TOWN OF ERWIN
PLANNING BOARD/BOARD OF ADJUSTMENTS
MONDAY, JULY 20th AT 7:00 PM
ERWIN MUNICIPAL BUILDING BOARD ROOM

AGENDA

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

2. **CONSENT AGENDA**
   A. Planning Board Minutes from Regular Meeting on May 18th, 2026 **(Page 2**)

3. **ORGANIZATIONAL MEETING**
   A. Oath of Office for Nicholas Skatell (**Page 4**)
   B. Oath of Office for Howard Godwin (**Page 5**)

4. **OLD BUSINESS**
   A. Updates

5. **NEW BUSINESS**
   A. ZT-2026-27-001 (**Page 7**)

6. **ADJOURNMENT**

PLANNING BOARD

MEETING MINUTES

MONDAY, MAY 18th, 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, May 18th, 2026, at 7:00 PM.

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

Board member absent was Rebecca Kelly and Michael Jackson Sr. Also absent was In-Town Alternate Karen Beitar.

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

Chairperson Nicholas Skatell called the meeting to order at 7:00 PM.

Board Member Kathryn Moore gave the invocation.

Board Member Howard Godwin led the Pledge of Allegiance.

CONSENT ITEMS

Board Member Kathryn Moore made a motion to approve the items on the consent agenda, which included the minutes of February 16th, 2026. The motion was seconded by Howard Godwin. **The Board voted unanimously.**

ORGANIZATIONAL MEETING

Mr. Dean Downing moved from an In-Town Alternate Planning Board Member to an In-Town Planning Board Member. He took the Oath of Office, administered by Deputy Town Clerk, Katelan Blount.

Ms. Grace Ambelas accepted a position as an In-Town Alternate Planning Board Member. She 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 previously heard text amendments to the Board of Commissioners.

The Town is also working with an attorney to ensure that any regulations on Data Centers wouldn't be a down-grade, and ensuring the legality within the State of North Carolina.

The Town has recently started an Americans with Disabilities Act (ADA) Transition Plan. This will include repairing and expanding sidewalks.

The Town is going to reach out to our Council of Government (COG) to potentially bring someone in that could serve in the place of our Town Planner until we can get someone hired into that position.

The Circle K at Hwy 55 and 421 is still under way, they are working through the permitting with the State.

The Mason's Mill housing development has moved forward. There was a recent ground-breaking ceremony and there are a few homes up.

NEW BUSINESS

Allowing Recombinations Permitting Lots Meet Substandard Lot Ordinance

Town Manager Snow Bowden apologized, this item should not have been on New Business. This was approved by the Planning Board back in December 2025 and has moved forward to the Board of Commissioners. There is no need to revisit this item.

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:07 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**

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

OATH OF OFFICE

"I, Nicholas Skatell, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as In Town Planning Board Member of the Town of Erwin, so help me God."

_____
Nicholas Skatell

Sworn To and Subscribed Before Me
This 20th Day of July, 2026.

_____
Katelan Blount
Deputy Town Clerk

TOWN OF ERWIN

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Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

OATH OF OFFICE

"I, Howard Godwin, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Out-Of-Town Town Planning Board Member of the Town of Erwin, so help me God."

_____
Howard Godwin

Sworn To and Subscribed Before Me
This 20th Day of July, 2026.

_____
Katelan Blount
Deputy Town Clerk

Erwin Planning Board

REQUEST FOR CONSIDERATION

To: Erwin's Planning Board Members

From: Snow Bowden, Town Manager

Date: July 20th, 2026

Subject: ZT 2026-27-001

The Town of Erwin has received a rezoning request for the property located at **1501 Denim Drive**. The applicant is requesting that the property's zoning designation be changed from **Highway Business (B-2)** to **Residential (R-10)**.

The parcel contains an existing structure that appears to have been used as a single-family residence in the past. The current property owners wish to use the structure as a single-family dwelling. Rezoning the property to the R-10 Residential district would make the existing residential use conform to the property's zoning designation and better align the zoning with the property's intended and historical use.

Attachments:

- ZT-2026-27-001 Application
- ZT-2026-2027-001 Staff Report
- 2023 Erwin Land Use Plan "Commercial/Mixed Use" character area information
- Harnett County GIS image with zoning
- Harnett County GIS image with no zoning
- 1501 Denim Drive survey

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

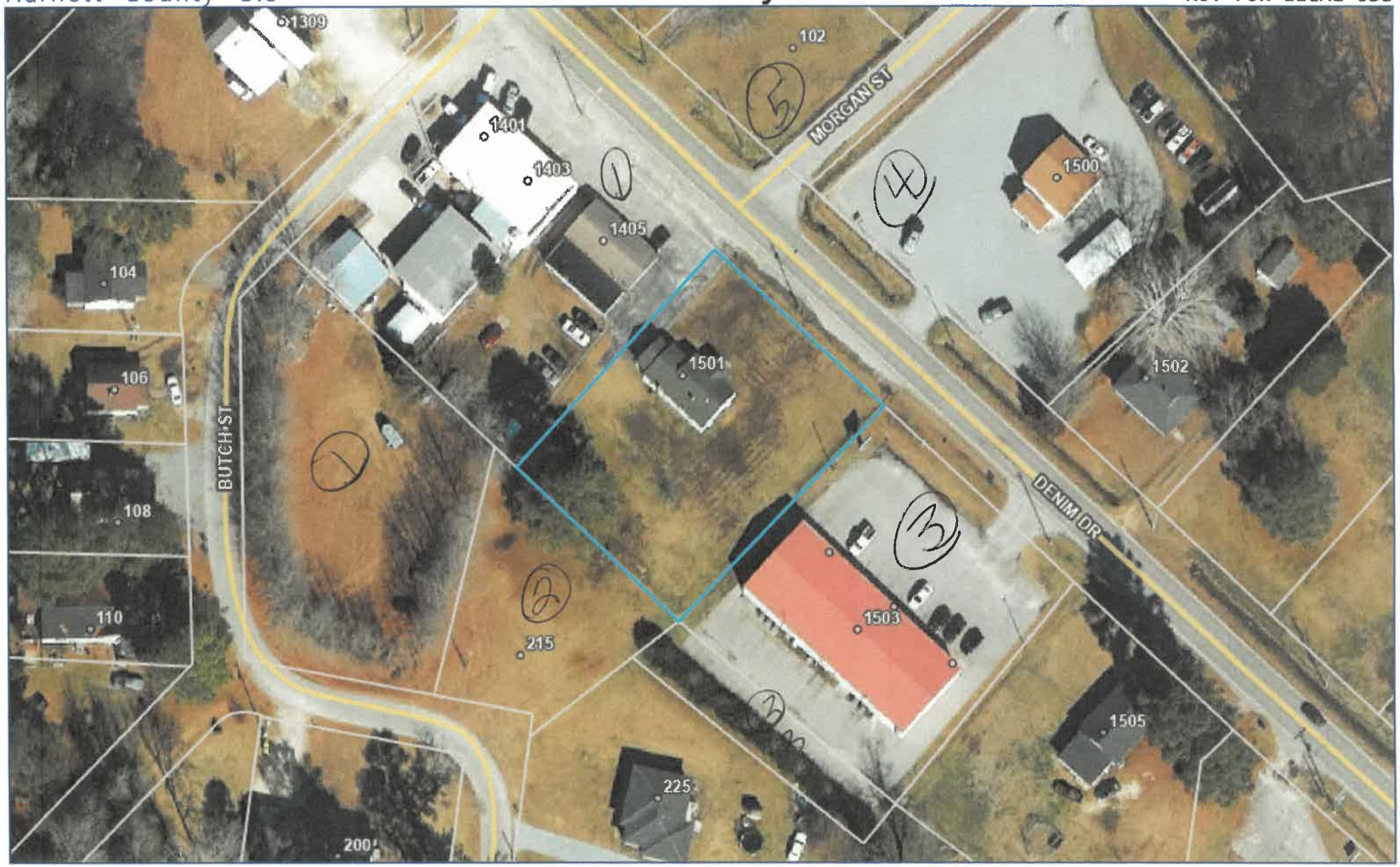
4. Larry W Wood
   Physical Address: 1500 Denim Drive
   Erwin, NC 28339
   Mailing Address: 401 W C Street
   Erwin, NC 28339

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

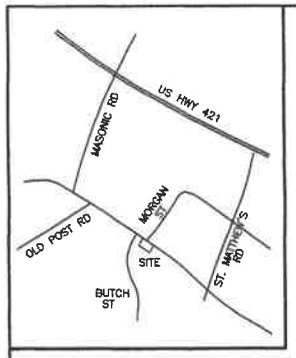
Harnett.org/GIS

August 4, 2025

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

N W E S

0 80 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: 10/3/2008 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.

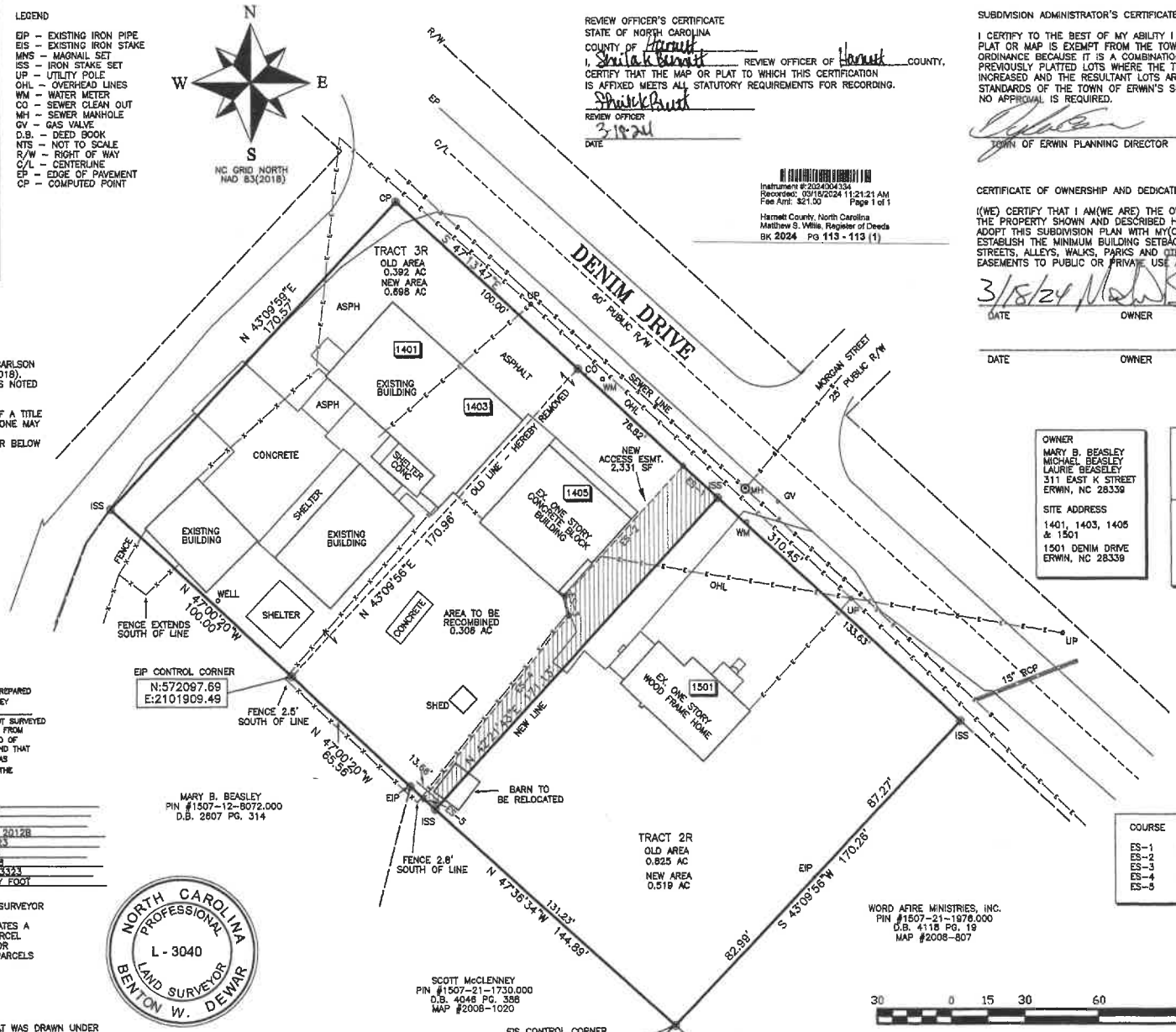
BENTON W. DEWAR, NCPLS – 3040

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.



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'

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
DATE 3-18-24

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

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.**

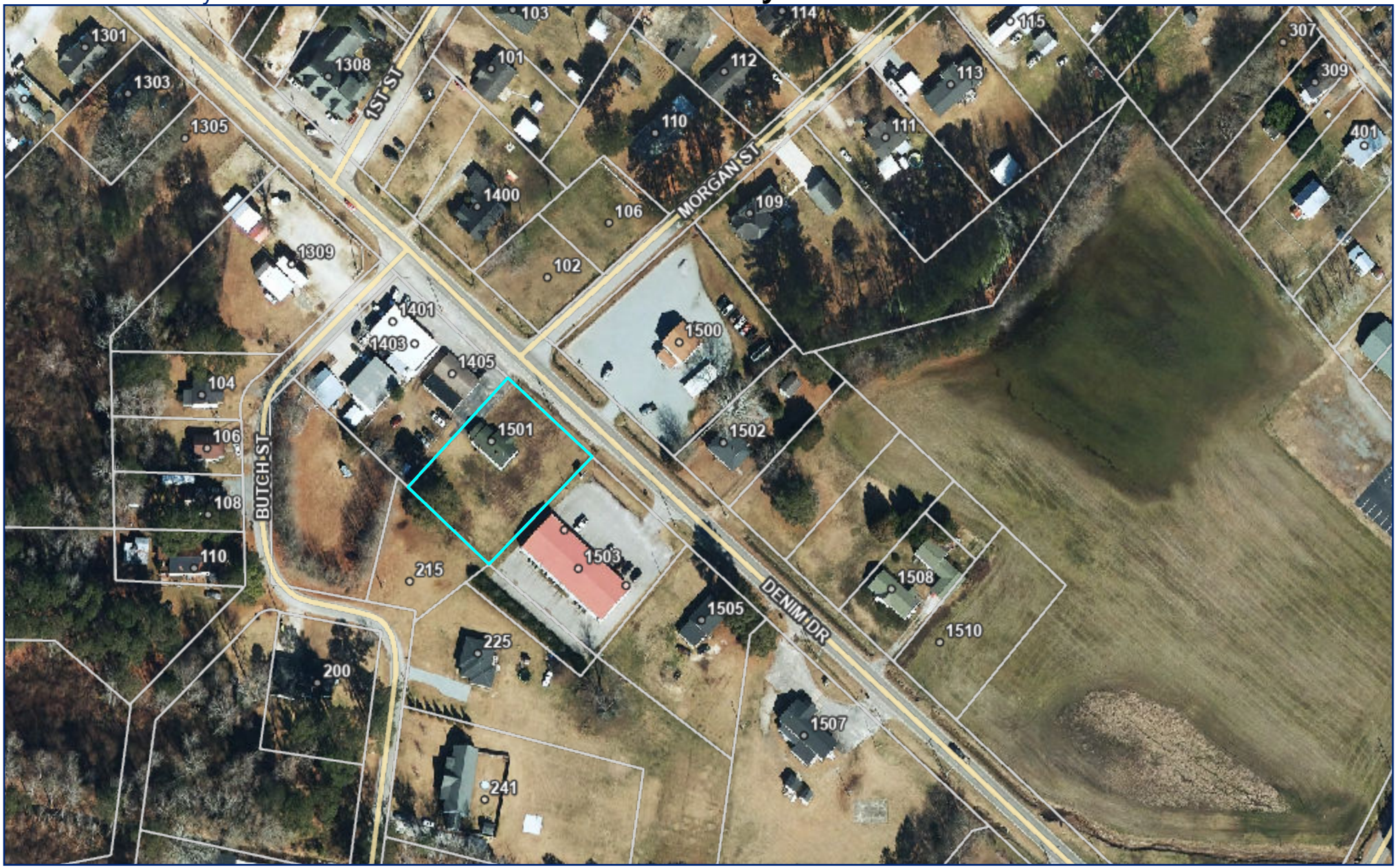
Or

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

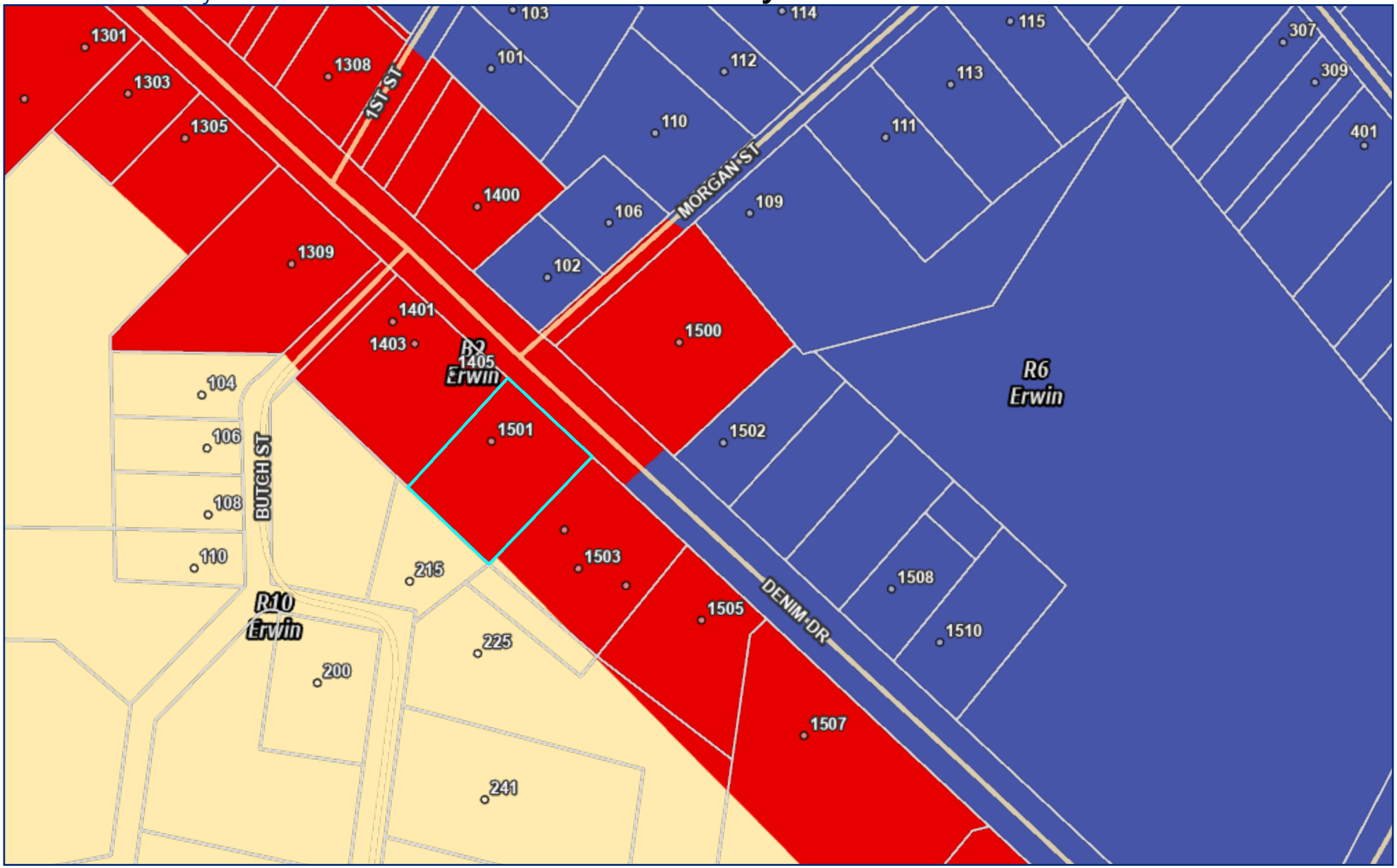
N W E S

21 Feet

0 160

Harnett County GIS

NOT FOR LEGAL USE



Harnett COUNTY NORTH CAROLINA

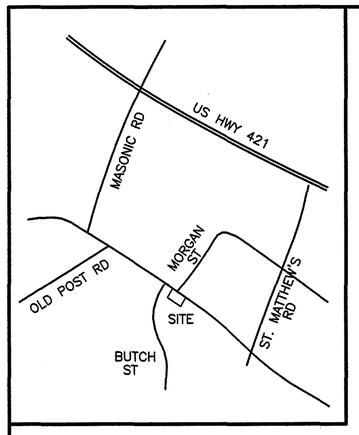
Harnett.org/GIS

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

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.

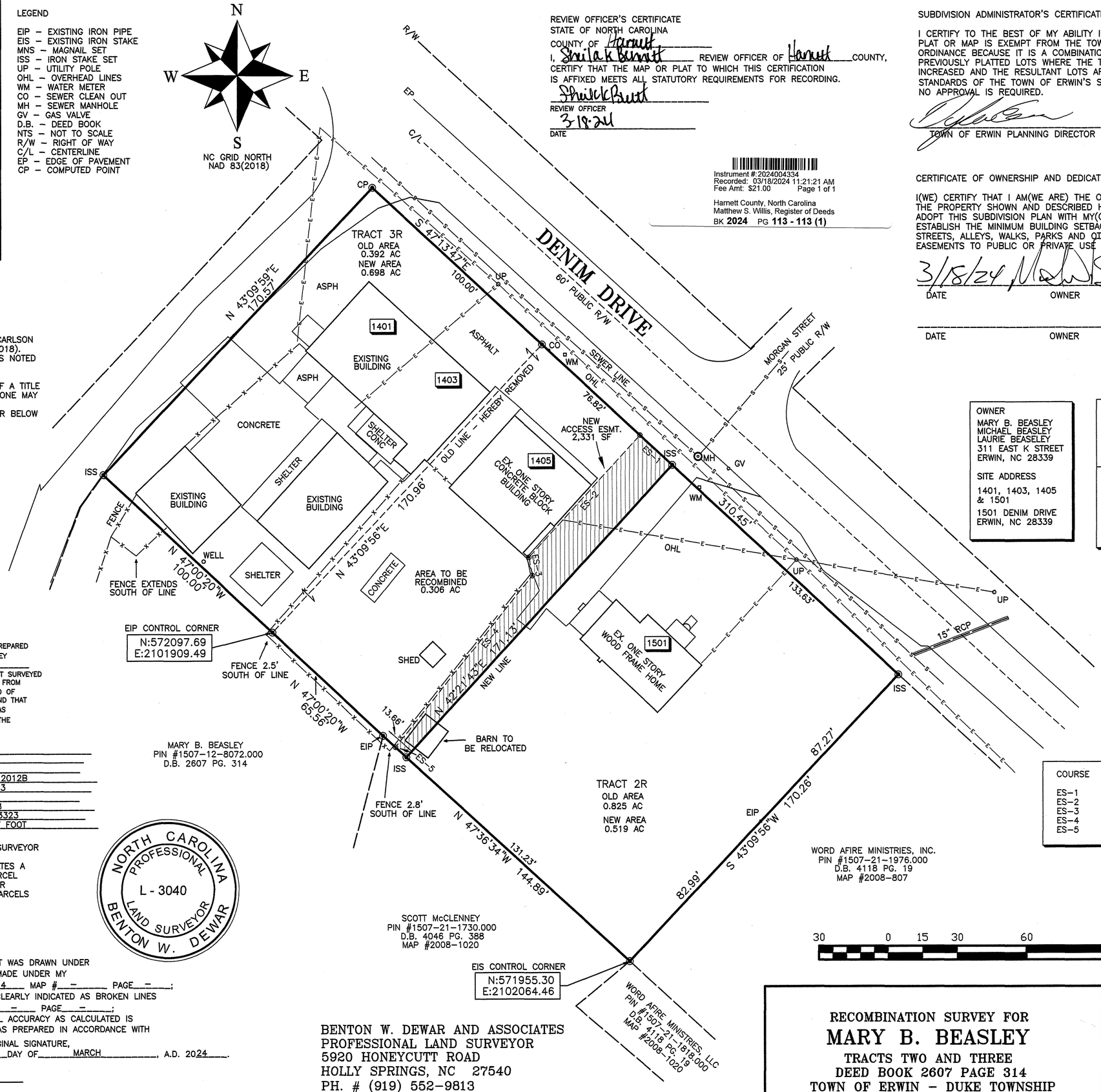
BENTON W. DEWAR, NCPLS – 3040

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.

Sheila K Barnett
REVIEW OFFICER
3-18-24
DATE

Instrument #:2024004334
Recorded: 03/18/2024 11:21:21 AM
Fee Amt: $21.00 Page 1 of 1

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **2024** PG **113 - 113 (1)**

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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

TOWN OF ERWIN PLANNING DIRECTOR 3/18/2024 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/18/24
DATE OWNER

DATE OWNER

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

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

PIN #1507–22–0057.000
PID #061507 0030

TRACT 2
DEED BOOK 2607 PG. 314

PIN #1507–12–9138.000
PID #061507 0032

TRACT 3
DEED BOOK 2607 PG. 314
LOTS 4 & 5 MAP #7–70

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'

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

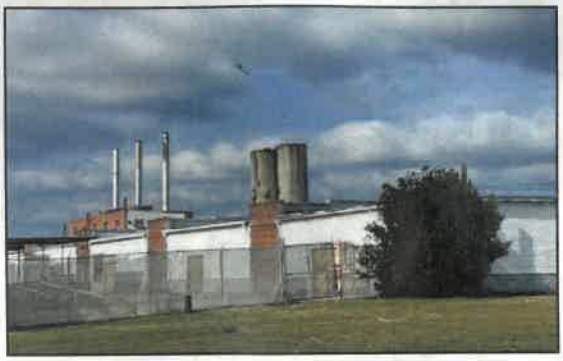
23–97L
HAWLEY_D/23/650

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.

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**.

Nicholas Skatell	**Katelan Blount**
Chairperson	**Deputy Town Clerk**

Statement of Inconsistency

ZT-2027-001

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

Therefore, it is recommended that this text amendment **NOT be approved**.

Nicholas Skatell	**Katelan Blount**
Chairperson	**Deputy Town Clerk**