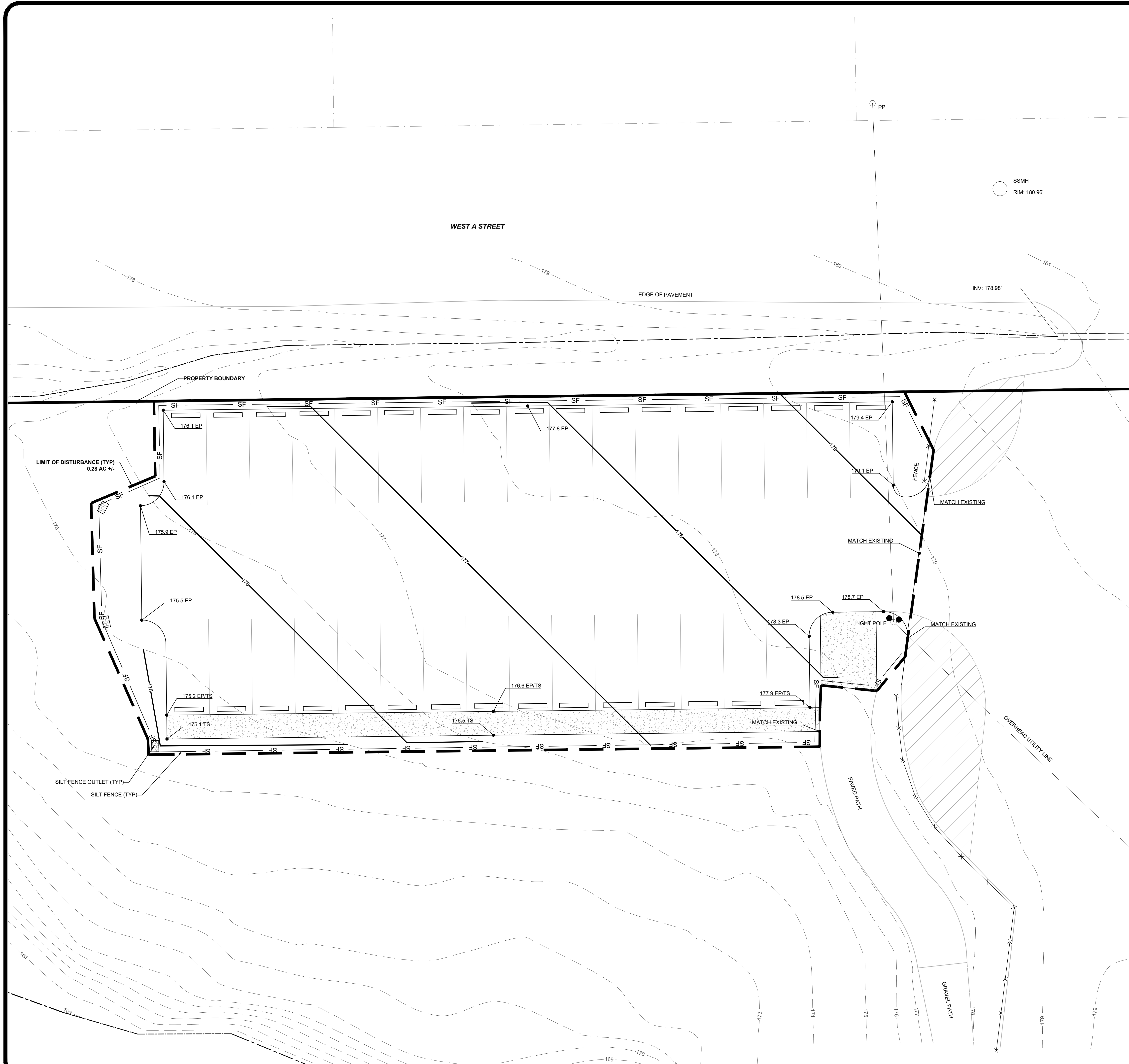
REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Scale: 1"=10'	Drawn by: MDK
Sheet:	Designed by: MDK
C3 of 5	Reviewed by: MTB
Project Number: 2023-52	Date: JAN 2024





NOTES

- LIMIT OF DISTURBANCE = 0.28 AC. SITE DISTURBANCE IS LESS THAN 1.0 THEREFORE, NO NCDEQ LAND DISTURBANCE PERMIT IS REQUIRED.
- GRADING TIES SUBJECT TO EXISTING GRADES AND CONDITIONS.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ENTRANCES.
- CONTRACTOR TO VERIFY FINAL ELEVATIONS WITH ACTUAL FIELD CONDITIONS.
- PROPOSED CONTOUR LINES ARE SHOWN AT 1' INCREMENTS.

CONSTRUCTION SEQUENCE

- INSTALL TEMPORARY SILT FENCE IN LOCATIONS AS SHOWN ON PLANS. ADD SILT FENCE OUTLETS AS NECESSARY IN ANY LOW POINTS IN SILT.
- CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.
- ROUGH GRADE SITE TO SUBGRADE WITHIN LIMITS OF DISTURBANCE.
- CONTRACTOR TO STABILIZE AND SEED ALL DENUDED AREAS IF LAND DISTURBING ACTIVITIES WILL NOT COMMENCE AGAIN IN THAT AREA WITHIN 7 CALENDAR DAYS OR 14 CALENDAR DAYS. REFERENCE DEMLR GROUND STABILIZATION TIME FRAMES.
- FINE GRADE PARKING AREAS. ADD STONE AS NEEDED.
- PAVE PARKING LOT.
- STABILIZE CUT AND FILL SLOPES.
- REMOVE TEMPORARY SILT FENCING.



6728 CARBONTON ROAD
 Sanford, North Carolina 27330
 (919) 499-8759 phone
 draftinganddesign@gmail.com

**ERWIN PARK
 PARKING LOT ADDITION**
 810 S 16th STREET
 ERWIN, NORTH CAROLINA

SITE GRADING & EROSION CONTROL PLAN

REVISIONS

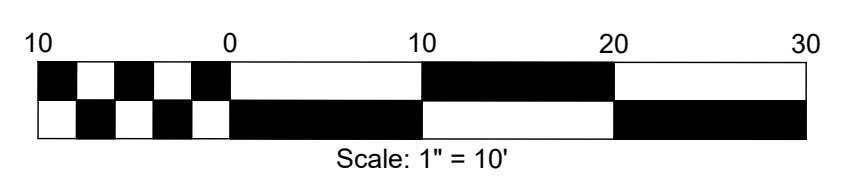
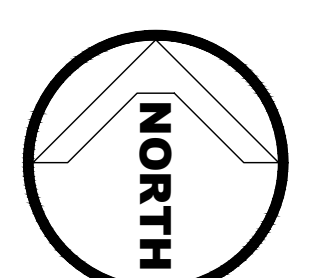
NO.	DATE	DESCRIPTION

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Scale: 1"=10'	Drawn by: MDK
Sheet:	Designed by: MDK
C4 of 5	Reviewed by: MTB
Project Number: 2023-52	Date: JAN 2024

EROSION CONTROL LEGEND

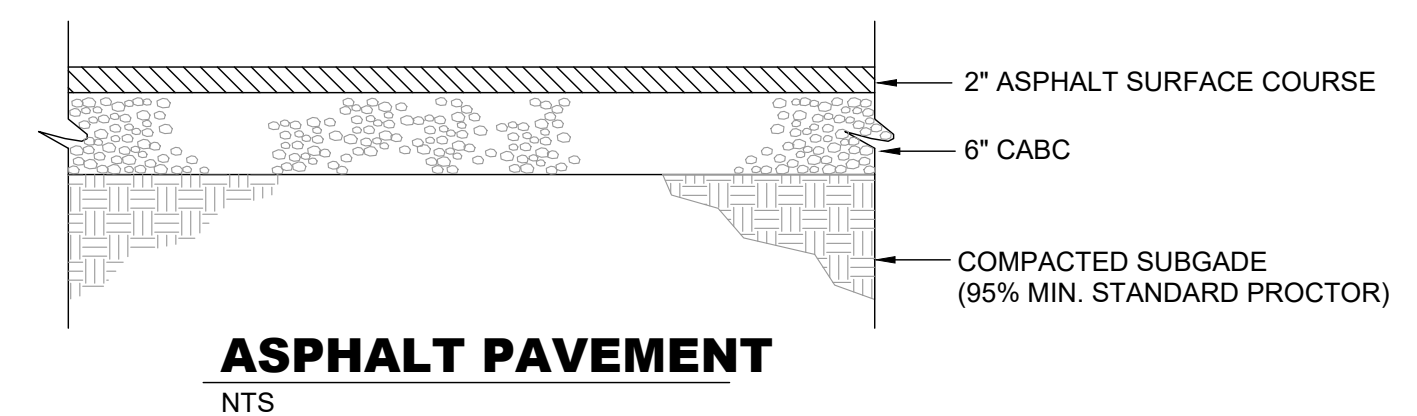
- SILT FENCE — SF —
- SILT FENCE OUTLET [Symbol]
- LIMIT OF DISTURBANCE [Symbol]



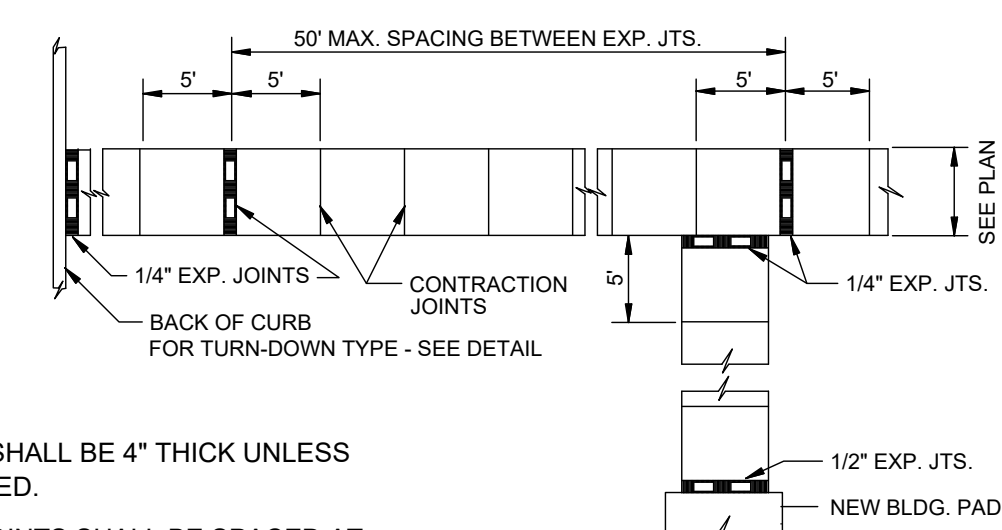
File: E:\2023-2025-52-Erwin Parking Lot\2024-01-24 - Erwin Parking Lot - CDS.dwg Print Date: 2/27/2024

**ERWIN PARK
PARKING LOT ADDITION
810 S 16th STREET
ERWIN, NORTH CAROLINA**

CONSTRUCTION DETAILS

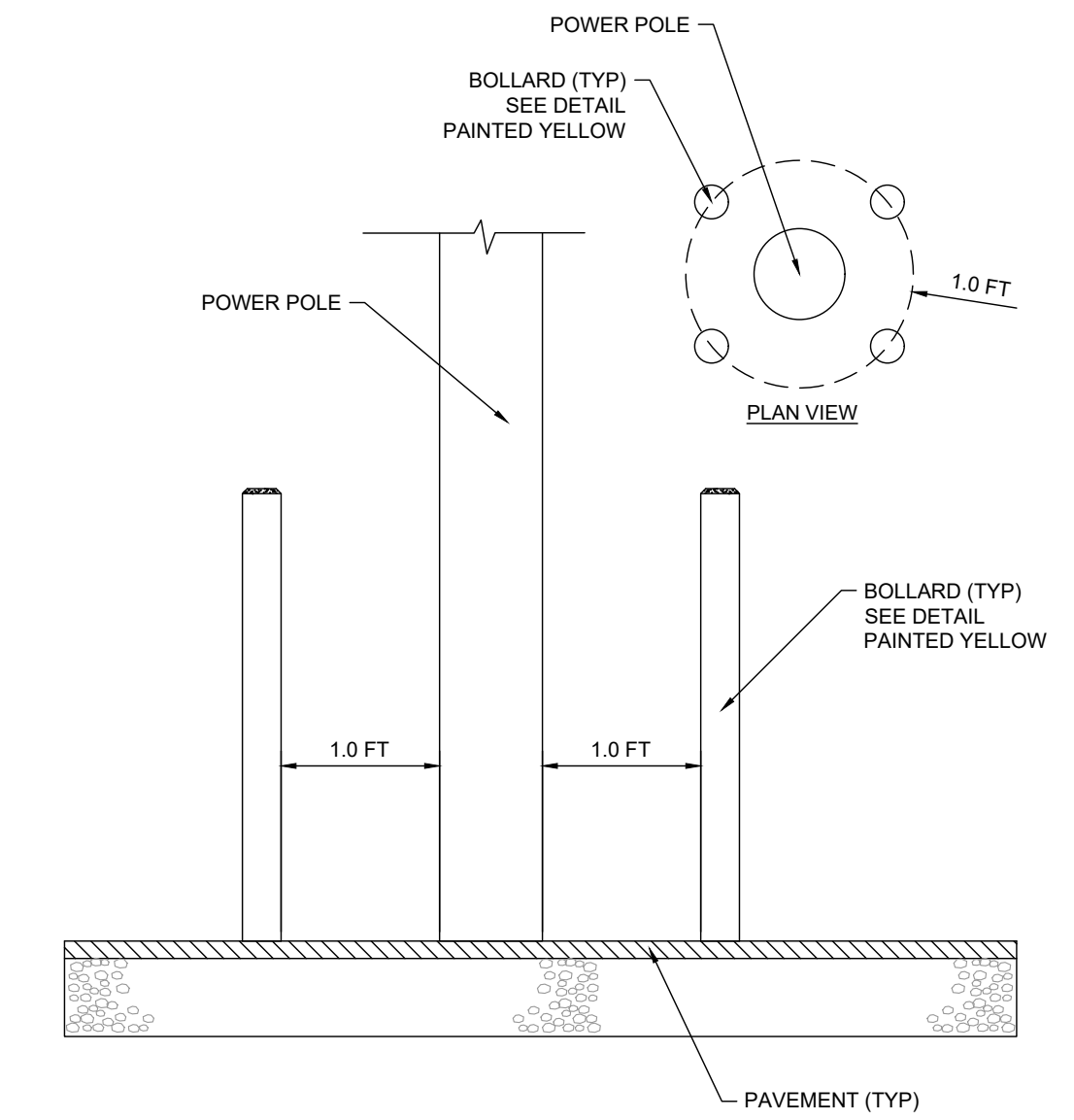


ASPHALT PAVEMENT
NTS

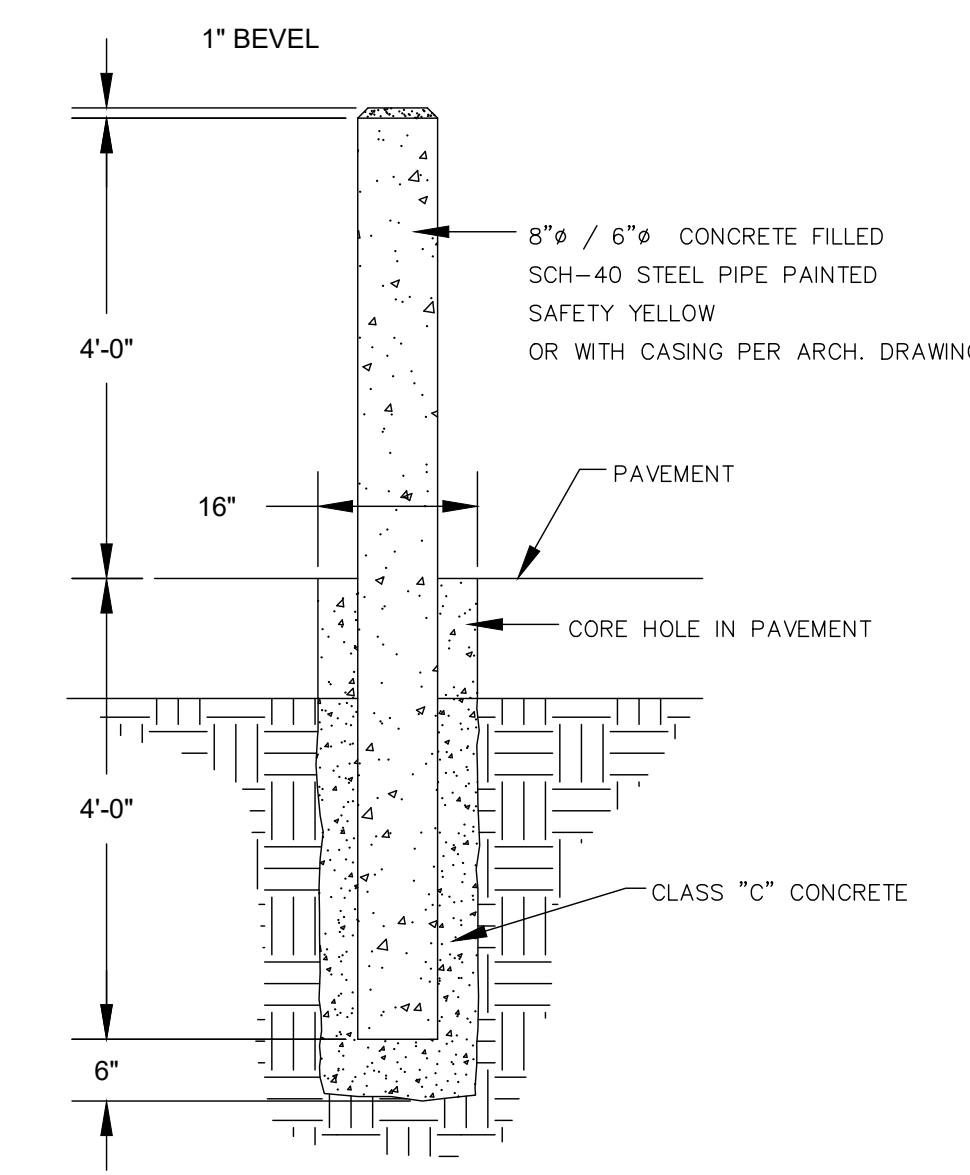


SIDEWALK
NTS

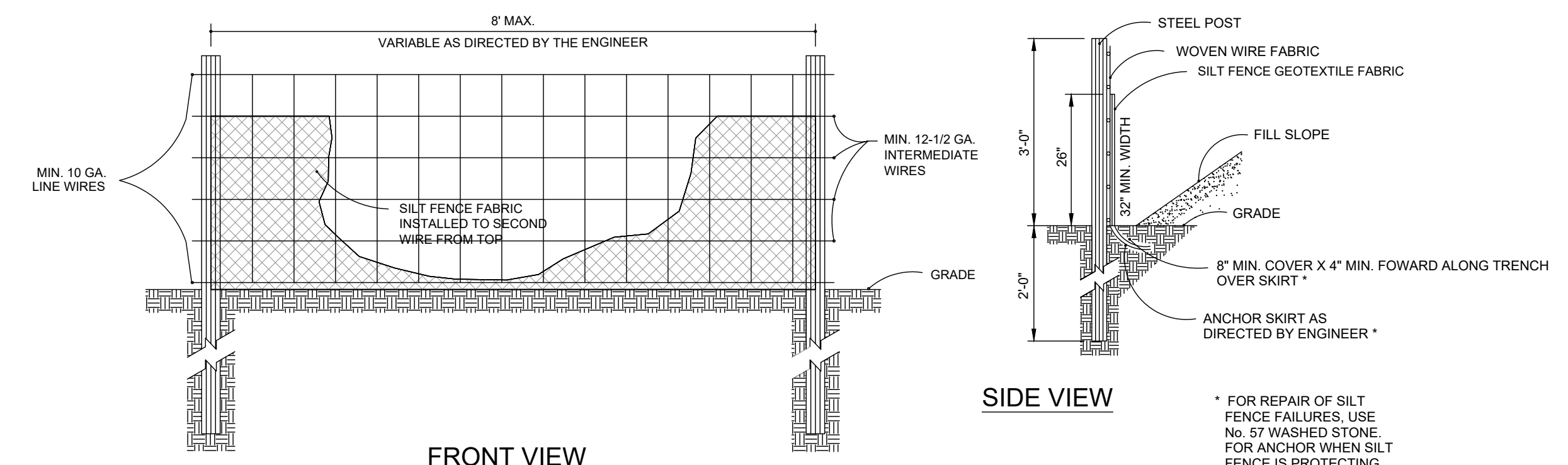
- NOTES:**
- ALL SIDEWALKS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 - CONTRACTION JOINTS SHALL BE SPACED AT 5'-0" INTERVALS.
 - CONTRACTION JOINTS SHALL BE FORMED 1" DEEP AND EDGED WITH 1/8" RADIUS, OR MAY BE SAWCUT 1" DEEP.
 - SIDEWALK CROSS SLOPE SHOULD BE 2% MIN. TO AND TOWARD PAVED AREAS
 - 1/2" EXP. JT. MATERIAL REQUIRED WHERE CONC. 4% MAX. AND SHOULD SLOPE AWAY FROM BUILDINGS SIDEWALK ADJACENT ANY RIGID STRUCTURE.
 - A LAYER OF 15# BLDG. FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONC. CURB.



POWER POLE BOLLARD PLACEMENT DETAIL
NTS



BOLLARD
NTS



FRONT VIEW

SIDE VIEW

Table 6.62a Maximum Slope Length and Slope for which Sediment Fence is Applicable

Slope	Slope Length (ft)	Maximum Area (ft ²)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

Construction Specifications

MATERIALS

- Use a synthetic filter fabric of at least 95% by weight of polyolefins or polyester, which is certified by the manufacturer or supplier as conforming to the requirements in ASTM D 6461, which is shown in part in Table 6.62b.
- Ensure that posts for sediment fences are 1.25 lb/linear ft minimum steel with a minimum length of 5 feet. Make sure that steel posts have projections to facilitate fastening the fabric.
- For reinforcement of standard strength filter fabric, use wire fence with a minimum 14 gauge and a maximum mesh spacing of 6 inches.

Maintenance

Inspect sediment fences at least once a week and after each rainfall. Make any required repairs immediately.

Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.

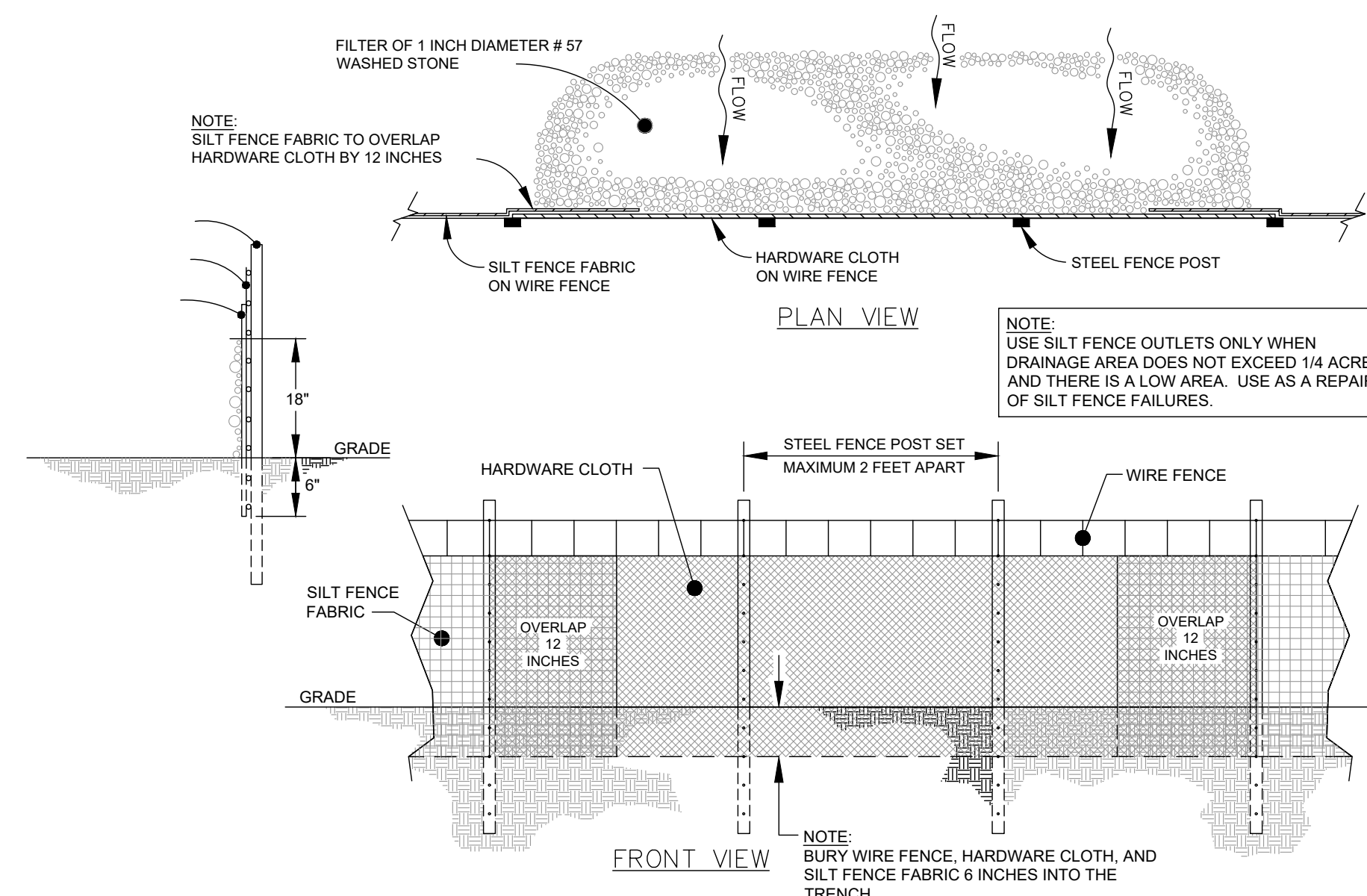
Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.

Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Installation Specifications

- The base of both end posts should be at least one foot higher than the middle of the fence. Check with a level if necessary.
- Install posts 4 feet apart in critical areas and 6 feet apart on standard applications.
- Install posts 2 feet deep on the downstream side of the silt fence, and as close as possible to the fabric, enabling posts to support the fabric from upstream water pressure.
- Install posts with the nipples facing away from the silt fabric.
- Attach the fabric to each post with three ties, all spaced within the top 8 inches of the fabric. Attach each tie diagonally 45 degrees through the fabric, with each puncture at least 1 inch vertically apart. Also, each tie should be positioned to hang on a post nipple when tightened to prevent sagging.
- Wrap approximately 6 inches of fabric around the end posts and secure with 3 ties.
- No more than 24 inches of a 36 inch fabric is allowed above ground level.
- The installation should be checked and corrected for any deviations before compaction.
- Compaction is vitally important for effective results. Compact the soil immediately next to the silt fence fabric with the front wheel of the tractor, skid steer, or roller exerting at least 60 pounds per square inch. Compact the upstream side first, and then each side twice for a total of 4 trips.

SILT FENCE
NTS



SILT FENCE OUTLET
NTS

Installation: Refer to the approved erosion control plan for location, extent, and specifications. If silt fence is not installed correctly the first time, it will have to be reconstructed. Determine the exact location of the outlet before completing installation of the silt fence, taking into consideration:

- Installation at the lowest point(s) in the fence where water will pond.
- Maximum allowable drainage area restriction for silt fence.
- Installation where the outlet is accessible for installation, maintenance and removal.
- Placement of the outlet so that water flowing through it will not create an erosion hazard below - avoid steep slopes below the outlet and areas without protective vegetation. Use slope drains if necessary.

The silt fence outlet shall be installed in accordance with the standard detail, and the approved erosion control plan.

Maintenance

Inspect sediment fences at least once a week and after each rainfall. Make any required repairs immediately.

Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.

Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.

Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

REVISIONS

No.	Description

PRELIMINARY NOT FOR CONSTRUCTION

Scale: NTS	Drawn by: MDK
Sheet: C5 of 5	Designed by: MDK
Project Number: 2023-52	Reviewed by: MTB
Date: 2023-52	Date: JAN 2024



TOWN OF ERWIN

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

REQUEST FOR BIDS AL WOODALL MUNICIPAL PARK PARKING LOT ADDITION

February 29, 2024

BID OPENING AND SUBMITTAL DEADLINE

March 29, 2024

2:00 PM AT TOWN HALL

The Town of Erwin is requesting Proposals from qualified contracting firms for the construction of a new 32-space parking lot. The new parking lot will be located along W A Street at the parks secondary entrance. **Construction Plans and a Bid Sheet are included as attachments to this Request for Bids.** Submittals shall be the Bid Sheet provided. Bids may be submitted by email, hand delivery or at the bid opening prior to the 2:00 submittal deadline.

Email Submittals:

Bill Dreitzler, P.E.
bdreitzler@dm2engineering.com
919-818-2235

Hand Delivery:

Attention: Bill Dreitzler, P.E.
100 W F Street
Erwin, NC 28339

Bid Opening:

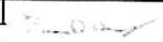
Erwin Town Hall Conference Room
100 W F Street
Erwin, NC 28339

End Document

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

Al Woodall Municipal Park - Parking Lot Addition
Erwin, NC
Bid Sheet V3

Item No.	Description	Quantity	Unit	Unit Price	Unit Total
SETUP					
M-01	Mobilization	1	ls		\$5,715.00
M-02	Staking	1	ls		\$6,985.00
M-03	Misc Demo	1.00	ea		\$7,874.00
SUBTOTAL:					\$20,574.00
GRADING					
G-01	Earthwork-Cut	1	ls		\$7,900.00
G-02	Earthwork-Fill	1	ls		\$5,268.00
G-03	Borrow Soil Required (assumed 6" topsoil removed)	1	ls		\$6,604.00
G-04	Final Shaping	1	ls		\$19,050.00
SUBTOTAL:					\$38,822.00
EROSION CONTROL					
EC-02	Silt Fence	422	lf	\$7.58	\$3,200.00
EC-03	Silt Fence Outlet	3	ea	\$508.00	\$1,524.00
SUBTOTAL:					\$4,724.00
CONCRETE					
C-01	5' Wide Concrete Sidewalk; 4" Thick	97	sy	\$91.44	\$8,869.68
SUBTOTAL:					\$8,869.68
BASE & PAVE					
P-01	2" S9.5A	1078	sy	\$28.27	\$30,475.06
P-02	6" ABC (180 cy)	252	tons	\$44.45	\$11,201.40
P-05	Asphalt Milling - As needed (pour existing asphalt & tie to existing)	1	ls		\$3,085.86
SUBTOTAL:					\$44,762.32
INCIDENTALS					
I-01	Wheel Stops (Includes Striping)	32	ea	\$301.63	\$9,652.16
I-02	6" Bollards	2	ea	\$889.00	\$1,778.00
SUBTOTAL:					\$11,430.16
Total Estimate:		\$129,182.16			

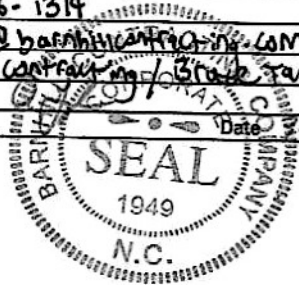
Company Name:	Stewart Group Enterprises, LLC.
License #:	69804
Address:	115 S. Railroad St. Benson, NC 27504
Phone #:	919-894-2680
Email:	travis@stewartgroupenterprises.com
Contractor Name:	Travis Weaver
Signature:	
	Date 3/26/2024

Adendums #1 & #2 Acknowledged

Al Woodall Municipal Park - Parking Lot Addition
 Erwin, NC
 Bid Sheet V3

Item No.	Description	Quantity	Unit	Unit Price	Unit Total
SETUP					
M-01	Mobilization	1	ls	\$18,000.00	\$18,000.00
M-02	Staking	1	ls	\$2,600.00	\$2,600.00
M-03	Misc Demo	1.00	ea	\$35,000.00	\$35,000.00
SUBTOTAL:					\$61,600.00
GRADING					
G-01	Earthwork-Cut	1	ls	\$17,000.00	\$17,000.00
G-02	Earthwork-Fill	1	ls	\$3,000.00	\$3,000.00
G-03	Borrow Soil Required (assumed 6" topsoil removed)	1	ls	\$4,000.00	\$4,000.00
G-04	Final Shaping	1	ls	\$9,500.00	\$9,500.00
SUBTOTAL:					\$24,300.00
EROSION CONTROL					
EC-02	Silt Fence	422	lf	\$15.50	\$6,541.00
EC-03	Silt Fence Outlet	3	ea	\$1,000.00	\$3,000.00
SUBTOTAL:					\$9,541.00
CONCRETE					
C-01	5' Wide Concrete Sidewalk; 4" Thick	97	sy	\$174.00	\$16,878.00
SUBTOTAL:					\$16,878.00
BASE & PAVE					
P-01	2" S9.5A	1078	sy	\$31.00	\$33,418.00
P-02	6" ABC (180 cy)	252	tons	\$124.50	\$31,374.00
P-05	Asphalt Milling - As needed (pour existing asphalt & tie to existing)	1	ls	\$3,750.00	\$3,750.00
SUBTOTAL:					\$68,542.00
INCIDENTALS					
I-01	Wheel Stops	32	ea	\$95.00	\$3,040.00
I-02	6" Bollards	2	ea	\$715.00	\$1,590.00
SUBTOTAL:					\$4,630.00
Total Estimate:					\$145,491.00

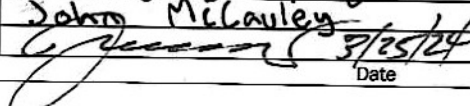
Company Name:	Barnhill Contracting Company
License #:	3194
Address:	1100 Robeson St.
Phone #:	910-488-1319
Email:	SScott@barnhillcontracting.com
Contractor Name:	Barnhill Contracting / Scott Taylor
Signature:	<i>Scott Taylor</i>
Date:	02-26-2024



ADDENDUM # 1 + ADDENDUM # 2 ARE ACKNOWLEDGED.

Al Woodall Municipal Park - Parking Lot Addition
Erwin, NC
Bid Sheet V3

Item No.	Description	Quantity	Unit	Unit Price	Unit Total
SETUP					
M-01	Mobilization	1	ls	4,000.00	4,000.00
M-02	Staking	1	ls	4,000.00	4,000.00
M-03	Misc Demo	1.00	ea	10,500.00	10,500.00
SUBTOTAL:					18,500.00
GRADING					
G-01	Earthwork-Cut	1	ls	18,750.00	18,750.00
G-02	Earthwork-Fill	1	ls	8,575.00	8,575.00
G-03	Borrow Soil Required (assumed 6" topsoil removed)	1	ls	1,600.00	1,600.00
G-04	Final Shaping	1	ls	3,280.00	3,280.00
SUBTOTAL:					32,205.00
EROSION CONTROL					
EC-02	Silt Fence	422	lf	4.00	1,688.00
EC-03	Silt Fence Outlet	3	ea	300.00	900.00
SUBTOTAL:					2,588.00
CONCRETE					
C-01	5' Wide Concrete Sidewalk; 4" Thick	97	sy	44.10	4,277.70
SUBTOTAL:					4,277.70
BASE & PAVE					
P-01	2" S9.5A	1078	sy	22.22	23,953.16
P-02	6" ABC (180 cy)	252	tons	65.20	16,430.40
P-05	Asphalt Milling - As needed (pour existing asphalt & tie to existing)	1	ls	3,000.00	3,000.00
SUBTOTAL:					43,383.56
INCIDENTALS					
I-01	Wheel Stops	32	ea	121.00	3,872.00
I-02	6" Bollards	2	ca	1,100.00	2,200.00
SUBTOTAL:					6,072.00
Total Estimate:		107,026.26			

Company Name:	Highland Paving Co., LLC
License #:	55505
Address:	PO Box 1843 Fayetteville, NC 28302
Phone #:	910-486-5790
Email:	Bclark@highlandpaving.com
Contractor Name:	John McCauley
Signature:	
Date:	3/25/24

This proposal acknowledges addendums 1 and 2.



TOWN OF ERWIN
Post Office Box 459
Erwin, NC 28339
(910) 897-5140

M-E-M-O-R-A-N-D-U-M

DATE: April 12, 2024
TO: Snow Bowden, Town Manager
FROM: Bill Dreitzler, P.E., Town Engineer
RE: Al Woodall Municipal Park – Parking Lot Addition

Mr. Bowden,

On March 29, 2024 at 1:00 PM bids were received for the additional parking at Al Woodall Municipal Park. The following bids were received:

Highland Paving Company, LLC: \$ 107,026.26
Stewart Group Enterprises, LLC: \$ 129,182.16
Barnhill Contracting Company: \$ 195,491.00

I have completed my evaluation of the bids and recommend award to Highland Paving Company, LLC in the amount of \$107,026.26. I am including the following with this recommendation of award:

1. Request for Bids
2. Engineering Plan Set
3. Highland Paving Bid Sheet
4. Stewart Group Bid Sheet
5. Barnhill Contracting Bid Sheet

Sincerely,

William W. Dreitzler, P.E.
Town Engineer

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: April 22, 2024

Subject: Budget Amendment

At our workshop meeting, the consensus of the Town Board was to approve an expenditure of up to \$10,000 to allow a structural engineer to come look at the Depot and provide a report. At our May Town Board meeting, there will be a budget amendment that will transfer \$10,000 from the Community Enhancement Fund to the general fund. There will also be an increase in the Depot Revitalization expenditure line item in the Non-Departmental budget. I expect the total report will be around \$5,000. Any remaining funds would be transferred back to the Community Enhancement Fund.



TOWN OF ERWIN

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

4/22/2024

ZT-2024-002 Property Values Memorandum

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

Property Description

- 308 Moulton Springs Rd
 - Home on Property, no change to homeowner except increase in dimensional requirements.
 - R-10: 1.77 Acres, 84%
 - R-6: .33 Acres, 16%
 - **Rezone to full R-10**
- HC Tax Pin 0597-51-6406
 - No home on Property, only accessory structures for 302 Moulton Springs, no change to homeowner except increase in dimensional requirements.
 - R-10 .55 Acres, 69%
 - R-6 .25 Acres, 31%
 - **Rezone to full R-10**
- 309 Moulton Springs Rd
 - Home on the Property, B-2 zoning would prevent owners from building onto the home.
 - B-2 .23 Acres, 64.43%
 - R-6 .15 Acres, 35.57%
 - **Rezone to full R-6**
- HC Tax Pin 0597-51-7332
 - Too small of a parcel to develop .05 acres.
 - R-6 .04 Acres, 82.33%
 - B-2 .01 Acres, 17.67%
 - **Rezone to full R-6**
- 305 Moulton Springs Rd
 - Homes on property, no change to homeowner.
 - Two Primary Structures on property
 - R-6 1.01 Acres, 70.42%
 - B-2 .42 Acres, 29.58%

- **Rezone to full R-6**
- 203 Moulton Springs Rd
 - Home on Property B-2 zoning would prevent owners from building onto the home.
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres. 11.9%
 - **Rezone to full R-6**
- 825 S 13th St
 - Home on Property, no change to homeowner, would only increase dimensional requirements.
 - R-10 3.19 Acres, 94.87%
 - B-2 .0 Acres, .12%
 - R-6 .17 Acres, 5.01%
 - **Rezone to full R-10**
- 808 S 13th St
 - Business location- The Gettin' Place, No change to owner
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres, 4.29%
 - **Rezone to Full B-2**
- 814 S 13th St
 - B-2 zoned while a SFD currently occupies the property
 - Parcel too small to develop
 - **Rezone to full R-6**
- 812 S 13th St
 - B-2 zoned while a SFD currently occupies the property
 - Parcel too small to develop
 - **Rezone to full R-6**
- 201 Moulton Springs Rd
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-6**
- 106 Ennis St
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-10**

Property Values

- 308 Moulton Springs Rd – Rezone to full R-10 – no change
- HC Tax Pin 0597-51-6406 – Rezone to full R-10 – no change
- 309 Moulton Springs Rd – Rezone to full R-6 – decrease in value by \$1,740
- HC Tax Pin 0597-51-7332 - Rezone to full R-6 - (I believe the PIN # is incorrect on this one, I think it should be 0597-51-7232) - no change
- 305 Moulton Springs Rd – Rezone to full R-6 – no change
- 203 Moulton Springs Rd – Rezone to full R-6 – decrease in value by \$480

- 825 S 13th St –Rezone to full R-10 – no change
- 808 S 13th St – Rezone to full B-2 – no change
- **814 S 13th St – Rezone to full R-6 – increase in value by \$1,960**
- **812 S 13th St – Rezone to full R-6 – increase in value by \$2,290**
- 201 Moulton Springs Rd- Rezone to full R-6 – decrease in value by \$3,450
- 106 Ennis St- Rezone to full R-10 – decrease in value by \$500

Erwin Planning Board

REQUEST FOR CONSIDERATION

To: The Honorable Mayor Baker the Board of Commissioners

From: Dylan Eure, Town Planner

Date: April 22nd, 2024

Subject: Accessory Dwelling Unit Amendment

The Town of Erwin Staff has received a petition to amend its Code of Ordinances to allow for accessory dwelling structures in all residential districts by a Mr. Ricky Davis of BARZ Holdings of whom owns rental properties within the Town of Erwin. Said amendment would add the proposed definition of accessory dwelling units to Chapter 36 Article 2 entitled Definitions, along with the proposed regulations within the same chapter under Article XV entitled General Provisions. The purpose of the said petitioned amendment is to increase the amount of affordable living options for those who may be priced out by the marketplace. Said amendment was authored by the property owner (Rickey Davis) and was written by the Erwin Town Planner (Dylan Eure) as per the petition to amend the Erwin Code of Ordinances requirements. Per the 2023 Erwin Land Use Plan Goal 1 LUH 4.2 states that accessory dwellings are to be allowed and are desirable to increase housing options.

Proposed Regulation:

Accessory Dwellings:

1. Accessory dwelling units are permitted as an accessory use to a residential use in which is subordinate to the principal structure.
2. Accessory dwelling units must be able to conform to an additional fifty (50) feet of frontage in addition to the required frontage of the principal structure.
3. Accessory dwelling units shall have double the required lot size that is permitted within the designated zoning district.
4. Only one (1) accessory dwelling is permitted per residency.
5. The maximum size of the accessory dwelling unit is lesser than fifty (50) percent of the living area of the principal structure or one thousand (1,000) square feet, whichever is lesser.
6. Accessory Dwelling must be a minimum of 10 feet from the side property and rear property lines or principal structure. Under no circumstance shall accessory dwellings be placed within the front setback.
7. Manufactured housing, campers, travel trailers, or any other recreational vehicles are not permitted for use as an accessory dwelling.
8. Must contain complete kitchen facilities including a stove/cooktop and a full bath containing a lavatory, and tub or shower.

9. One off-street parking place shall be provided.
10. Accessory dwellings shall be built to North Carolina Building Standards.
11. Accessory dwellings must be on the separate water and utilities as the principal structure.
12. Any accessory dwelling unit that is being built must be done by a certificated general contractors as required per NC General Statute Chapter 87.

Proposed definition of an accessory dwelling unit:

A detached smaller, self-contained home that is subordinate to the principal structure and built to North Carolina Building Code for the purpose of occupying and or renting by the property owner.



TOWN OF ERWIN

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

4/22/2024

Accessory Dwelling Unit Bench Marking Memorandum

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

ADU Bench Marking

Angier-

Section 4.2. - Residential uses.

4.2.1 Accessory dwelling. Accessory dwellings may be located in a building separate from the principal dwelling subject to the following requirements:

- A. The accessory Dwelling shall not exceed one-half of the total area of the principal dwelling.
- B. Accessory dwellings shall be built to North Carolina Building Standards.
- C. Accessory dwellings shall be similar in appearance to and compatible with the primary structure.

- **Requires special permit- approved by BOA**
- **Accessory to Primary Structure (No amendment to how many primary structures are allowed)**
- **Considered as an Accessory (No amendment to special uses in each district)**

Lillington-

3.03.5 ACCESSORY DWELLINGS

- A. One (1) accessory dwelling unit is permitted as an accessory to a residential use.
- B. The dwelling unit may be attached or detached, located on the side or rear of the property.
- C. The maximum size of Accessory Dwellings is the lesser of fifty (50) percent of the living area of the Principal Structure or one thousand (1,000) square feet.
- D. Accessory Dwellings must be a minimum of 10 feet from the side or rear setback and shall not be located within the front setback.
- E. If the Accessory Dwelling is attached to the primary residence, then access is limited to the side or rear of the Accessory Dwelling or to an existing door.

F. Attached or detached Accessory Dwellings must have the same architectural appearance of the primary residence such as same type and color of siding, trim and roofing appearance.

G. Manufactured housing, campers, travel trailers and recreational vehicles are not permitted for use as an accessory dwelling.

H. Must contain complete kitchen facilities including a stove or cook top and a full bath including lavatory, and tub or shower (or combination).

I. One off-street parking space shall be provided in addition to those required for the principal dwelling except in the NMX District where shared parking can be utilized with other land uses.

- **Permitted in all residential districts**
- **Accessory to Primary Structure (No amendment to how many primary structures are allowed)**
- **Considered as an Accessory (No amendment to permitted uses in each district)**

Coats-

10.1-3 Accessory Dwelling Units. (A.) Zoning Districts where the additional standards for this use below are applicable are identified in Article 8, Table 8.1 of this Ordinance.

(B.) Standards.

(1.) One (1) Accessory Dwelling Unit shall be permitted only on a lot containing a single dwelling unit (the principal dwelling) and conforming accessory structures in any single-family zoning district.

(2.) The Accessory Dwelling Unit shall not be considered a separate unit for the purpose of determining minimum lot size or maximum density.

(3.) Home occupations may be located within the Accessory Dwelling Unit.

(4.) The maximum gross floor area for the Accessory Dwelling Unit shall be 900 SF or 40% of the gross floor area of the principal structure, whichever is less. Variances shall not allow the gross floor area of the Accessory Dwelling Unit to exceed 1200 SF nor shall the size of the Accessory Dwelling Unit exceed 50 percent of the gross floor area of the principal dwelling unit.

(5.) The Accessory Dwelling Unit may be located within same structure as the principal dwelling unit or it may be a separate structure. If within the same structure as the principal dwelling unit, the Accessory Dwelling Unit may have a separate entrance. If the Accessory Dwelling Unit is located in a separate structure, the following standards shall apply: (a.) The accessory structure housing the Accessory Dwelling Unit must be located behind the principal dwelling. On corner lots, the accessory structure housing the Accessory Dwelling Unit may be located on the corner street side of and behind the principal dwelling but must be oriented to the front street (same Coats Development Ordinance - Article 10 – Page 2 orientation as principal dwelling). (b.) Vehicular access to the Accessory Dwelling Unit shall be via the same drive that provides access to the principal structure unless the Accessory Dwelling Unit is located on a corner or through

lot. If located on a corner or through lot, a secondary drive may provide access to the Accessory Dwelling Unit, but the secondary drive shall not be on the same street as the drive providing access to the principal dwelling.

(6.) One (1) parking space may be provided for the Accessory Dwelling Unit. The parking space shall be located in the same area as the parking provided for the principal dwelling unit unless the lot is a corner or through lot and a separate drive provides access to the Accessory Dwelling Unit.

(7.) The design and construction of the accessory structure housing the Accessory Dwelling Unit shall be compatible with the design and construction of the principal dwelling unit. To ensure compatibility, the following standards shall be met: (a.) The design of the accessory structure housing the Accessory Dwelling Unit shall be of the same architectural style as that of the principal dwelling unit. (b.) The roof style and pitch of the accessory structure housing the Accessory Dwelling Unit shall be the same as that of the principal dwelling unit. (c.) The exterior building materials used for the accessory structure housing the Accessory Dwelling Unit shall be the same as those used for the principal dwelling unit. When the principal dwelling unit is predominantly brick or stone, the use of smooth wood or fibrous cement siding for the accessory structure housing the Accessory Dwelling Unit is appropriate to reinforce the ancillary and secondary nature of the Accessory Dwelling Unit. (d.) Windows and doors used for the accessory structure housing the Accessory Dwelling Unit shall be the same style and design as those used for the principal dwelling unit. Window and door placement (fenestration) on the accessory structure housing the Accessory Dwelling Unit shall mimic that of the principal dwelling unit. (e.) Exterior paint colors for the accessory structure housing the Accessory Dwelling Unit shall be the same as (or complementary to) those for the principal dwelling unit.

(8.) The use of manufactured dwellings, mobile homes, travel trailers, campers, or similar units as an Accessory Dwelling Unit is prohibited.

(9.) The Accessory Dwelling Unit shall not be deeded and/or conveyed to separate and/or distinct ownership separately from the principal dwelling unit.

- **Only 1 permitted in ETJ, none inside of city limits**

Dunn-

The following accessory uses shall be permitted in an RA-40 single-family dwelling and agricultural district, provided that when any such use shall be detached from the principal structure of the property on which the use is located, such use shall be located in the rear yard and not less than fifty (50) feet from any street right-of-way:

(1) Automobile parking and garage, only as an accessory use to the principal uses of the property on which the use is located;

(2) Servants' quarters, not serviced by separate utility meters and not leased or rented to anyone other than the family of a bona fide servant spending more than fifty (50) percent of his employed time at the premises to which the servants' quarters is an accessory use and in the employ of the family occupying such premises;

(3) Guest quarters, serviced by separate utility meters and not containing cooking facilities;

(4) Private, noncommercial swimming pools, provided that, except for those used as an accessory use to a single-family, detached dwelling, such uses shall not be located nearer than fifteen (15) feet to a lot used for or to be used for single-family dwelling purposes, measured from the edge of the pool;

(5) Private stables and corrals, provided that such uses shall not be located nearer than two hundred (200) feet to a lot or building used for or to be used for dwelling purposes;

(6) Public and private gardens, gardens shall meet the setbacks for accessory buildings;

(7) Customary home occupations as an accessory use to a single-family dwelling.

- **They will not issue permits for them. They use subdivisions and variances for approval.**

Chapter 87.

Contractors.

Article 1.

General Contractors.

§ 87-1. "General contractor" defined; exceptions.

(a) For the purpose of this Article any person or firm or corporation who for a fixed price, commission, fee, or wage, undertakes to bid upon or to construct or who undertakes to superintend or manage, on his own behalf or for any person, firm, or corporation that is not licensed as a general contractor pursuant to this Article, the construction of any building, highway, public utilities, grading or any improvement or structure where the cost of the undertaking is forty thousand dollars (\$40,000) or more, or undertakes to erect a North Carolina labeled manufactured modular building meeting the North Carolina State Building Code, shall be deemed to be a "general contractor" engaged in the business of general contracting in the State of North Carolina.

(b) This section shall not apply to the following:

- (1) Persons, firms, or corporations furnishing or erecting industrial equipment, power plan equipment, radial brick chimneys, and monuments.
- (2) Any person, firm, or corporation who constructs or alters a building on land owned by that person, firm, or corporation provided (i) the building is intended solely for occupancy by that person and his family, firm, or corporation after completion; and (ii) the person, firm, or corporation complies with G.S. 87-14. If the building is not occupied solely by the person and his family, firm, or corporation for at least 12 months following completion, it shall be presumed that the person, firm, or corporation did not intend the building solely for occupancy by that person and his family, firm, or corporation.
- (3) Any person engaged in the business of farming who constructs or alters a building on land owned by that person and used in the business of farming, when the building is intended for use by that person after completion. (1925, c. 318, s. 1; 1931, c. 62, s. 1; 1937, c. 429, s. 1; 1949, c. 936; 1953, c. 810; 1971, c. 246, s. 1; 1975, c. 279, s. 1; 1981, c. 783, s. 1; 1989, c. 109, s. 1; c. 653, s. 1; 1991 (Reg. Sess., 1992), c. 840, s. 1; 2011-376, s. 1; 2023-108, s. 2(a).)

Chpt 6 Article 2 Section 6-32 B Section 6

Space, use and location standards.

- a. *Room sizes.* Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the town residential building code. (Floor area shall be calculated on the basis of habitable room area. However, closet area and wall area within the dwelling may count for not more than ten percent of the required habitable floor area. The floor area of any part of any room where the ceiling height is less than 4½ feet shall not be considered as a part of the floor area in computing the total area of the room to determine maximum permissible occupancy.) Every dwelling unit shall

contain at least 150 square feet of habitable floor area for the first occupant, at least 100 square feet of additional habitable area for each of the next three occupants, and at least 75 square feet of additional habitable floor area for each additional occupant. In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor area for each occupant 12 years of age and over, and at least 35 square feet of floor area for each occupant under 12 years of age.

- **Per North Carolina building code each dwelling unit shall have at least 150 sq ft of habitable space with an additional 100 per each additional individual.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Dylan Eure, Town Planner
Date: April 22, 2024
Subject: Penalty Amendment

The Town of Erwin Staff wishes to amend Chapter 36 of the Erwin Code of Ordinances within Article XX (10) Administration and Enforcement, Section 36-584 Penalty. Said amendment would allow staff to enforce code and zoning regulations throughout the Town of Erwin. The way the current penalties are written limits the Town from issuing higher fines which will result in faster compliance with our ordinances. This effort is to begin the process of cleaning areas of towns and ensuring zoning regulations are being properly followed.

Legality

NC General Statutes 14-4 (Violation of local ordinances misdemeanor) states that (a) Except as provided in subsection (b) or (c) of this section, if any person shall violate an ordinance of a county, city, town, or metropolitan sewerage district created under Article 5 of Chapter 162A, he shall be guilty of a Class 3 misdemeanor and shall be fined not more than five hundred dollars (\$500.00). No fine shall exceed fifty dollars (\$50.00) unless the ordinance expressly states that the maximum fine is greater than fifty dollars (\$50.00).(b) If any person shall violate an ordinance of a county, city, or town regulating the operation or parking of vehicles, he shall be responsible for an infraction and shall be required to pay a penalty of not more than fifty dollars (\$50.00).

(c) A person may not be found responsible or guilty of a local ordinance violation punishable pursuant to subsection (a) of this section if, when tried for that violation, the person produces proof of compliance with the local ordinance through any of the following:

(1) No new alleged violations of the local ordinance within 30 days from the date of the initial alleged violation.(2) The person provides proof of a good-faith effort to seek assistance to address any underlying factors related to unemployment, homelessness, mental health, or substance abuse that might relate to the person's ability to comply with the local ordinance. (1871-2, c. 195, s. 2; Code, s. 3820; Rev., s. 3702; C.S., s. 4174; 1969, c. 36, s. 2; 1985, c. 764, s. 2; 1985 (Reg. Sess., 1986), c. 852, s. 17; 1991, c. 415, s. 1; c. 446, s. 1; 1993, c. 538, s. 8; c. 539, s. 9; 1994, Ex. Sess., c. 24, ss. 14(b), 14(c); 1995, c. 509, s. 133.1; 2021-138, s. 13(c).)

Un-amended Diction

The administrator shall be authorized to use any one or more of the methods described in this section, or action authorized by law, to ensure compliance with or to prevent a violation of the provisions of this article.

(1)*Civil penalties.* Any person, corporation, LLC or other entities, who violate any provision of this article may be subject to assessment of the maximum civil penalty of up to \$500.00 per violation.

Civil citations. A civil citation shall be issued by the administrator of the town planning department to any person, corporation, LLC, or other entity, failing to take corrective action according to and within the specific compliance period ordered by the administrator. Each day such violation exists after the

expiration of the compliance period shall constitute a separate offense and be charged as a separate violation. Each said violation shall be subject to a civil penalty in the amount of \$100.00 per day until such violation has reached compliance. Failure to pay the penalty within 15 days from the receipt of the notice of civil penalty shall subject said person, corporation, LLC, or other entity to a civil action in the nature of debt for the stated penalty plus any additional penalties, together with the cost of the action to be taxed by the court.

Amended Diction

The administrator shall be authorized to use any one or more of the methods described in this section, or action authorized by law, to ensure compliance with or to prevent a violation of the provisions of this article.

(1)*Civil penalties.* Any person, corporation, LLC or other entities, who violate any provision of this article may be subject to assessment of the maximum civil penalty of up to \$500.00 per violation.

Civil citations. A civil citation shall be issued by the administrator of the town planning department to any person, corporation, LLC, or other entity, failing to take corrective action according to and within the specific compliance period ordered by the administrator. Each day such violation exists after the expiration of the compliance period shall constitute a separate offense and be charged as a separate violation. Each said violation shall be subject to a civil penalty **ranging** in the amount of **\$50.00 - \$500.00** per day until such violation has reached compliance or the sum of penalties has reached the amount that it requires to fix said violations. Failure to pay the penalty within 15 days from the receipt of the notice of civil penalty shall subject said person, corporation, LLC, or other entity to a civil action in the nature of debt for the stated penalty plus any additional penalties, together with the cost of the action to be taxed by the court.

Penalty Schedule:

Citation	Penalty
Warning Citation	N/A
Official Citation	\$50
Second Citation	\$100
Third Citation	\$250
Fourth & Subsequent Citations	\$500

- (A) A specified time frame shall be given to render compliance to a violation as noted in the notice of violation. A mandatory re-inspection shall take place to evaluate the status of the violation at the end of the compliance period. An extension may be requested by the property owner in writing to the Administrator providing valid evidence as to the reason for failure to comply within the specified time.
- (B) The Administrator shall have the ability to amend the specific time period for compliance due to the nature of the violation if considerable work has been done in an attempt to remedy the violation or if such violation is determined to be a potential risk to the public health, safety, and general welfare.

Compliance Schedule:

Nature of Violation	Specified Compliance Period
Dilapidated structures	120-365 calendar days
Illegal signs	10 calendar days
Junk / abandoned cars	15 calendar days
Zoning and subdivision regulations	30 calendar days
Tall Grass / Vegetation	10 calendar days
Failure to adhere to permit or special use permit	30 calendar days
Any other violation	30 calendar days

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Dylan Eure, Town Planner
Date: April 22, 2024
Subject: Multi-Family & Duplex – RMV- Special Use

Town Staff has prepared a proposed text amendment to Chapter 36 entitled Zoning under Article VI-A entitled Residential Mill Village within Section 36-155. Said section is the special uses and structures for the RMV zoning district. Per the 2023 Erwin Land Use Plan under Goal 1 LUH 3 and LUH 4 state that it is desirable to allow for greater densities and other forms of non-single-family residences in medium-density zoning districts. The Land Use Plan also states specifically that they are to be placed within the RMV and DMV zoning districts. Town of Erwin staff has also received several different inquiries over the last few months about homes that were constructed to be multi-family or two-family style homes to be used as such. Due to the nature of these homes being tailored to be two-family and multi-family dwellings, these homes are challenging to flip and restore, unless the owner wants to convert the home into a single-family residence, which they were never designed to be. In order for these homes to be renovated and prevent further blight it is the recommendation from Town Staff to allow for two-family and multi-family dwellings to be a special use within the Residential Mill Village.

Current definition of a two-family dwelling:

A dwelling arranged or designed for occupancy by two families, with separate housekeeping, cooking facilities for each and a shared wall.

Current definition of a multi-family dwelling:

A dwelling arranged or designed for occupancy by three or more families, with separate housekeeping and cooking facilities for each.

Proposed special uses to be added to RMV:

- Two-family dwelling
- Multi-family dwelling

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Dylan Eure, Town Planner
Date: April 22, 2024
Subject: Outdoor Storage Facilities

Town Staff has prepared a proposed text amendment to Chapter 36 of the Erwin Code of Ordinances within Article 2 entitled “Definitions”. Said amendment would require all future outdoor storage locations to adhere to additional regulations dealing with setbacks, permitted location, and screening requirements. The purpose of this amendment is to ensure proper screening from possible unsafe equipment, limit aesthetic concerns, and prevent possible vandalization of vehicles/equipment. According to the 2023 Erwin Land Use Plan this is a actionable task under Goal 1, LUH 7.

After benchmarking our current Code of Ordinances with all municipalities of Harnett it is my recommendation to amend our definition of outdoor storage facilities to include the following diction.

1. Outdoor Storage shall be entirely screened from the public right-of-way, public parking, adjacent residential development, or any other development by an 8 ft 100 % visual barrier. Said barrier may be a chain-linked fence with slats, wood, or vegetation that will grow to be at least 8ft.
2. Under no circumstance shall a plain chain-linked fence be acceptable.
3. Outdoor Storage shall be located entirely in the rear or side of the development.

Current Un-amended Diction:

Outdoor storage means the placement or storage of goods, equipment, or materials outside of an enclosed building for a period of more than 48 consecutive hours. Outdoor storage shall include vehicles not for immediate sale and those not considered junk or abandoned. The term "outdoor storage" does not refer to vehicular sales and rental, licensed vehicles in use by the person occupying the property, or other minor and incidental storage, such as items specifically designed for outdoor use, including lawn furniture, outdoor grill, swing set, lawn care equipment, which would not have a negative impact on the health, safety and general welfare of adjacent property owners and land uses.

Proposed Amended Diction:

Outdoor storage means a business which has storage of goods, equipment, or materials outside of an enclosed building for a period of more than 1 consecutive week. Outdoor storage shall include vehicles not for immediate sale and those not considered junk or abandoned. The term

"outdoor storage" does not refer to vehicular sales and rental, licensed vehicles in use by the person occupying the property, or other minor and incidental storage, such as items specifically designed for outdoor use, including lawn furniture, outdoor grill, swing set, lawn care equipment, which would not have a negative impact on the health, safety and general welfare of adjacent property owners and land uses.

1. Outdoor Storage shall be entirely screened from the public right-of-way, public parking, or adjacent residential development by an 8 ft 100 % visual barrier. Said barrier may be a chain-linked fence with slats, wood, or buffer vegetation that will grow to be at least 8ft.
2. Under no circumstance shall a plain chain linked fence be acceptable.
3. Outdoor Storage shall be located entirely in the rear or side of the development.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: April 22, 2024

Subject: FAMPO Update

The Town should have a copy of the updated MOU to join the Fayetteville Metropolitan Planning Organization (FAMPO) at our May workshop meeting to discuss. The updated MOU will be presented and discussed at a FAMPO committee meeting the first week in May.