

**TOWN OF ERWIN
PLANNING BOARD & BOARD OF ADJUSTMENTS
MONDAY, AUGUST 17th AT 7:00 PM
ERWIN MUNICIPAL BUILDING BOARD ROOM**

AGENDA

1. **PLANNING BOARD MEETING CALLED TO ORDER**
 - A. Invocation
 - B. Pledge of Allegiance
2. **CONSENT AGENDA**
 - A. Planning Board Minutes from Regular Meeting on July 20th, 2026 **(Page 2)**
3. **OLD BUSINESS**
 - A. Updates
4. **ADJOURNMENT**
5. **BOARD OF ADJUSTMENTS MEETING CALLED TO ORDER**
6. **CONSENT AGENDA**
 - A. Board of Adjustments Minutes from Regular Meeting on April 21, 2025 **(Page 5)**
7. **NEW BUSINESS**
 - A. BOA 2026-001 **(Page 6)**
8. **ADJOURNMENT**

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**

BOARD OF ADJUSTMENTS
MEETING MINUTES
MONDAY, APRIL 21, 2025
ERWIN, NORTH CAROLINA

The Town of Erwin Board of Adjustments held its regular meeting in the Erwin Municipal Building Board Room 100 West F Street, Erwin NC on Monday, April 21st, 2025, at 7:00 PM.

Board members present were: Chairperson Nicholas Skatell, Vice Chairperson Jim Hartman, In-Town Board Members Kathryn Moore, Michael Jackson, Grace Watts, and Rebecca Kelly, and Out-of-Town Board Members Howard Godwin and In-Town Alternate Marsha Woodard.

Board members absent were: Board Members Joshua Schmeiding, Michael Jackson, and In-Town Alternate Vanessa Lech.

Town Manager Snow Bowden, Town Planner Dylan Eure, and Deputy Town Clerk Katelan Blount were present.

Chairperson Nicholas Skatell called the meeting to order at 7:32 P.M.

CONSENT ITEMS

Board Member Howard Godwin made a motion to approve items on the consent agenda, which included the minutes of February 17, 2025, as well as the BOA-2025-003 and BOA-2025-004 Approval letters, and was seconded by Jim Hartman. **The Board voted unanimously.**

ADJOURNMENT

Board Member Jim Hartman made a motion to adjourn the meeting at 7:33 P.M. and was seconded by Kathryn Moore. **The Board voted unanimously.**

Minutes recorded and typed by

Katelan Blount, Deputy Town Clerk

Nicholas Skatell

Chairperson

Katelan Blount

Deputy Town Clerk

Erwin Planning Board

REQUEST FOR CONSIDERATION

To: Erwin's Board of Adjustments Members

From: Snow Bowden, Town Manager

Date: August 17th, 2026

Subject: BOA 2026-001

The Town of Erwin has received a hardship variance request for a vacant parcel located on Iris Bryant Road. The property does not have an assigned street address but is identified by Harnett County Tax PIN 0596-68-2886.000.

The subject property is zoned R-10 Residential, which requires a 35-foot rear setback. The applicant is requesting a 10-foot variance to reduce the required rear setback from 35 feet to 25 feet in order to construct a single-family dwelling on the lot.

The hardship is the result of Harnett Regional Water's proposed installation of a new sewer lift station on a portion of the property. The location of the lift station and other environmental/topographical concerns reduces the buildable area of the parcel, making it difficult to construct a single-family residence while complying with the required rear setback. Approval of the requested variance would allow the applicant reasonable use of the property by permitting the construction of a home.

According to the applicant, the proposed sewer lift station is intended to improve wastewater system capacity and address existing sewer capacity issues within the Town of Erwin.

Attachments:

- BOA 2026-001 Application
- BOA 2026-001 Staff Report
- Survey of parcel
- Harnett County GIS image with zoning
- Harnett County GIS image with no zoning
- Harnett County GIS image with blue line stream
- Harnett County GIS image with 4-foot contours
- Harnett County GIS image with 5-foot contours
- Harnett County GIS image with 4 and 5-foot contours
- Harnett County GIS image with sewer lines



BOA 2026-001

Variance Application (February 2011)

Name of Applicant	Phillip Revel	Property Owner	RZX Properties
Mailing Address	447 Iris Bryant Road	Mailing Address	447 Iris Bryant Road
City, State, Zip	Dunn NC 28334-6429	City, State, Zip	Dunn NC 28334-6429
Telephone	910-658-9374	Telephone	910-658-9374
Email	prrevell@aol.com	Email	prrevella@aol.com
Address of Subject Property		Iris Bryant Road	
Parcel Identification Number(s) (PIN) of Subject Property		0596-68-2886	

Variance Description: On a separately attached document, please state the particular zoning regulation for which the variance is being requested. Also state the requested variance (For instance, in the case of a setback variance request: If the required side yard setback is 12' and the applicant can only meet a 10' setback; then the applicant will be requesting a 2' variance from the 12' setback requirement.). Please attach a site plan with all appropriate dimensional notations needed to demonstrate the variance request if applicable.

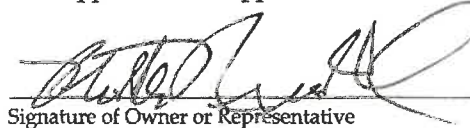
Findings of Fact: The following are the findings of fact associated with a variance request. Applicant is to note that all of the following findings must be found in the affirmative in order for the requested variance to be granted. The applicant is requested to review each of these findings and answer the same to the best ability of the applicant. Responses to each of these findings may be attached to this application on a separate document.

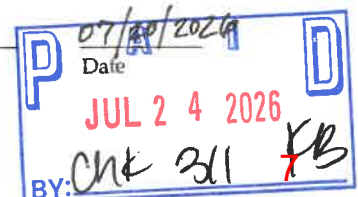
- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
- A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.
- The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
- The special circumstances are not the result of the actions of the applicant.
- The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Phillip Revel
Print Name


Signature of Owner or Representative



July 27, 2026

Mr. Snow Bowden
Town Manager
Town of Erwin
100 West F Street, POB 459
Erwin, NC 28339

**RE: R2X Property Variance Request
Findings of Fact**

Mr. Bowden,

The R2X property located on Iris Bryant Road in Erwin, North Carolina, Harnett County tax parcel identification number 0596-68-2886.000, and more particularly described in Book 4173, Page 0001-0005 (Exhibit A), Harnett County, North Carolina Registry, is a vacant parcel currently zoned R-10. From the Town of Erwin Code of ordinances, the property dimensional requirements for R-10 zoning:

Sec. 36-147. - Dimensional requirements.

(a)The following regulations shall govern all permitted and conditional uses in this district:

(1)Minimum lot area: 10,000 square feet (0.229 acres).

(2)Minimum lot width: 75 feet.

(3)The administrative official shall determine frontage for irregularly shaped lots.

(4)All setbacks may not apply to individual planned units, condominium, or town home developments.

(b)The following are the minimum setbacks or building envelopes for properties located within the R-10 district:

(1)Minimum required front yard: 35 feet (excluding steps).

(2)Minimum required rear yard: 35 feet (excluding steps).

(3)Minimum required side yard: Ten feet.

The subject property has a calculated deeded area of 0.25 acres: however, as stated in the property description highlighted on Exhibit A Page 0005, the property is to the center of the then “Dunn and Lillington Road”. This reduces the depth of the property from approximately 150-feet to 120-feet for setback purposes. When the property area is calculated from the right-of-way line of the now Iris Bryant Road, the lot’s area is approximately 0.21 acres, which is less than the minimum lot size for R-10 zoning.

The property also has a blue line stream crossing the southwest quadrant of the property (Exhibit B), and there is an existing 3-inch sanitary sewer forcemain paralleling stream on the east side of the stream within an assumed 20-foot utility easement. Harnett Regional Water is in the process of paralleling the existing 3-inch forcemain with a new 6-inch forcemain that will divert the pump station discharge from downtown Erwin to a manifold point with an existing 8-inch forcemain by Cape Fear River Trail Park. The new forcemain will require additional permanent easement on the front of the property, though that additional easement is within the front setback (Exhibit C).

The applicant is requesting a variance from the requirements of Sec. 36-147(b)(2) to reduce the rear building setback from 35-feet to 25-feet to allow a larger building area that would be consistent with other properties of the same R-10 zoning.

FINDINGS OF FACT

- a. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.*

Due to the subject property deed to the center of the road, thus reducing the lot depth by approximately 30-feet for establishing setbacks, the actual lot size is less than the minimum required for R-10 zoning, reducing the buildable lot area other parcels with similar zoning would enjoy. The assumed utility easement for the sanitary sewer forcemain encroaches into the building area based on the setback requirements, further reducing the available building area.

- b. *Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.*

Due to the site's limitations detailed above, this variance requested would only allow a building area similar to other properties of the same zoning and not provide any special privileges.

- c. *A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located.*

Due to the site's limitations detailed above, a literal interpretation of the provisions of Sec. 36-147 would limit the available building area enjoyed by other properties of similar zoning.

- d. *The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.*

The reduction of the setback from 35-feet to 25-feet will be in harmony with the surrounding area and will not be injurious to the neighborhood or the general welfare.

- e. *The special circumstances are not the result of the actions of the applicant.*

The special circumstances are not a result of the actions of the applicant.

- f. *The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.*

The 10-foot set back is the minimum variance that will make it possible for the applicant to enjoy a building area more closely enjoyed by other properties of the same zoning.

We request that the Town of Erwin Board of Adjustment grant this variance for the rear setback for the subject property.

Sincerely,

Jay T. Meyers, PE
President

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded

11/07/2022 01:03:14 PM

NC Rev Stamp: \$90.00

Book: 4173 Page: 1 - 5 (5)

Fee: \$26.00

Instrument Number: 2022112956

HARNETT COUNTY TAX ID #
060596 0052 & OTHERS

11-07-2022 BY: LA

Prepared by and Return to: Lynn Matthews, Attorney, 1103 W. Cumberland St., Dunn, NC 28334

EXCISE TAX: \$90.00✓

Parcel ID No.: 060596 0052; 060596 0053; 060596 0054

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 7th day of November, 2022, by and between **JRB PROPERTIES, INC.**, a NC corporation whose address is 3032 US 401 South, Lillington, NC 27546, hereinafter called GRANTOR, and **R2X PROPERTIES LLC**, a NC limited liability company of Post Office Box 81, Selma, NC 27576 hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 2639, Page 263, Harnett County Registry.

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 and clear 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. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2023 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

JRB PROPERTIES, INC.
A NC corporation

By:



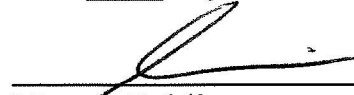
Jonathan R. Bethune, President

Notary acknowledgment on next page

NORTH CAROLINA
COUNTY OF HARNETT

I, Erin W. Morris, a Notary Public, do hereby certify that Jonathan R. Bethune personally appeared before me this day and acknowledged that he is President of JRB Properties, Inc., a North Carolina Corporation, and that he as President, being authorized to do so executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 7th day of November, 2022.



Notary Public

My Commission Expires: 07/07/27

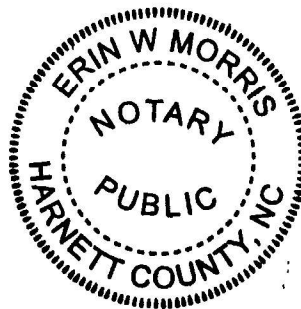


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ONE:
PID - 060596 0053

BEING Lot No. 11 of the Property of RR Raynor, South Erwin, NC, December 1949, made by William Ragsdale, CE and being described as follows:

BEGINNING at a stake in the middle of the Old Averasboro Road, which road is now hard surfaced, which stake is the southwestern corner of one lot owned by Edgar Mason and is South 48 degrees 45 minutes East 170 feet from the southeastern corner of another lot owned by Edgar Mason and runs along the center of said road, North 48 degrees 45 minutes West 55 feet to a stake, thence along the eastern line of Lot No. 10, North 52 degrees East 120 feet to a stake; thence South 20 degrees East 6 feet to a stake; thence North 52 degrees East 30 feet to a stake; thence South 48 degrees 45 minutes East 50 feet to a stake; thence South 52 degrees West 150 feet to the BEGINNING. This is the same lot described in deed from RR Raynor and wife, Margaret C. Raynor to Flossie Dennis, dated December 20, 1949, recorded in Book 323, Page 465, Harnett County Registry. This is the same property described in deed recorded in Book 551, Page 144, Harnett County Registry. See also Book 624, Page 638.

PARCEL TWO:

PID: 060596 0052

447 Iris Bryant Rd Dunn, NC 28334

That certain tract of land containing 0.15 acres, more or less, located and situated in Duke Township, Harnett County, North Carolina and bounded now or formerly by natural boundaries and/or lands owned by and/or in the possession of persons as follows: north by Edgar Mason, south by Edgar Mason, east by NC Highway 82 and west by RR Raynor Property; said tract lying in the Town of Erwin and being Lot No. 10 of the RR Raynor Property, and being more specifically described as follows:

Being Lot No. 10 of the Property of RR Raynor, South Erwin, NC dated December 1949, made by William Ragsdale, Jr., CE and being described as follows: BEGINNING at a stake in the middle of the old Averasboro Road, which road is now hard surfaced, which stake is South 48 degrees 45 minutes East, 75 feet from the southeastern corner of a lot owned by Edgar Mason, and runs North 52 degrees East 145 feet to a stake; thence South 20 degrees East 43 feet to a stake; thence along the western line of Lot 11, South 52 degrees West 120 feet to a stake in the center of said road, which stake is north 48 degrees 45 minutes West from the southwestern corner of another lot owned by Edgar Mason, for a distance of 55 feet; thence along the center of said road, North 48 degrees 45 minutes West 40 feet to the BEGINNING.

PARCEL III:**PID: 060596 0054**

BEING all of Lot Nos. 59, 60 and 61, BEGINNING at a stake in the Dunn and Lilligton Road, and runs with the center of said road south course 75 feet to a stake, the corner; thence east course 150 feet to a stake, the corner; thence north course 75 feet to a stake, the corner; thence west course 150 feet to the BEGINNING contains three lots size 25 x 150 feet. These three lots are the subdivision of the RC Cates Property, recorded in the Register of Deeds Office of Harnett County. This is the identical land described in deed from Hubert Parker Dennis and wife, Mamie Ruth D. Dennis to Moses Autry, et ux, dated August 28, 1962 and recorded in Book 418, Page 156, Harnett County Registry.

This being the same land described in deed of Moses Autry and wife, Naomi M. Autry to Charles Aaron Autry, dated October 7, 1963, and recorded in Book 438, Page 50, Harnett County Registry.

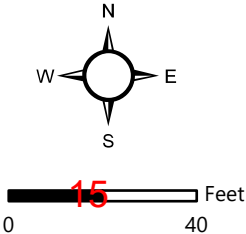
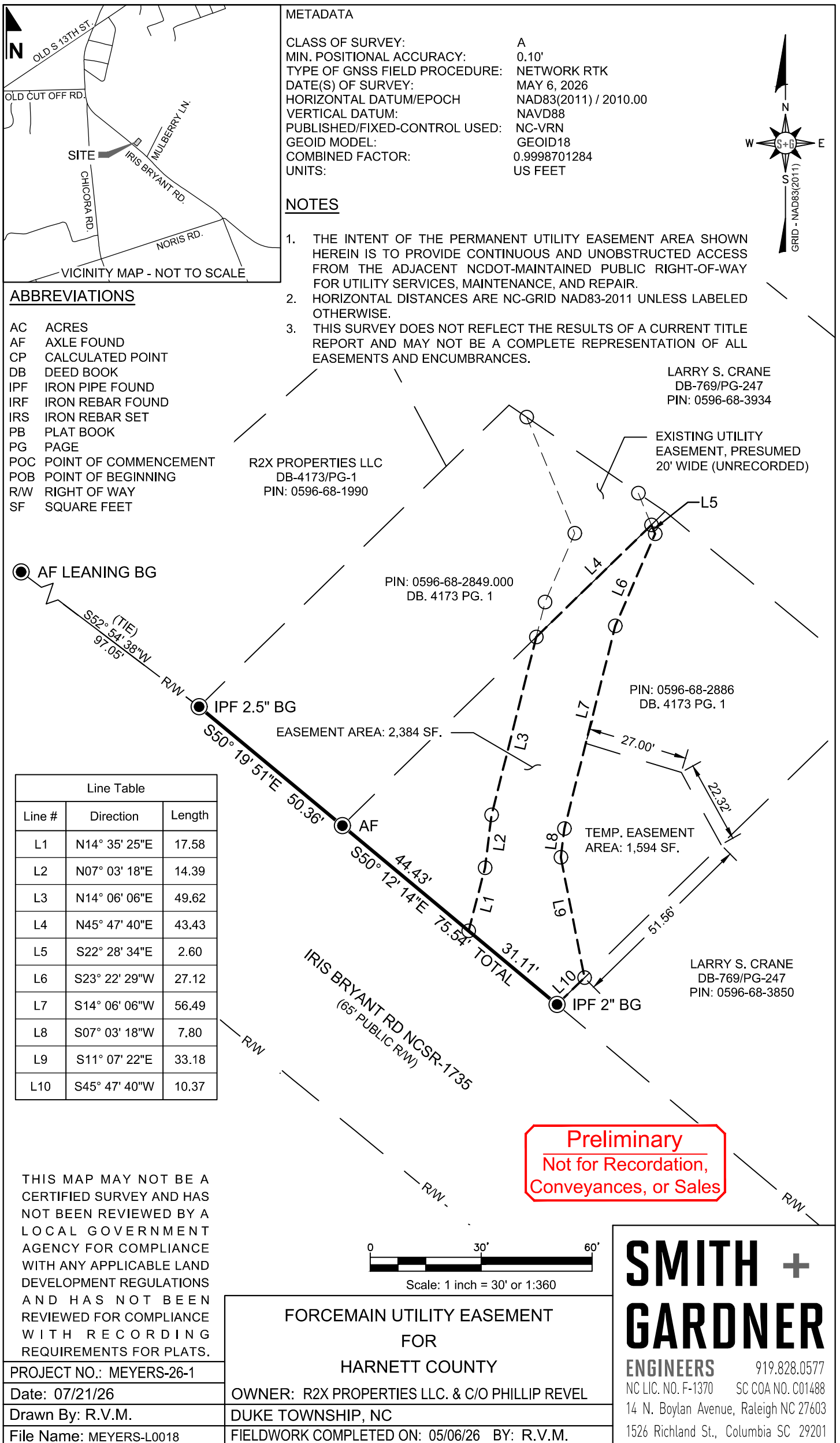


EXHIBIT C





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

July 27, 2026

Notice of a Public Hearing BOA 2026-001

The Town of Erwin Board of Adjustment will hold a public hearing pursuant to North Carolina General Statute 160D-406 on Monday, August 17, 2026, at 7:00 p.m. at Erwin Town Hall, 100 West F Street, Erwin, North Carolina.

The purpose of the public hearing is to receive public comment regarding a request for a 10-foot hardship variance from the required rear setback for a vacant parcel located on Iris Bryant Road. The property is identified by Harnett County Tax PIN 0596-68-2886.000.

If approved, the requested variance would allow the construction of a new single-family dwelling on the property.

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

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

Regards,

Snow Bowden
Town Manager



BOARD OF ADJUSTMENTS VARIANCE REQUEST STAFF REPORT

Case: BOA-2026-001

Snow Bowden, Town Manager

townmanager@erwin-nc.org

Phone: (910) 591-4200

Fax: (910) 897-5543

Board of Adjustments Meeting Date: 8/17/2026

Requesting a variance of 10 feet to the rear setbacks for a vacant parcel located on Iris Bryant Road. The parcel can be identified by Harnett County PIN 0596-68-2886.000

Applicant Information

Owner of Record:

Name: R2X Properties, LLC C/O Phillip Revel

Address: 447 Iris Bryant Road

City/State/Zip: Dunn, NC 28334

Applicant:

Name: R2X Properties, LLC C/O Phillip Revel

Address: 447 Iris Bryant Road

City/State/Zip: Dunn, NC 28334

Property Description

Harnett County Tax PIN: 0596-68-2886.00

Acres: .25

Zoning District: R-10

Vicinity Map

- See Attached Document

Physical Characteristics

Site Description: The parcel is .25 of an acre and was created by a subdivision that took place in 1962 prior to Erwin's incorporation as a Town. The parcel has a total of 10,890 square feet and a frontage/width of 75 feet. The requirement for R-10 zoning classification is 10,000 square feet and a width/frontage of 75. The proposed site does not contain wetlands or watersheds and is not within a flood zone. The site does have a blue line stream that runs through the parcel. There are no permanent structures on this property at the moment.

Surrounding Land Uses: This parcel is located off Iris Bryant Road which is within our corporate limits. The surrounding land uses are residential land uses including R-10 and R-15 zoning.

Services Available

- HRW for water and septic
- Duke for electricity / power

Findings of Fact

R2X Properties LLC has submitted a variance request to reduce the required rear setback by 10 feet for the construction of a single-family residence on Iris Bryant Road. The R-10 zoning district requires a minimum rear setback of 35 feet; however, the applicant is requesting a reduced rear setback of 25 feet.

Harnett Regional Water has been working with the current property owner to obtain a permanent easement for the installation of a new sewer lift station on the subject property. The proposed sewer lift station, combined with the property's topographic constraints and the presence of a blue-line stream traversing the parcel, significantly limits the buildable area of the lot. As a result, the applicant is seeking the requested variance to provide sufficient space for the construction of a single-family home while accommodating the proposed utility infrastructure and the site's natural features.

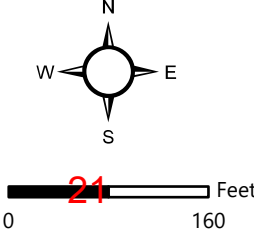
Staff Evaluation

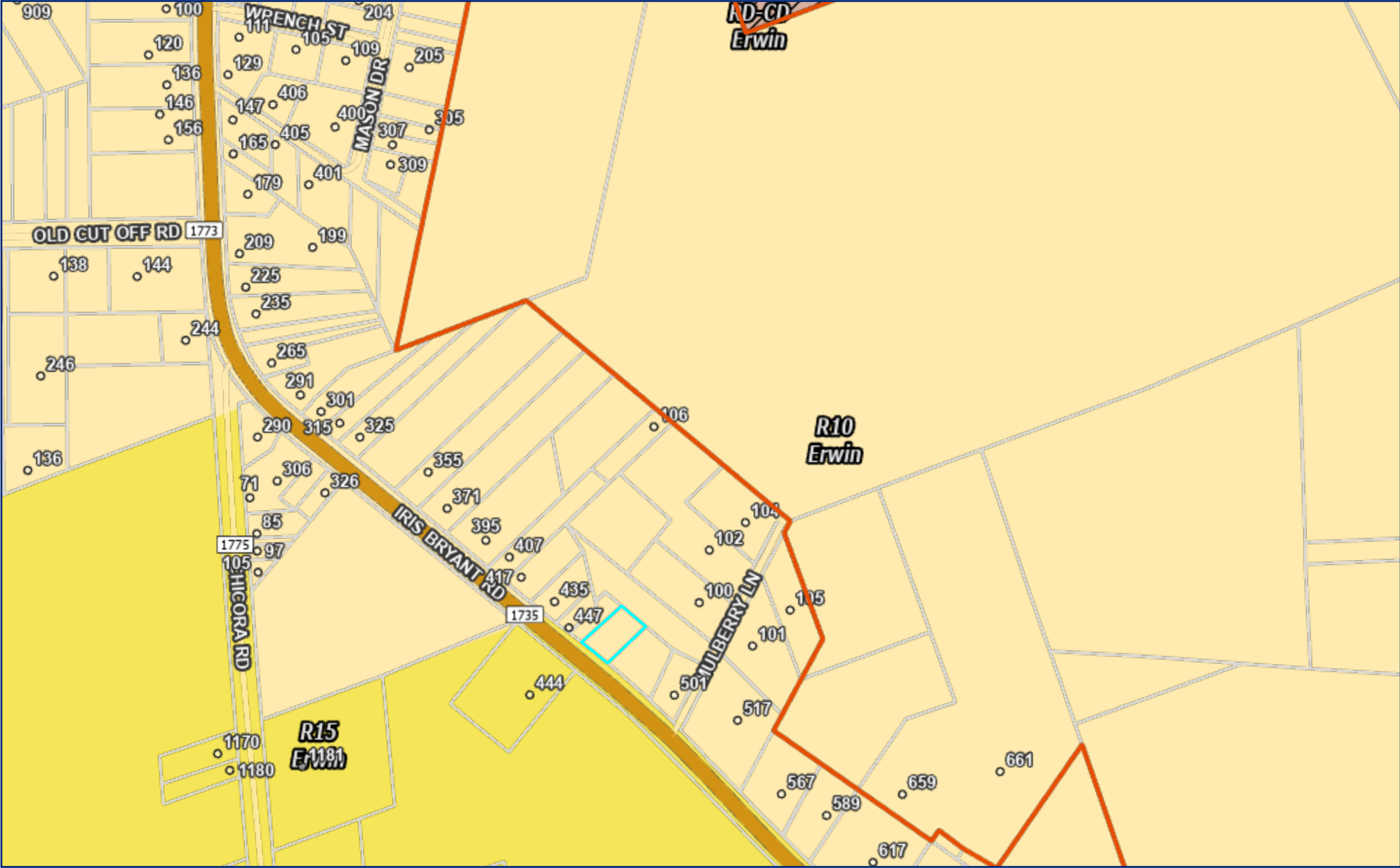
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district. **Yes**
 - **Reasoning:** The subject property's deed extends to the centerline of the adjacent roadway, reducing the effective lot depth by approximately 30 feet when required setbacks are applied. Consequently, the effective lot area is below the minimum required for R-10 zoning, resulting in a smaller buildable area than similarly zoned parcels. Additionally, the assumed utility easement for the sanitary sewer force main encroaches into the buildable area after setback requirements are applied, further reducing the building envelope and limiting the property's development potential.
2. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located. **Yes**
 - **Reasoning:** Due to the site's limitations detailed above, this variance requested would only allow a building area like other properties of the same zoning and not provide any special privileges.

3. A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located. **Yes**
 - **Reasoning:** Due to the site's limitations detailed above, a literal interpretation of the provisions of Sec. 36-147 would limit the available building area enjoyed by other properties of similar zoning.
4. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare. **Yes**
 - **Reasoning:** The reduction of the setback from 35-feet to 25-feet will be in harmony with the surrounding area and will not be injurious to the neighborhood or the general welfare
5. The special circumstances are not the result of the actions of the applicant. **Yes**
 - **Reasoning:** The special circumstances are not a result of the actions of the applicant.
6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structures. **Yes**
 - **Reasoning:** The 10-foot setback is the minimum variance that will make it possible for the applicant to enjoy a building area more closely enjoyed by other properties of the same zoning.



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

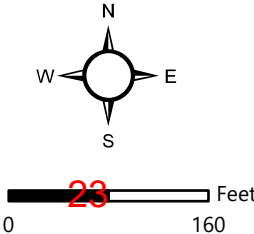


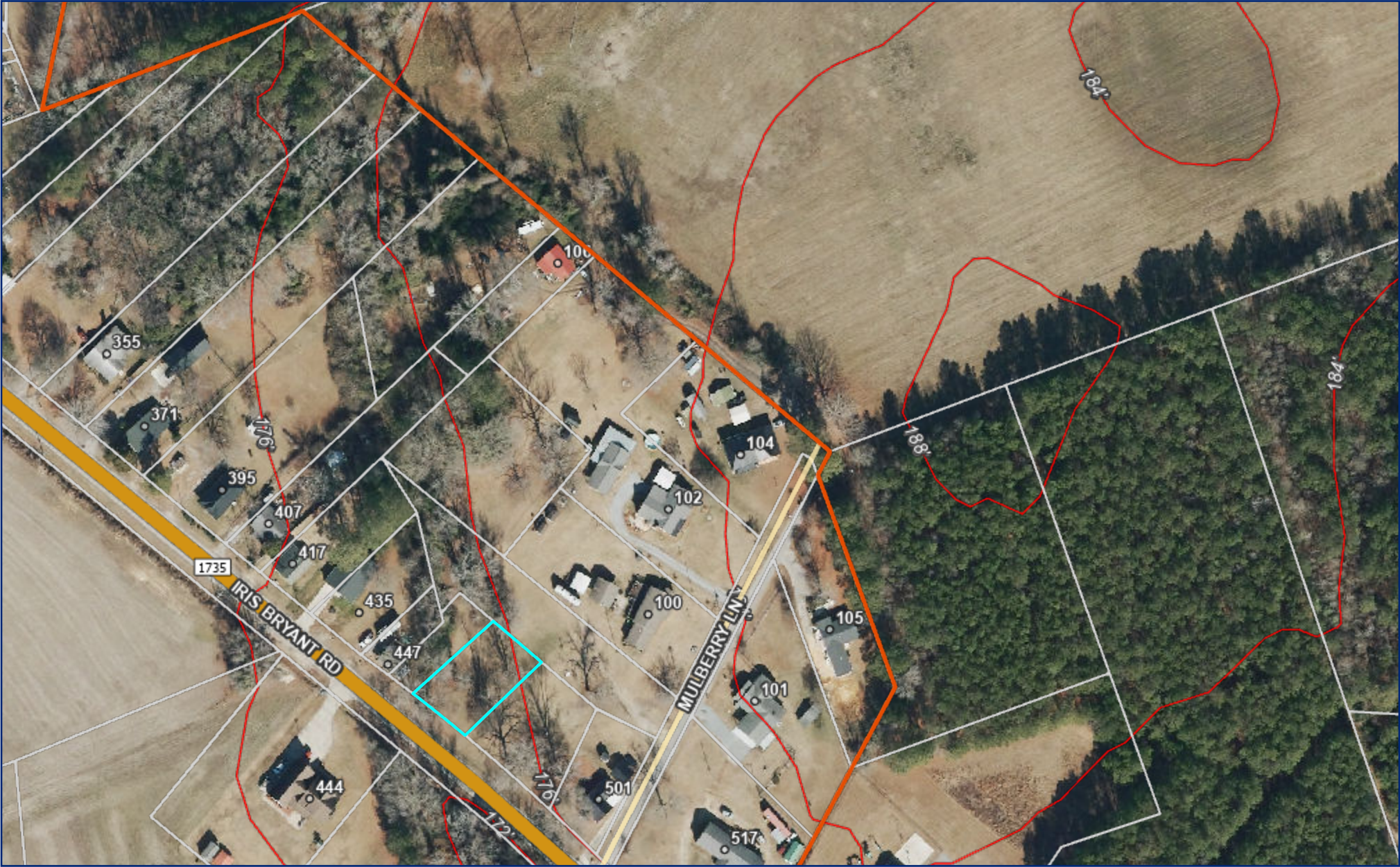


County Boundary	NC	RD-CD
City Limits	Parcels	ETJ
Address Numbers	R10	
Road Centerlines	R15	

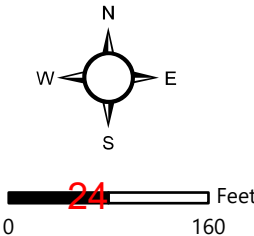


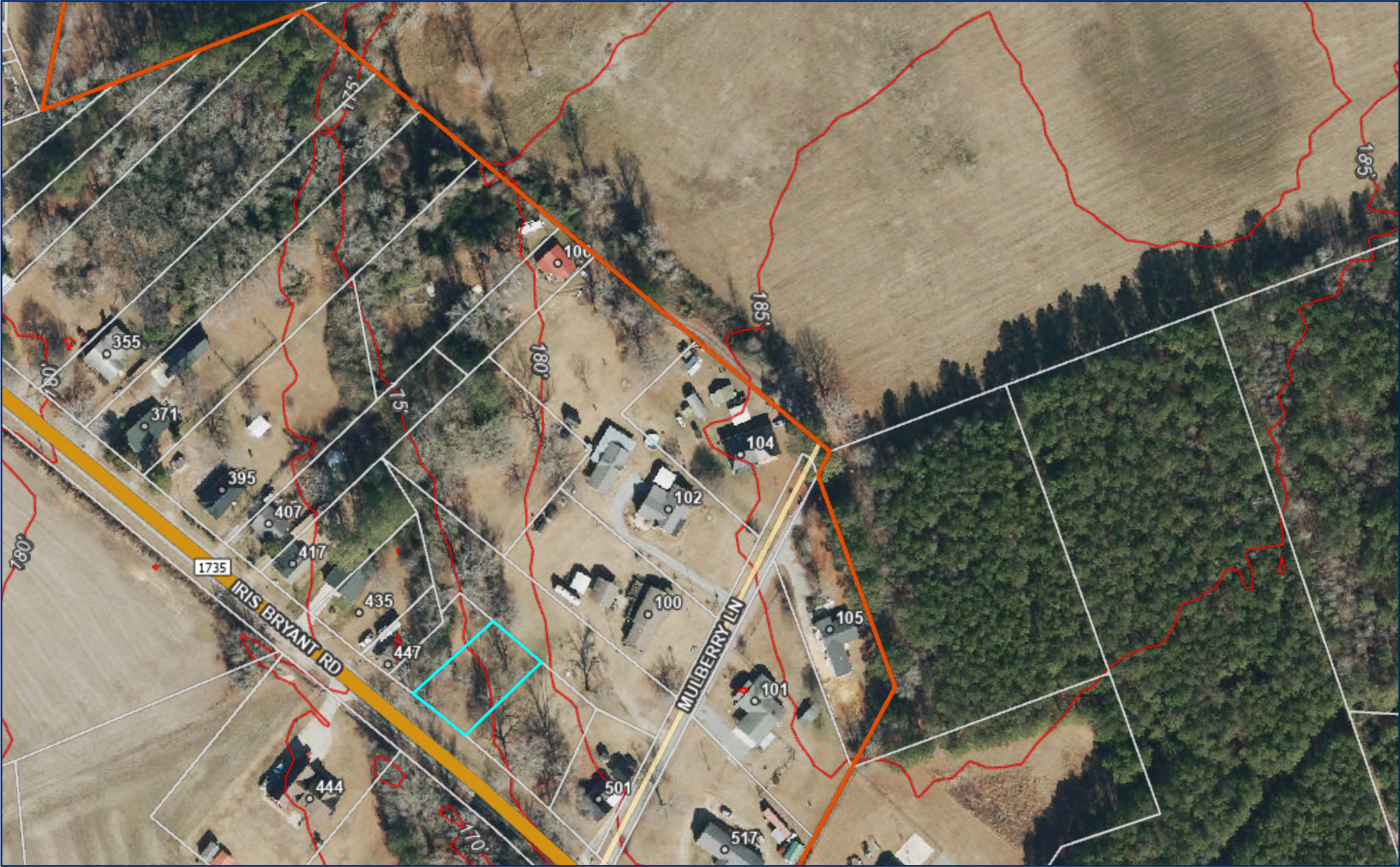
- | | |
|--|---|
|  County Boundary |  NC |
|  City Limits |  Parcels |
|  Address Numbers |  Unamed Flowline |
|  Road Centerlines | |





- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- NC
- Parcels
- Contours4ft

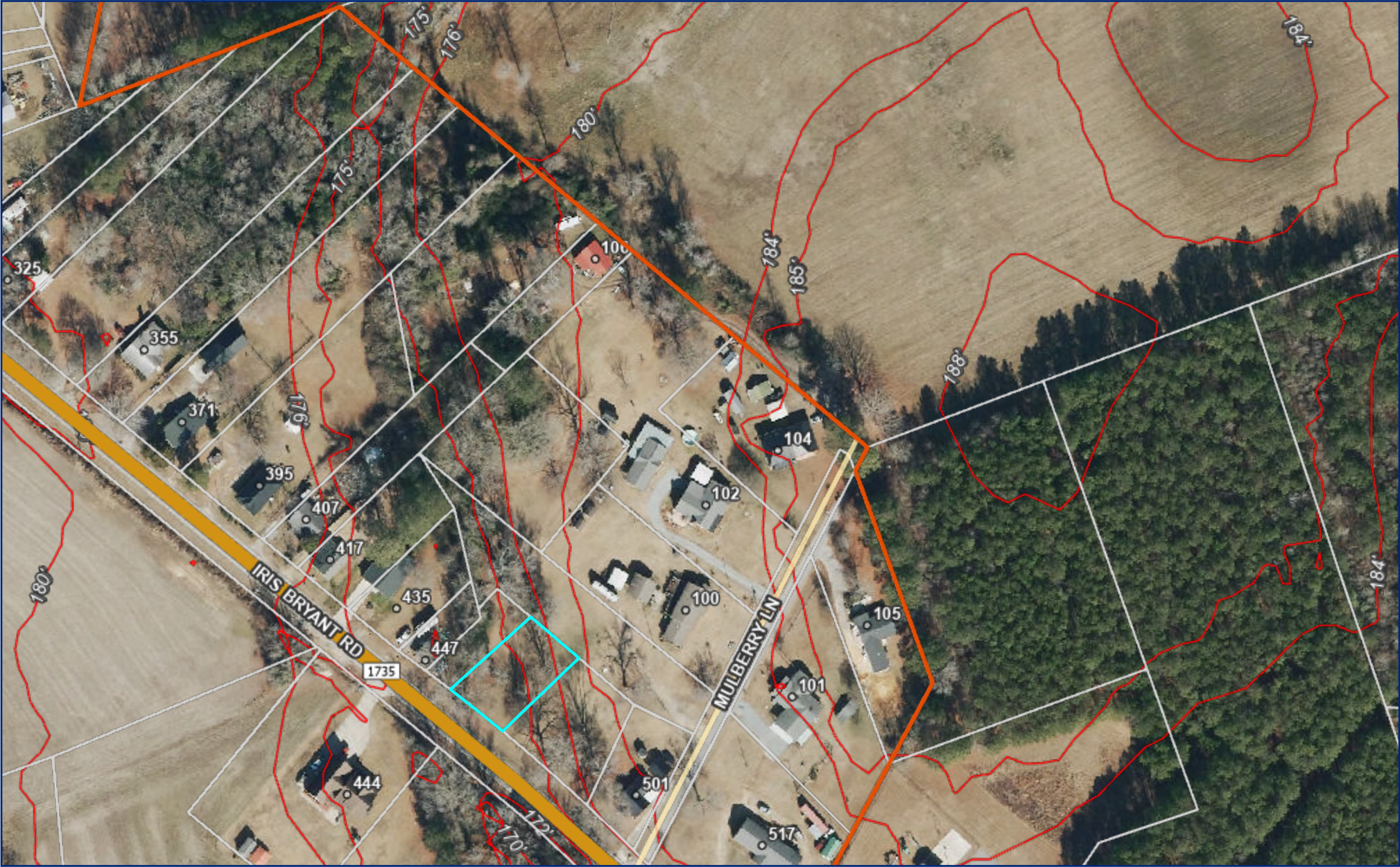




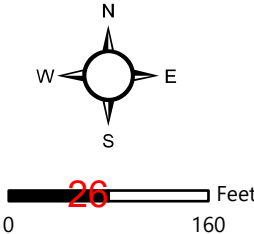
County Boundary	NC
City Limits	Parcels
Address Numbers	Contours5ft
Road Centerlines	

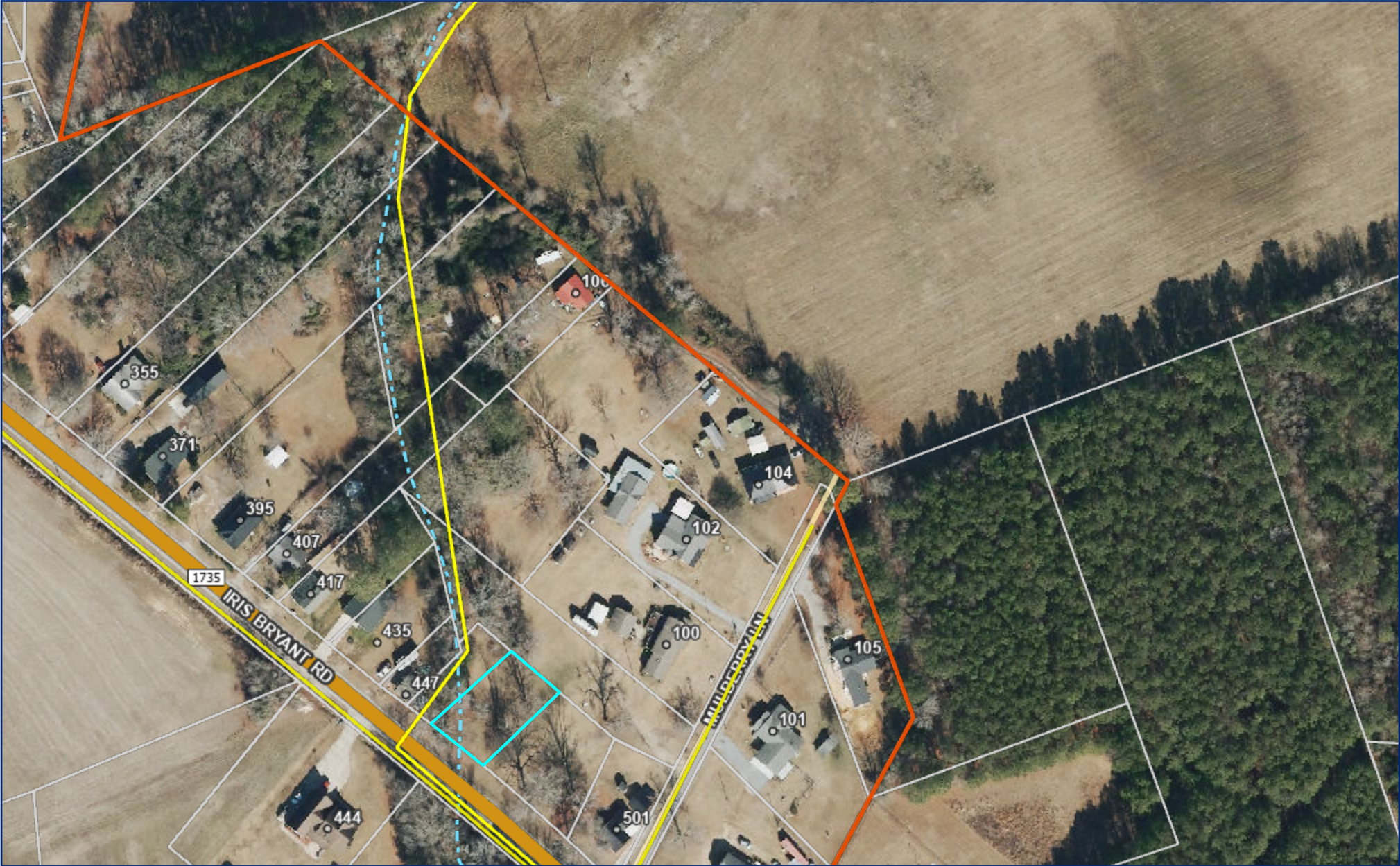
N
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0 25 160 Feet



- | | | |
|-----------------|------------------|-------------|
| County Boundary | Road Centerlines | Contours5ft |
| City Limits | NC | Contours4ft |
| Address Numbers | Parcels | |





County Boundary	Force Main	Unnamed Flowline
City Limits	Road Centerlines	
Address Numbers	NC	
Gravity	Parcels	

NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Adjustments will hold a Public Hearing on the following items pursuant to NC General Statute 160D-406, on Monday, August 17th, 2026, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339.

Case BOA-2026-001: This is a request for a 10-ft hardship variance from the required rear setback for a vacant parcel located on Iris Bryant Road, identified by Harnett Property Tax PIN 0596-68-2886.000.

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.

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

PLEASE RUN

JULY 31st 2026

AUGUST 7th 2026

Statement of Inconsistency

BOA-2026-001

The requested hardship variance for the parcel located at 447 Iris Bryant Road, known by its Harnett County Tax PIN 0596-68-2886.00, which is in the R10 zoning district. This request is to reduce the minimum rear setback from 35 ft to 25 ft. This is due to the topographic constraints limiting the buildable area of the lot.

The variance has been reviewed and considered by the Board of Adjustments, and it is recommended that this variance **be approved.**

Nicholas Skatell
Chairperson

Katelan Blount
Deputy Town Clerk

Statement of Inconsistency

BOA-2026-001

The requested hardship variance for the parcel located at 447 Iris Bryant Road, known by its Harnett County Tax PIN 0596-68-2886.00, which is in the R10 zoning district. This request is to reduce the minimum rear setback from 35 ft to 25 ft. This is due to the topographic constraints limiting the buildable area of the lot.

The variance has been reviewed and considered by the Board of Adjustments, and it is recommended that this variance **NOT be approved.**

Nicholas Skatell
Chairperson

Katelan Blount
Deputy Town Clerk