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

AUGUST 6, 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, August 6, 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, Charles Byrd, and Timothy Marbell.

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

CONSENT

Commissioner Blackmon made a motion to approve **(ITEM A)** Regular Workshop Minutes on June 22, 2026 **(ITEM B)** Special Called Meeting Minutes on June 29, 2026 **(ITEM C)** Special Called Meeting Minutes on June 30, 2026 **((ITEM D)** Regular Meeting Minutes on July 2, 2026 **(ITEM E)** Special Called Meeting Minutes on July 21, 2026 **(ITEM F)** Regular Workshop Minutes on July 27 2026 **(ITEM G)** Harnett County SRO MOU 2026-2027 **(ITEM H)** Planning Board Application- William Morris, which Commissioner McKoy seconded. **The Board voted unanimously.**

DRAFT

MINUTES CONTINUED FROM AUGUST 6, 2026

SPECIAL PRESENTATIONS

Park Maintenance Supervisor David Johnson was recognized as the Employee of the Quarter 2 of 2026. Mayor Baker presented him with a plaque and a glass award to display at work or at home.

Annie Pearl Elliott of 727 N 16th Street was recognized as the August 2026 Citizen of the Month. Commissioner McKoy presented her with a Proclamation Plaque.

The Proclamation is part of these minutes as an attachment.

RECESS FOR REFRESHMENTS

Commissioner Blackmon made a motion to take a 10-minute recess at 7:13 PM, and was seconded by Commissioner Nelson. **The Board voted unanimously.**

RECONVENED

The Board reconvened at 7:23 PM

PUBLIC HEARING

Family Care Homes Text Amendment

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

Town Manager Snow Bowden stated this was a proposed text amendment to our Code of Ordinances involving Family Care Homes. The Planning Board did recommend these proposed changes for approval. The updates were word for word what the general statute required.

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

No questions were asked.

Mayor Baker asked if anyone was present to comment on the proposed text amendment.

No one came forward.

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

Commissioner Blackmon made a motion to approve the Statement of Consistency for Family Care Homes Text Amendment and was seconded by Commissioner Byrd. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve Ordinance of The Town of Erwin, North Carolina, Amending Chapter 36- Zoning, Article II: Definitions and Article V: Residential (R-

DRAFT

MINUTES CONTINUED FROM AUGUST 6, 2026

15) ORD 2026-2027: 001 and was seconded by Commissioner Byrd. **The Board voted unanimously.**

PUBLIC COMMENT

Emily Tew of 600 Old Farm Road came forward and provided the Board with documents she prepared. She stated that she added notes to the prior Board meeting minutes to complete her public comment. She expressed her concern and questioned the legality of Bill Morris applying to be on the Erwin Planning Board while he currently holds a seat on the Harnett County Board of Commissioners. She asked the Board to ride by and see the pile of wood being placed on the road by her neighbor. She stated there was a truck full of wood. She also asked the Board to look over the documents she provided regarding the process of unannexing a property because she and her father were illegally annexed.

The handouts are part of these minutes as an attachment.

Randy Elliott of 719 N 16th Street came forward and expressed the need for a middle yellow line on Price Street for the safety of everyone.

Mayor Baker stated that municipal streets did not have lines. Only NCDOT streets.

Mr. Elliott stated he would hate for someone to lose their life because it costs the Town too much to put a line on Price Street.

Annie Elliott of 727 N 16th Street came forward. She stated she had lived in Erwin all of her life. She stated the Town needed to do something regarding the blockade on K Street. She asked the Board to consider widening W N Street; it was causing issues when school buses come down the road. Lastly, she expressed her concern about the vegetation in the ditch at Porter Park, and it needed to be cleaned out.

CLOSED SESSION

Commissioner Byrd made a motion to go into Closed Session Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel at 7:34 PM and was seconded by Commissioner Nelson. **The Board voted unanimously.**

RECONVENED

Commissioner Byrd made a motion to go back to regular session at 7:54 PM and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

DRAFT

MINUTES CONTINUED FROM AUGUST 6, 2026

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.

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. He also commended the Town on a job well done at the 4th of July Event.

ADJOURNMENT

Commissioner Byrd made a motion to adjourn at 7:55 P.M. and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Randy Baker	**Lauren Evans, NCCMC**
Mayor	**Town Clerk**

DRAFT

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	**Mid-Carolina Regional Council**
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

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

Finance Officer: _____ Date: _____

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: 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 Donny Hawley
Name of Legal Property Owner Same
Location of Property 1501 Denim Drive Erwin NC 28339

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

Zoning change requested from B2 to R10
If Conditional District, note conditions: _____
Harnett County Tax Map PIN 1507-22-0057
Property owner(s) of area requested and address(es)
William O. Hawley
PO Box 306
Angier NC 27501

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

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

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

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

[signature] 919-201-9210
Signature of Applicant — Contact Number

PO Box 306 Angier NC 27501
Mailing Address of Applicant

PAID
JUN 23 2026
BY: CK 2778

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

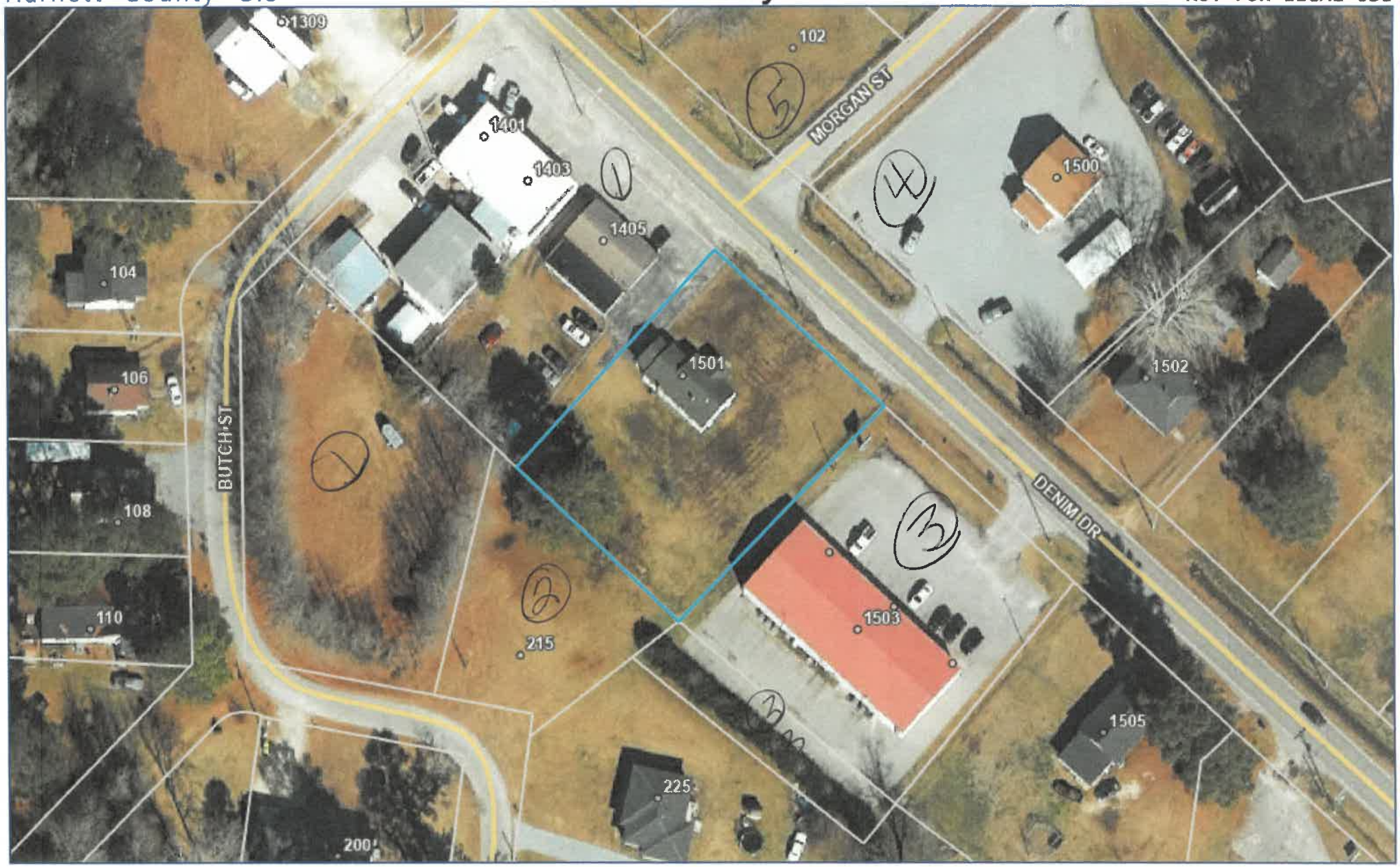
4. Larry W Wood
   Physical Address: 1500 Denim Drive
   Erwin, NC 28339
   Mailing Address: 401 W C Street
   Erwin, NC 28339

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 NORTH CAROLINA

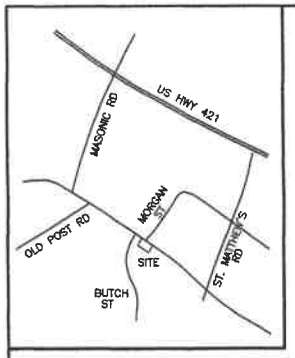
- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels

N W E S

0 80 Feet

Harnett.org/GIS

August 4, 2025



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: 10/3/2008 ZONE X

PROPERTY ZONED B2 – TOWN OF ERWIN

REFERENCES

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

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

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

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

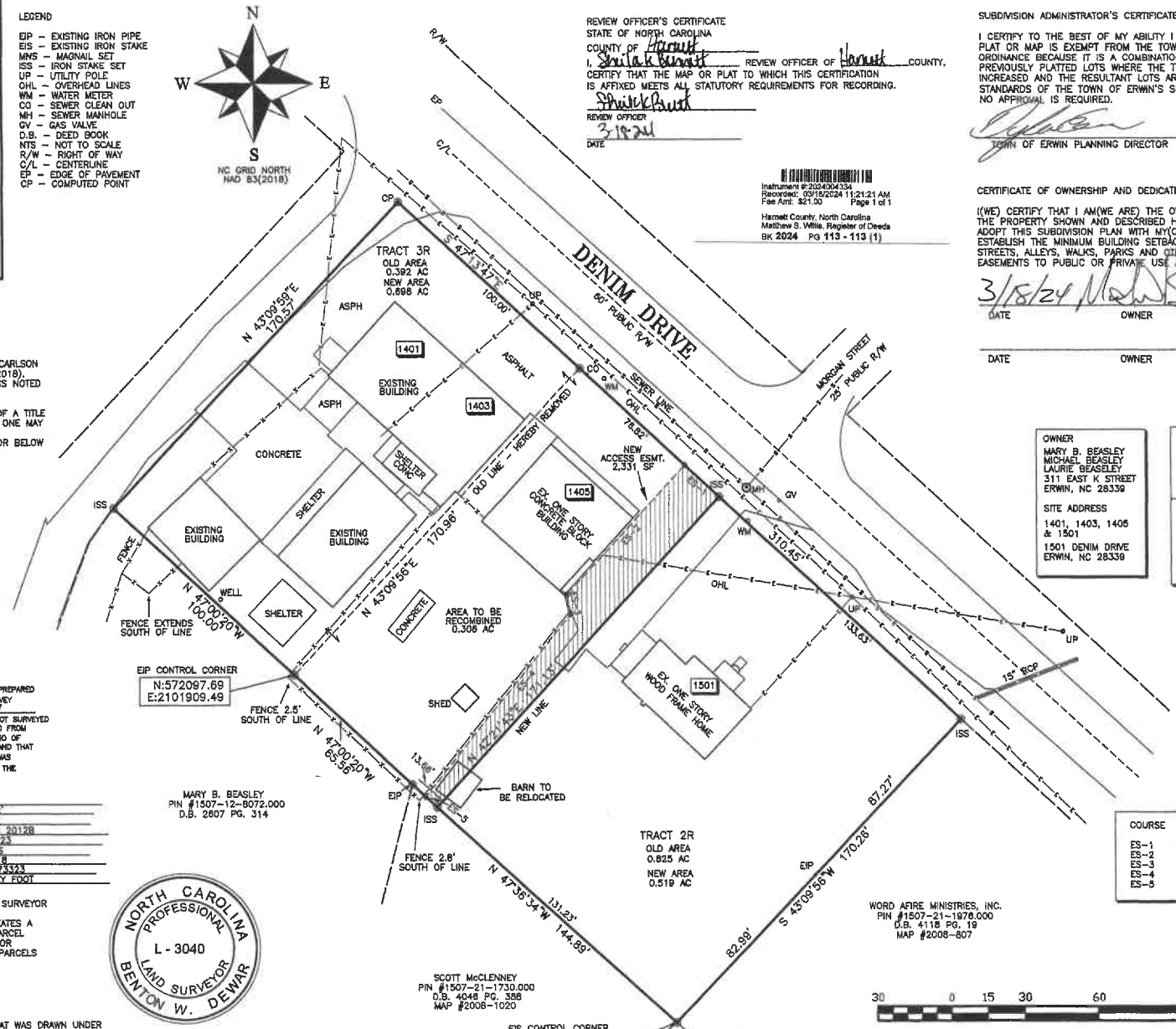
BENTON W. DEWAR, NCPLS – 3040

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

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

BENTON W. DEWAR, NCPLS – 3040

RECORDED IN MAP #2024–113 HARNETT COUNTY REG.



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

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

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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

TOWN OF ERWIN PLANNING DIRECTOR 3/18/2024 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/18/24
DATE OWNER

DATE OWNER

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

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

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

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

COURSE	BEARING	DISTANCE
ES–1	N 47°13'47"W	19.00'
ES–2	S 42°21'43"W	71.49'
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'

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

Harnett County GIS

PID: 061507 0030	**Building Value:** $14898
PIN: 1507-22-0057.000	**Parcel Outbuilding Value:** $0
Account Number: 1500033585	**Parcel Land Value:** 32840
Owner: HAWLEY WILLIAM DONNY	**Market Value:** $47738
Mailing Address: PO BOX 306 ANGIER, NC 27501-0306	**Deferred Value:** $0
Physical Address: 1501 DENIM DR ERWIN, NC 28339 ac	**Total Assessed Value:** $47738
Description: TR#2R MARY B BEASLEY MAP#2024-113	**Zoning:** Highway Business - 0.52 acres (100.0%)
Surveyed/Deeded Acreage: 0.52	**Zoning Jurisdiction:** Erwin
Calculated Acreage: 0.52	**Wetlands:** No
Deed Date:	**FEMA Flood:** Minimal Flood Risk
Deed Book/Page: 4231 - 2371	**Within 1mi of Agriculture District:** No
Plat(Survey) Book/Page: 2024 - 113	**Elementary School:** Erwin Elementary
Last Sale: 2024 - 4	**Middle School:** Coats-Erwin Middle
Sale Price: $20000	**High School:** Triton High
Qualified Code: Q	**Fire Department:** Erwin
Vacant or Improved: I	**EMS Department:** Medic 5, D5 EMS
Transfer of Split: T	**Law Enforcement:** Erwin Police
Actual Year Built: 1950	**Voter Precinct:** Erwin/Duke
Heated Area : 1190 SqFt	**County Commissioner :** William Morris
Building Count : 1	**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

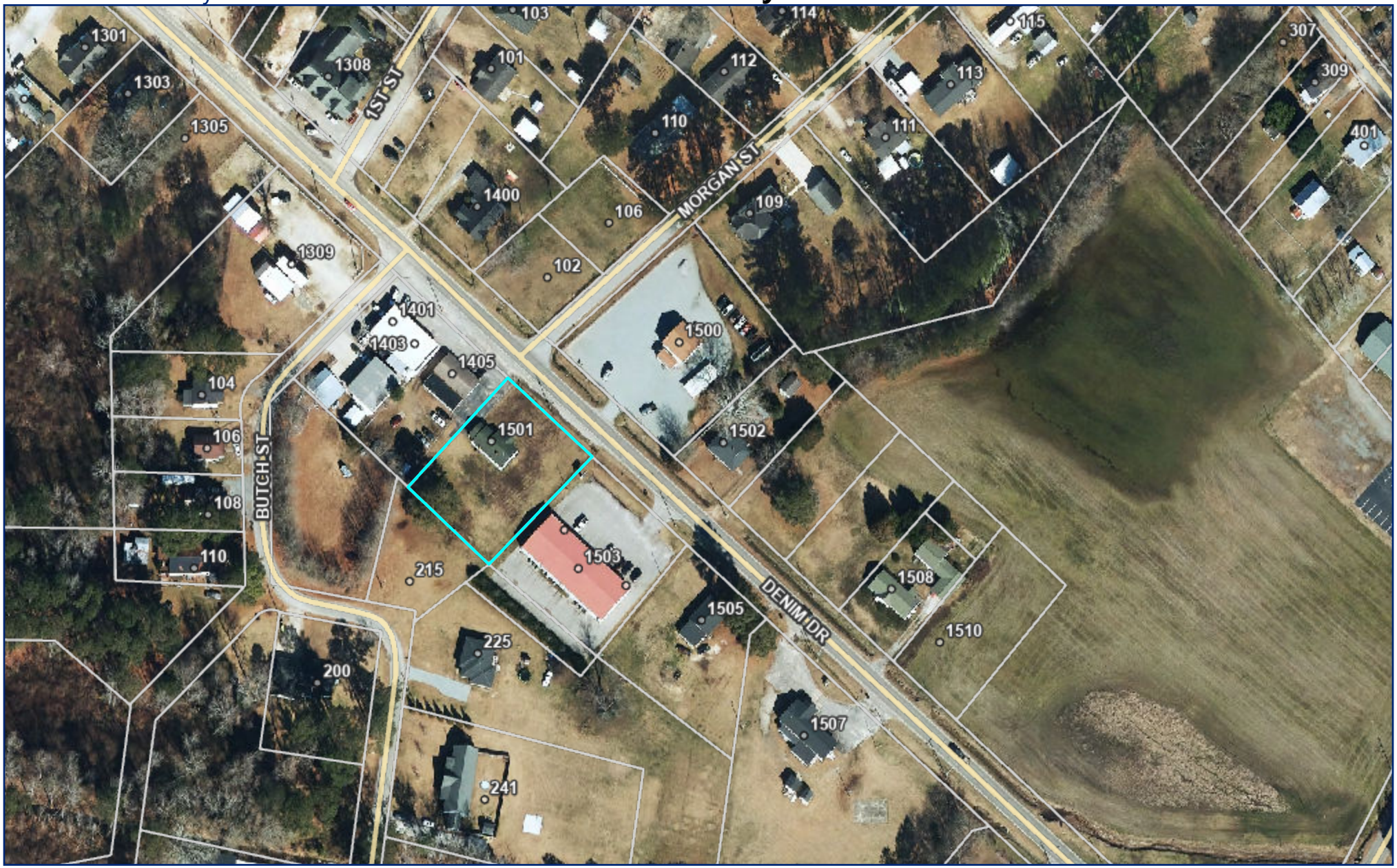
The requested rezoning to R-10 is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning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

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

Harnett.org/GIS

June 29, 2026

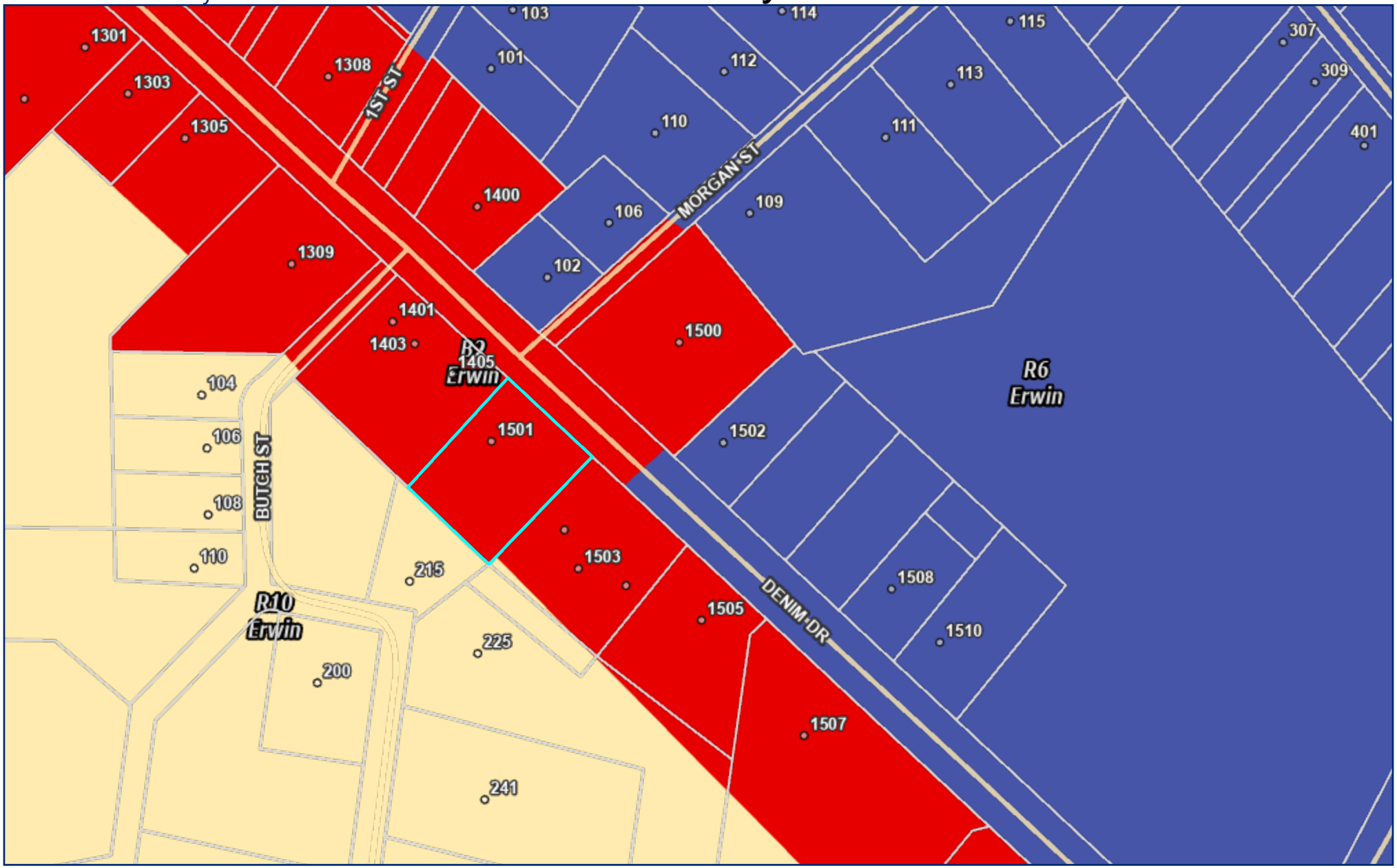
- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels

N
W E
S

27 Feet
0 160

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

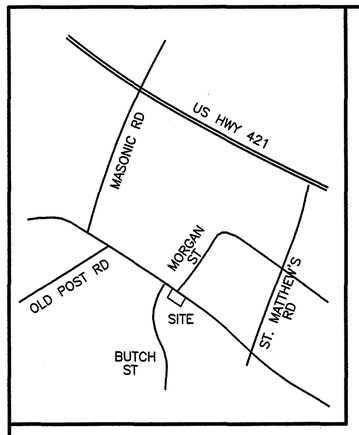
Harnett.org/GIS

June 29, 2026

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

N
W
E
S

0 160 Feet



VICINITY MAP NTS

LEGEND

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

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

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Harnett
I, Sheila K Burnett 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 Burnett
REVIEW OFFICER
3-18-24
DATE

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

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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

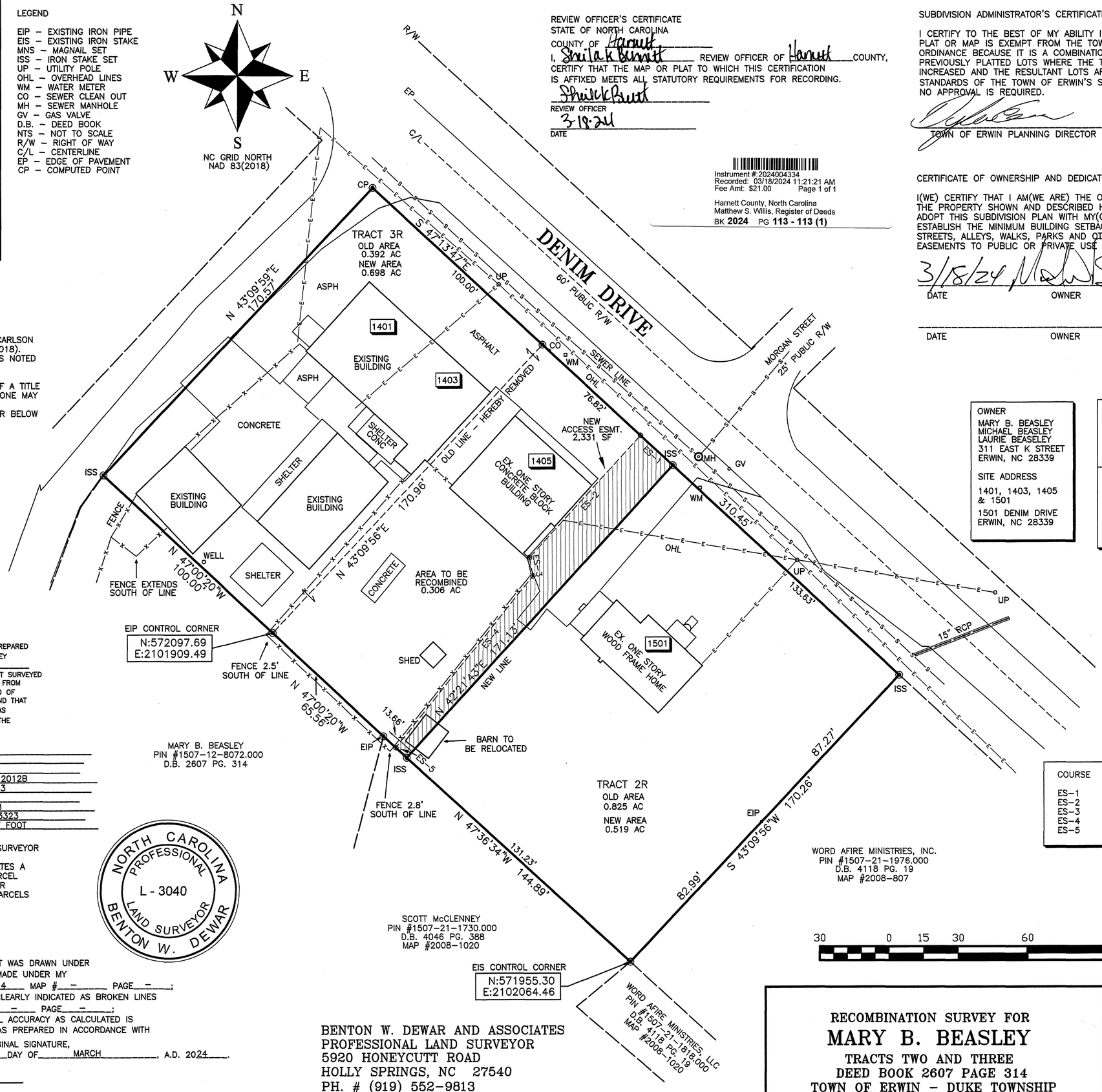
TOWN OF ERWIN PLANNING DIRECTOR 3/18/2024 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/18/24 DATE OWNER

DATE OWNER



OWNER	
MARY B. BEASLEY MICHAEL BEASLEY LAURIE BEASLEY 311 EAST K STREET ERWIN, NC 28339	PIN #1507–22–0057.000 PID #061507 0030 TRACT 2 DEED BOOK 2607 PG. 314
SITE ADDRESS 1401, 1403, 1405 & 1501 1501 DENIM DRIVE ERWIN, NC 28339	PIN #1507–12–9138.000 PID #061507 0032 TRACT 3 DEED BOOK 2607 PG. 314 LOTS 4 & 5 MAP #7–70

COURSE	BEARING	DISTANCE
ES–1	N 47°13'47"W	19.00'
ES–2	S 42°21'43"W	71.49'
ES–3	S 10°18'34"E	8.10'
ES–4	S 38°37'19"W	95.06'
ES–5	S 47°36'34"E	6.36'

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

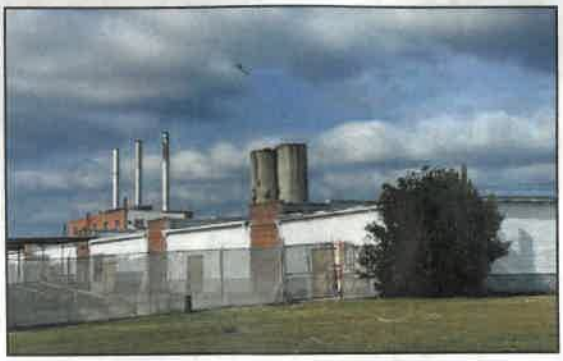
23–97L
HAWLEY_D/23/650

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

<u>Statement of Inconsistency</u>

ZT-2026-27-001

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.**

_____	_____
Randy Baker	Lauren Evans NCCMC
Mayor	Town Clerk

TOWN OF ERWIN

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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 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