

**TOWN OF ERWIN
PLANNING BOARD & BOARD OF ADJUSTMENTS
MONDAY, OCTOBER 19th 2026 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 - Regular Meeting on September 21st, 2026 **(Page 2)**
- 3. OLD BUSINESS**
 - A. Updates
- 4. NEW BUSINESS**
 - A. ZT 2027-001 **(Page 4)**
- 5. ADJOURNMENT**
- 6. BOARD OF ADJUSTMENTS MEETING CALLED TO ORDER**
- 7. CONSENT AGENDA**
 - A. Board of Adjustments Minutes - Regular Meeting on September 21st, 2026 **(Page 23)**
- 8. OLD BUSINESS**
 - A. BOA 2026-002 **(Page 28)**
- 9. ADJOURNMENT**

PLANNING BOARD
MEETING MINUTES
MONDAY, SEPTEMBER 21st, 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, September 21st, 2026, at 7:00 PM.

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

Board member 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 Kathryn Moore gave the invocation.

Board Member Dean Downing 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 August 17th, 2026. The motion was seconded by Rebecca Kelly. **The Board voted unanimously.**

ORGANIZATIONAL MEETING

Deputy Clerk Katelan Blount administered the Oath of Office for In-Town Planning Board Member to Rebecca Kelly, renewing her membership with the Planning Board.

Deputy Clerk Katelan Blount administered the Oath of Office for In-Town Planning Board Member to Kathryn Moore, renewing her membership with the Planning Board.

OLD BUSINESS

Updates:

Town Manager Snow Bowden updated the Planning Board on the status of the open Town Planner position. The Town is still working to fill this position.

The Erwin Chamber will be having Denim Days the first weekend in October. Everyone is encouraged to come out and enjoy the parade, vendors, and a street dance, featuring North Tower.

The Town is hosting the Gospel Sing again this year, on October 1st. We have moved this event to Downtown Erwin, on E H Street this year.

The Board should expect some text amendments in the upcoming meeting, due to the new laws that passed in North Carolina when the budget passed this year.

Town Manager Snow Bowden asked if there were any questions that he could answer. There were none.

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:05 P.M. and was seconded by Kathryn Moore. **Motion unanimously approved.**

**Minutes recorded and typed by
Katelan Blount, Deputy Town Clerk**

**Jim Hartman
Vice Chairperson**

**Katelan Blount
Deputy Town Clerk**

Erwin Planning Board

REQUEST FOR CONSIDERATION

To: Erwin's Planning Board Members

From: Snow Bowden, Town Manager

Date: October 19, 2026

Subject: ZT 2027-001

The Town of Erwin has received a rezoning request for the property located at **127 Bait Road (lots #56, 57 and 58 on the Jackson Villa plat) and the vacant adjacent parcel identified as Lot #55 on the Jackson Villa plat (it does not have an address)**. The applicant is requesting that the property's zoning designation be changed from **Residential (R-15)** to **Rural District-Conditional District (RD-CD)**.

The two parcels are currently vacant and are located within our planning jurisdiction (ETJ). The property does not have access to public water or public sewer service. There are no sewer lines in the area that could potentially be extended to serve the parcels. Additionally, based on previous soil evaluations, the parcel is not suitable for a conventional septic system.

Because the property cannot support a septic system, the owner is limited in the types of development that can occur on the parcels. Specifically, the property cannot reasonably be developed with the uses currently permitted within the R-15 Zoning District.

As a result, the property owner has submitted this rezoning request to allow for the construction of a building that would be used primarily for on-site storage for his personal property. The requested rezoning would provide the property owner with a potential land use for the site given the existing limitations related to wastewater disposal and the lack of public utilities.

Attachments:

- ZT-2027-001 Application
- ZT-2026-2027-001 Staff Report
- 2023 Erwin Land Use Plan Map
- 2023 Erwin Land Use Suburban Residential Growth area
- Harnett County GIS image with zoning
- Harnett County GIS image with no zoning
- 127 Bait Road old survey



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

Staff Only: Zoning Case # Z-2027 - 001
 Fee: 500 Check # 5432 MO _____ Cash _____
 PB Recommendation: _____ A _____ D _____ A/W Conditions _____
 BOC Date: _____ Decision: _____ A _____ D _____ T _____ A/W Conditions _____

Print Applicant Name: Randy Jackson
 Name of Legal Property Owner: Randy LEE Jackson
 Location of Property: 127 Bait Rd Dunn NC 28334 & Lot 55 adjacent
* Deeded

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

Zoning change requested from R-15 to RO-CD

If Conditional District, note conditions:

Harnett County Tax Map PIN 1506-17-5486.000 - 1506-17-7511.000
 Property owner(s) of area requested and address(es)

see Attached

(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
- 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
- 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.

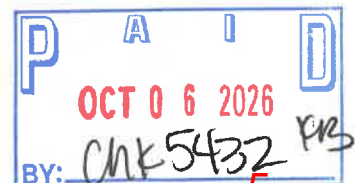
Randy Jackson
 Signature of Applicant

910-242-2941

Contact Number

1113 WARREN Rd Erwin NC 28339

Mailing Address of Applicant





**REZONING MAP REQUEST
STAFF REPORT**

Case: ZT-2027-001

Snow Bowden, Town Manager

townmanager@erwin-nc.org

Phone: (910) 591-4200 Fax: (910) 897-5543

Planning Board: 10/19/2026

Town Commissioners: Proposed 11/5/2026

Requested zoning map amendment for two parcels that consist of four lots on the Jackson Villa Plat (Lots #55, 56, 57 and 58). Lots #56, 57 and 58 can be identified by the address of 127 Bait Road or Harnett County Tax PIN 507-17-5486.000. Lot #55 does not have an address, but it can be identified by its Harnett County Tax PIN 1506-17-7511.000.

Applicant Information

Owner of Record:

Name: Randy Lee Jackson

Address: 113 Warren Road

City/State/Zip: Erwin, NC 28339

Property Description

Tract – 127 Bait Road (Lots #56, 57 and 58)

Harnett County Tax PIN 1507-17-5486.000

Acres .51

Zoning District- Residential (R-15)

Tract- Lot #55 Jackson Villa Plat

Harnett County Tax PIN 1506-17-7511.000

Acres- .42

Zoning District- R-15

Vicinity Map

- See Attached Harnett County GIS Image with zoning districts (Lots #55, 56, 57 and 58)
- See Attached Harnett County GIS Image without zoning districts (Lots #55, 56, 57 and 58)
- See Attached subdivision plat (Lots #55, 56, 57 and 58)

Physical Characteristics

Site Description: The rezoning request is for two parcels that consists of four total lots. Both parcels are vacant and are accessed from Bait Road. Both parcels do not have access to public water or sewer. The total request is to have 0.93 acres rezoned. The site will not support a septic system based on previous soil evaluations.

Surrounding Land Uses: This parcel is located on Bait Road. The surrounding land uses primarily consist of single-family dwellings and agricultural uses such as the Carolina Cricket Farms (previously Warren Crick Farm).

Services Available

- Duke Energy would provide electricity
- CenturyLink is the telephone provider
- NCDOT Road (1740)

Staff Evaluation

The applicant has requested to have two parcels be rezoned from Residential (R-15) to Rural District-Conditional District (RD-CD). Both parcels are currently vacant, and the property owner would like to place a storage building on the parcels that would be used for storage of personal property.

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

Staff Evaluation

☒ 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 requested rezoning is for a land use that is reasonable for this area.

☒ Yes ☐ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.

- **Reasoning:** This parcel is in an area identified for Suburban Residential growth in our Land Use Plan. This land area does allow for the protection of natural resources. The proposed building would not have an adverse impact on our natural resources.

☒ Yes ☐ No The proposal does ENHANCE or maintain the public health, safety, and general welfare.

- **Reasoning:** This rezoning request would allow this property owner to use this parcel in a way that would enhance the general welfare of the area.

☒ Yes ☐ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.

- **Reasoning:** This request rezoning is only 0.93 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	The applicant is seeking to have the property placed in a conditional district. The other permitted uses in the Rural District would be appropriate on this site. The site is limited in what it can be used for due to the lack of public utilities.
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	The parcel is surrounded by land that is already located in our Rural District. All of the uses in our Rural District would be appropriate at this site.
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	The proposed change from R-15 to RD-CD would not have an adverse impact to the area.
The proposed change is in accord with the Land Development Plan and sound planning principles. YES	This parcel is in an area identified for Suburban Residential growth in our Land Use Plan. This land area does allow for the protection of natural resources. The proposed building would not have an adverse impact to our natural resources.

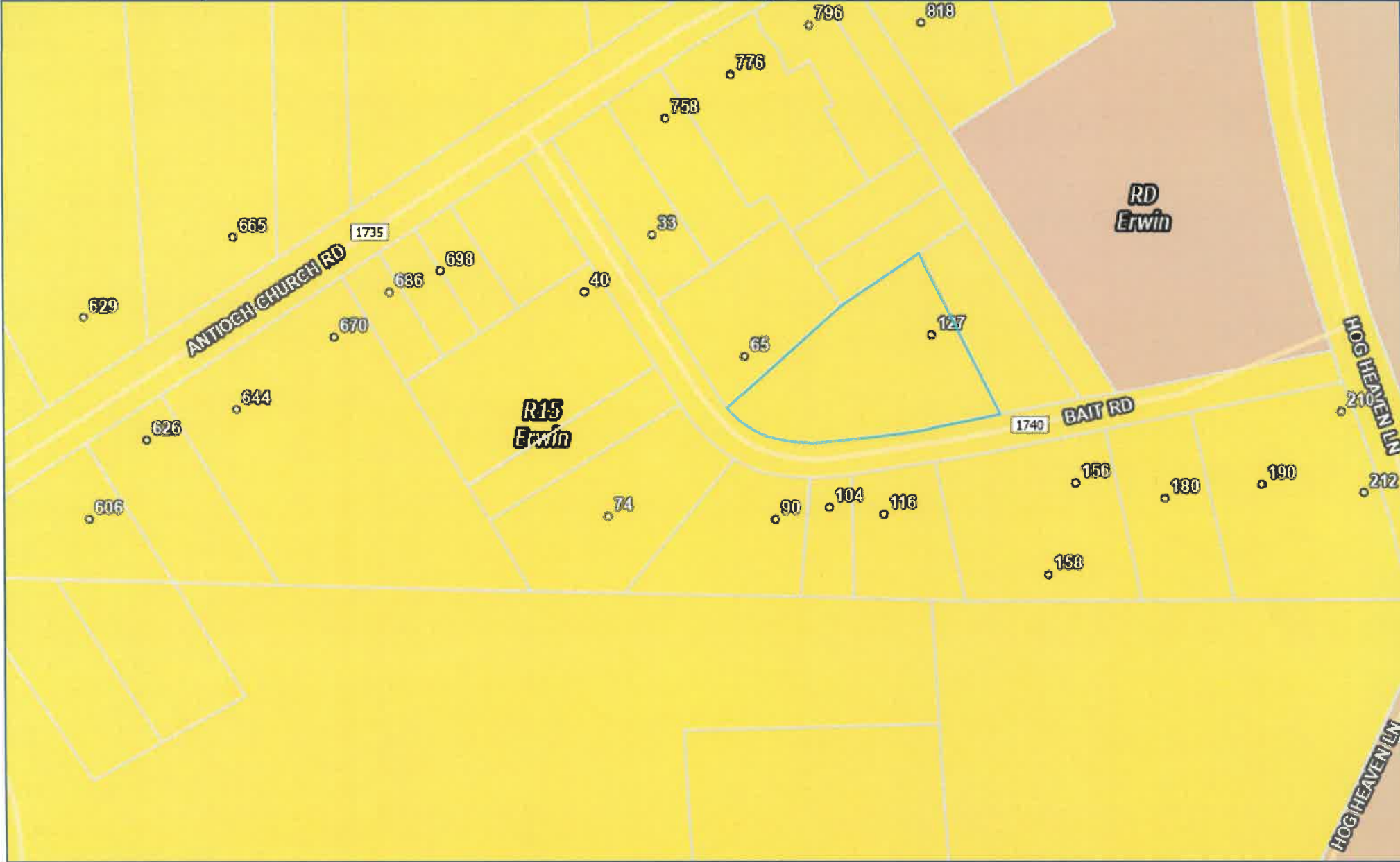
Statement of Consistency

The requested rezoning to RD-CD 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 RD-CD 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**.

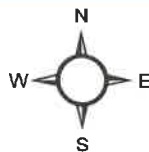


- County Boundary
- Address Numbers
- Road Centerlines

- Parcels
- R15
- RD

ETJ

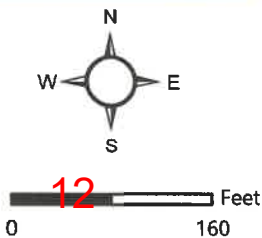
Lots: 56, 57 & 58





- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

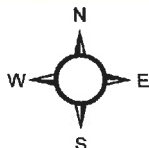
Lots: 56, 57 & 58

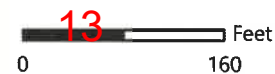




 County Boundary	 Parcels	 ETJ
 Address Numbers	 R15	
 Road Centerlines	 RD	

Lot: 55







Harnett.org/GIS

October 8, 2026

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

Lot: 55



JACKSON VILLA

1 MI. SOUTH OF ERWIN, N.C.

COY LUCAS, OWNER

1 IN. = 80 FT. OCTOBER 20 1947

W. J. LAMBERT Reg. Sur.

Benson, N. C.



F. M. MOYE, SELLING AGENT
GOLDSBORO, N. C.

NORTH CAROLINA
JOHNSTON COUNTY

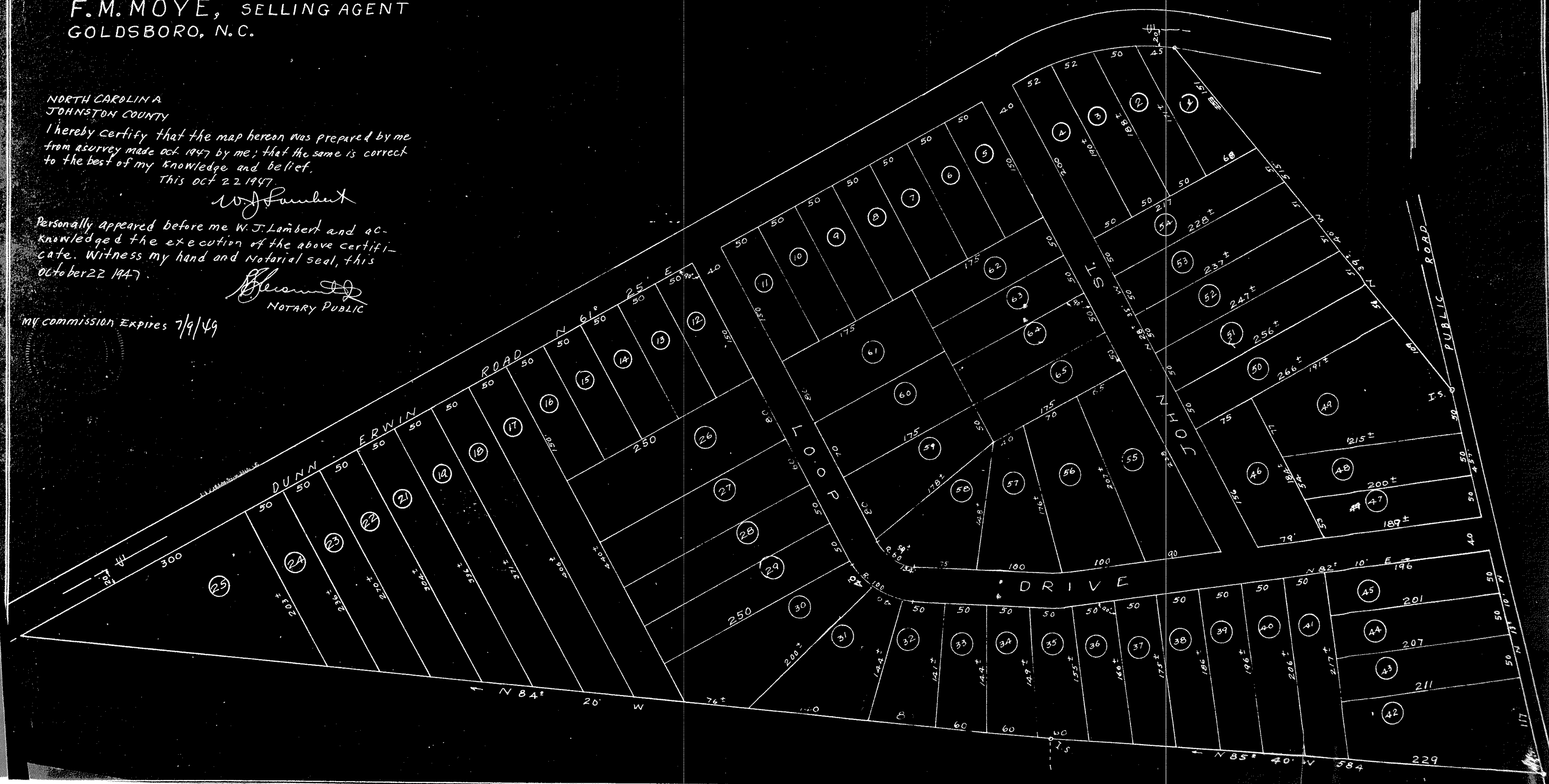
I hereby certify that the map hereon was prepared by me
from a survey made Oct. 1947 by me, that the same is correct
to the best of my knowledge and belief.
This Oct 22 1947.

W. J. Lambert

Personally appeared before me W. J. Lambert and ac-
knowledgeed the execution of the above certifi-
cate. Witness my hand and Notarial seal, this
October 22 1947.

Blount
NOTARY PUBLIC

My commission Expires 7/9/49



Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

07/15/2026 11:21:51 AM NC Rev Stamp: \$77.00

Book: 4353 Page: 873 - 875 (3) Fee: \$26.00

Instrument Number: 2026014391

HARNETT COUNTY TAX ID #
06150601 0071
06150601 0072

07-15-2026 BY: MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$77.00
Parcel ID:	06150601 0071 and 06150601 0072
Mail/Box to:	Grantee
Prepared by:	Pope & Pope, Attorneys at Law, P.A., PO Box 790, Angier, NC 27501 (File No. 26.491)
Brief description for the Index:	Lots 55, 56, 57 and 58, Jackson Villa, MB 5 Pg. 110

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13th day of July, 2026, by and between:

GRANTOR	GRANTEE
Charles L. Stafford and wife, Linda D. Stafford 46 Glenfield Drive Dunn, NC 28334	Randy Jackson 1113 Warren Road Erwin, NC 28339

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Duke Township, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Tract I

BEING Lot #55 in the sub-division of the Coy T. Lucas property, known as Jackson Villa located about one mile south of Erwin, N.C. according to a map of said property made by W.J. Lambert, Surveyor on October 20, 1947, which map is recorded in Map Book 5, Page 110, Office of the Register of Deeds of Harnett County, and reference is hereby made to said map for a more accurate description of said property by metes and bounds, and being the same lot described in deed from Mrs. Lessie Lucas Suggs and husband, Johnnie Suggs, to Mrs. Annie Lucas dated October 19, 1948 and recorded in Book 315, Page 147, Office of the Register of Deeds of Harnett County. Said property being the same as that which was conveyed by Mrs. Lessie Lucas Suggs and husband, Johnnie Suggs to Osray L. Stafford and wife, Mary C. Stafford by deed dated February 20, 1951 and recorded in Book 324, Page 101, Harnett County Registry.

Page 1 of 3

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association

Submitted electronically by "Jack E. McLamb, III, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Tract II

BEING all of Lots Nos. 56, 57 and 58 in the sub-division of the Coy T. Lucas property, known as Jackson Villa located about one mile south of Erwin, N.C., according to a map of said property made by W.J. Lambert, Surveyor, on October 20, 1947, which map is recorded in Map Book 5, Page 110, Office of the Register of Deeds for Harnett County, and reference is hereby made to said map for a more accurate description of said property by metes and bounds.

This being three (3) of those certain five (5) lots shown on that map or plat of the Coy T. Lucas sub-division, known as Jackson Villa, deeded to M.D. Johnson October 27, 1947, by Coy T. Lucas and wife, Iva J. Lucas which deed is recorded in Book 304, Page 573, Register of Deeds Office of Harnett County, North Carolina, and recorded November 4, 1947.

Osray L. Stafford died on or about the 10th day of November, 1981. Charles L. Stafford is the sole heir of Mary C. Stafford who died on or about the 14th day of March, 1991. For further reference, see the Estate of Mary C. Stafford, Harnett County Estate File No. 91 E 138.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book ____ page ____.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 5 page 110.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2026 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

[END OF PAGE – SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

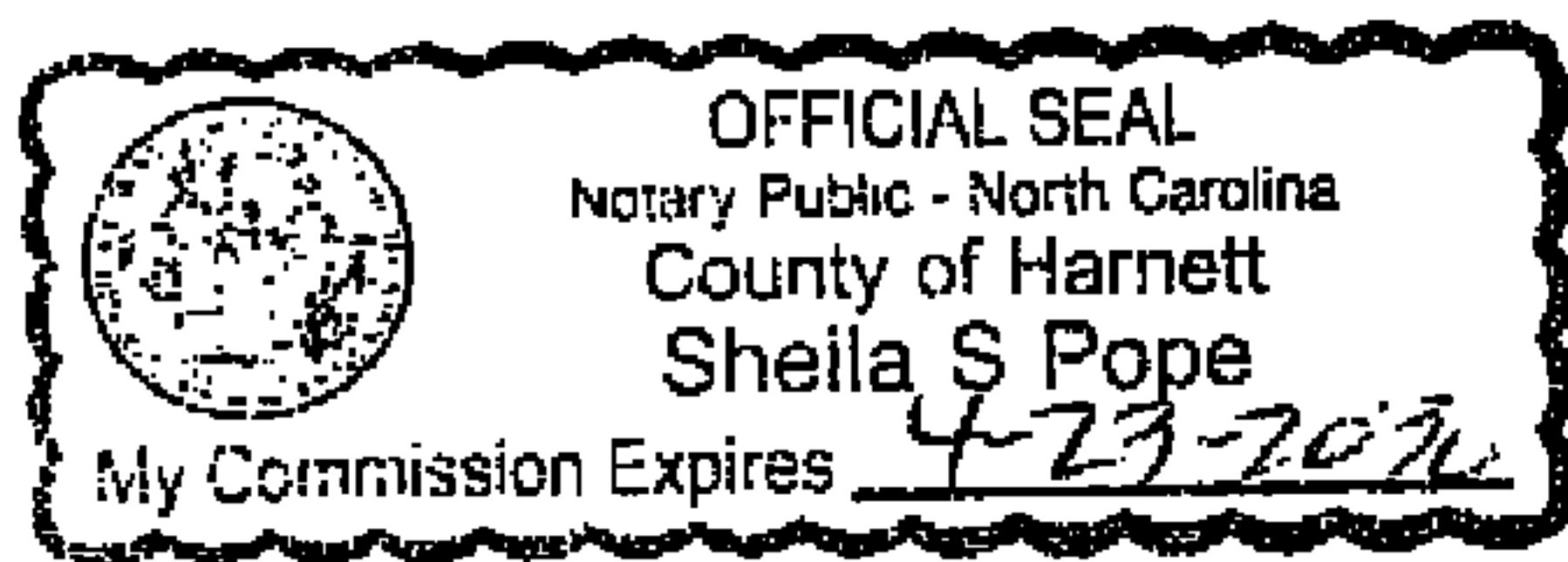
Charles L. Stafford
Name: Charles L. Stafford

Linda D. Stafford
Name: Linda D. Stafford

STATE OF NORTH CAROLINA, COUNTY OF HARNETT

I Sheila S. Pope, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 13th day of July, 2026 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Charles L. Stafford and Linda D. Stafford.

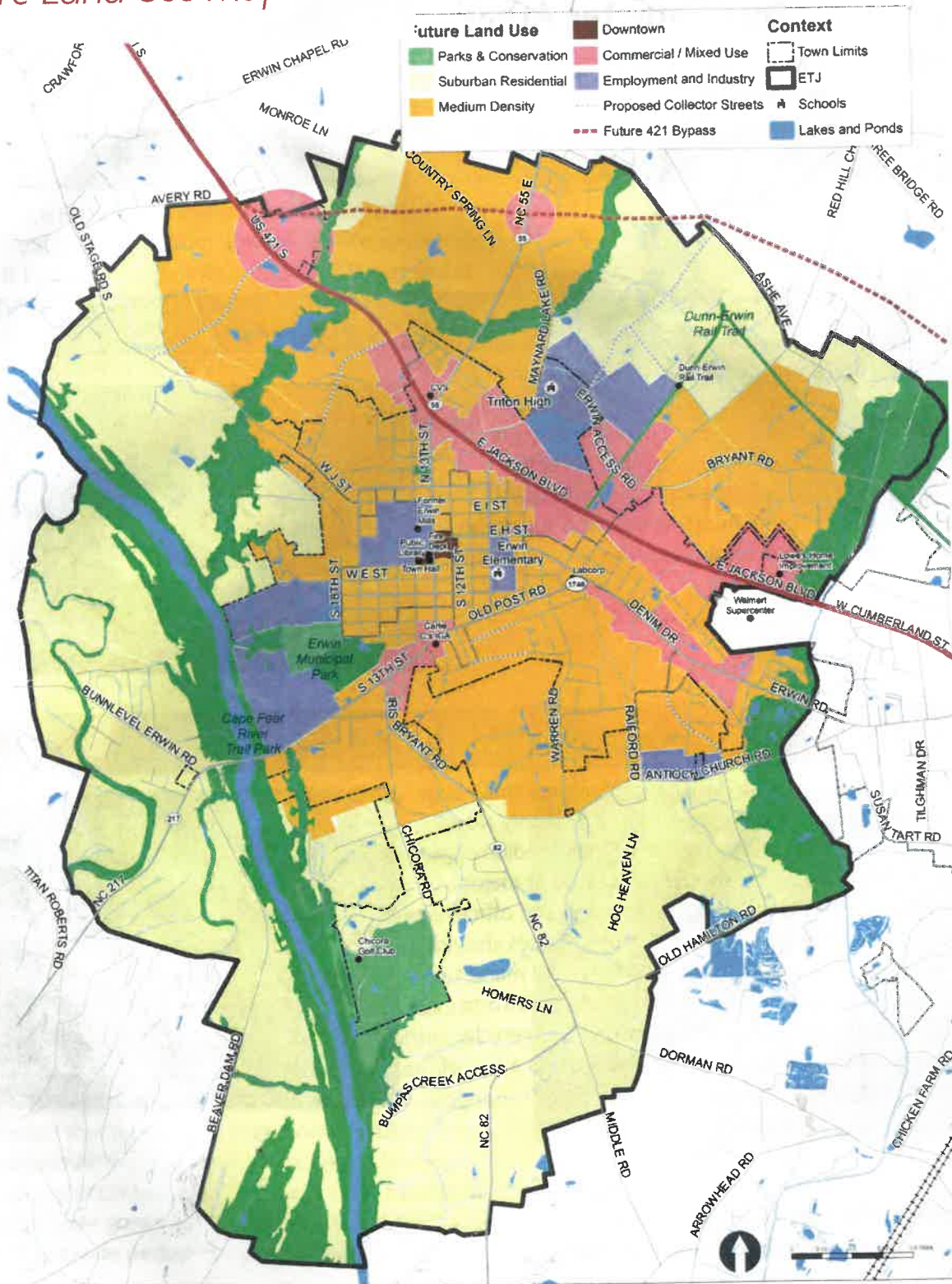
Affix Notary Seal/Stamp



Sheila S. Pope
Notary Public (Official Signature)

My commission expires: 4/23/2026

Future Land Use Map



Suburban Residential

The Suburban Residential designation is comprised primarily of agricultural uses and single-family homes on large lots. Future Suburban residential should be located near existing neighborhoods and water and sewer connections. Smaller lots may occur in conservation subdivisions to protect open space and natural resources.



Parks and Conservation

The Parks and Conservation designation applies to existing and proposed public and private recreational areas, open-space areas, and existing floodplains. Uses in this designation include agriculture, active and passive recreational facilities, open spaces, and educational uses. Supportive structures associated with the intended uses should be permitted.



Statement of Consistency

Z-2027-001

The requested rezoning to RD-CD 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 therefore recommended that this rezoning request be **Approved**.

Jim Hartman
Vice Chairperson

Katelan Blount
Deputy Town Clerk

Statement of Inconsistency

Z-2027-001

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

Jim Hartman
Vice Chairperson

Katelan Blount
Deputy Town Clerk

BOARD OF ADJUSTMENTS
MEETING MINUTES
MONDAY, SEPTEMBER 21st, 2026
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, September 21st, 2026, at 7:05 PM.

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

Board member 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 7:05 PM.

CONSENT ITEMS

Board Member Howard Godwin made a motion to approve the items on the consent agenda, which included the minutes of the Board of Adjustments Meeting on August 17th, 2026. The motion was seconded by Kathryn Moore. **The Board voted unanimously.**

NEW BUSINESS

BOA 2026-001

Town Manager Snow Bowden presented the approval letter for the previously approved BOA 2026-001. Board Member Howard Godwin made a motion to approve the letter, which was seconded by Board Member Dean Downing. **The Board voted unanimously.**

BOA 2026-002

Vice Chairperson Jim Hartman asked for a motion to open the public hearing for BOA 2026-002. A motion was made by Board Member Howard Godwin, and was seconded by Kathryn Moore. **The Board voted unanimously to open the public hearing.**

Town Manager Snow Bowden explained that this is a public hearing for a hardship variance for a vacant lot parcel located on Wondertown Drive, and known by its Harnett County Tax PIN 1507-32-0780.000. This parcel is next to 308 Wondertown Drive. This variance is for the minimum lot width, from 50 ft to 40 ft. This would clean up an encroachment from a house on 308 Wondertown Drive, which is now encroaching on the vacant lot in question. This request would clean up this lot and the vacant lot, which would make two buildable lots. The builder is present to answer any questions if there are any questions. This is a fairly standard request which would clean up the lots.

Board Member Dean Downing asked if this was not something that the property owners should be handling privately.

Town Manager Snow Bowden responded that they are trying to keep the ability to build two home, which is what the variance covers.

Board Member Michael Jackson asked about if the encroachment was 304 or 308.

Town Manager Snow Bowden explained that it was 308 Wondertown, 304 Wondertown is merely shown on the plat map/GIS image.

Board Member Kathryn Moore asked if this would change anything for 308 Wondertown.

Town Manager Snow Bowden responded that there should be no issues for 308 Wondertown. This just makes their lot 10 ft wider to accommodate the home encroachment. This would just clean up the encroachment on the vacant lots for R6 zoning standards.

Board Member Grace Watts asked if the vacant lot was 308.

Town Manager Snow Bowden clarified that no, the vacant lot was next to 308.

Board Member Michael Jackson asked which lot numbers the vacant lot was, according to the plat map.

Town Manager stated that the vacant lot is technically two conforming lots to R6 Zoning standards. Page 14 of the agenda packet shows that lot 25 has a home encroaching on it. The request would be to clean up this encroachment and avoid title insurance issues. They could currently build two homes, but this variance would allow them to build the two homes after they clean up the encroachment because the lot width wouldn't be 50 ft. He stated that on page 19, there is a plat map that is currently on file with the Register of Deeds. All lots are 50ft wide, which is the minimum lot width for R6 Zoning in Erwin.

Board Member Michael Jackson asked for clarification that 308 Wondertown is Lot 25 on the plat map. The encroachment is from Lot 26 on the plat map.

Vice Chairperson Jim Hartman stated that no, the house is on Lot 26 and is encroaching on Lot 25. The address is 308 Wondertown and is on Lot 26, and encroaching on Lot 25.

Board Member Michael Jackson asked if the building on the back of the property at 308 was also encroaching, but it was determined that it was not and is fully on the property of 308 Wondertown. He stated that when this home was built, the family originally owning the 4 lots on this area and that encroachment wasn't an issue.

Town Manager Snow Bowden stated that yes, the home was built prior to the current regulations.

Vice Chairperson Jim Hartman asked if there was anyone present to speak for or against the requested variance.

Mr. Glenn Bradley was sworn in by Deputy Clerk Katelan Blount and spoke. He expressed concern for the newly built home across the road from the home in the current hearing. He stated that the home was built too close to the road, and there isn't a side for them to park in, so they're parking in the front yard. He also stated that they didn't clean up the remaining space on the lot. He stated that the lot was 200ft deep but they just build the house and leave the rest of the lot not cleaned up. He stated that he spoke with the man who built the house and asked why it wasn't backed off the road, and the man didn't have an answer. He stated that he just wants the lots cleaned up when houses are built.

Board Member Grace Watts stated that she had the same question. She had driven by the property and she was unsure why the home was built so close to the road. She stated that she is not a builder or contractor but it doesn't seem right.

Vice Chairperson Jim Hartman asked if there was anyone else present to speak for or against the requested variance.

Mr. Bill Davidson was sworn in by Deputy Clerk Katelan Blount. He stated that he is partnering on the build for lots 24 and 25 with Matt Szalecki, the builder. He stated that he thought that the home on the lot that Mr. Baggett was speaking to was similarly built to the homes around it, but he could check.

He stated that he also can speak to the lot clearing. They have been paying a company to come out and mow and keep the property up to standard. He stated that the back part of the property does have some trees and had previously been let go and not taken care of, but that he was happy to answer any questions. They are wanting to build two small family homes and help improve that area as well. The homes that they are building should fit in well with the homes in that area.

Board Member Rebecca Kelly stated that she thought the houses were all about the same distance from the road.

Mr. Davidson stated he thought so as well.

Mr. Bradley stated that the home that was just built was much closer to the road, and they are parking in the front yard.

Town Manager stated that any new home that is built within the Town has been built to the current lot standards and setbacks. A lot of the homes may have been built prior to the R6 zoning regulations, but that specific home has been built within the regulations. The Town cannot dictate where on the lot a home has to be built as long as it meets the setback requirements.

Vice Chairperson Jim Hartman asked if there was anyone else present to speak for or against the requested variance.

None came forward.

Board Member Michael Jackson asked for clarification on what lots 24 and 25 would look like.

Town Manager Snow Bowden stated that there wasn't an approved survey for this yet, but there was a sketch showing that lot 25 would give 10 feet to lot 26. Lot 25 would then be 40 ft wide instead of the regular 50 ft wide.

Board Member Michael Jackson asked if there was any impact on Lot 26.

Town Manager stated that it would not. It is just a 10ft hardship variance for Lot 25. It would meet all other setback requirements and development requirements for the Town of Erwin, and would clean up the encroachment.

Board Member Michael Jackson asked how close the home would be to the property line if this was granted.

Board Member Rebecca Kelly asked if this was going to be given to the applicant or if it would be sold.

Town Manager Snow Bowden stated that he was not aware, but that part of the transaction would be a private business matter between two land owners.

Board Member Michael Jackson said that upon reviewing the proposed plat, moving the property line would leave less than 1 foot of space between the home and the property line. This would then leave the home at 308 not meeting the minimum side setback requirements. He asked if this was not creating another issue?

Town Manager Snow Bowden stated that this was correct, there would be less than 1 foot of space for the existing home for the setback. The variance is asking for the minimum variance for lots 25 and 26. This home was previously built. The way everything is recorded, they could currently built as is on lots 24 and 25, even with the encroachment.

Board Member Michael Jackson asked when the lots got subdivided and sold.

Town Manager Snow Bowden stated that Lots 24 and 25 were bought on May 25th, 2026.

Board Member Michael Jackson asked if Lot 26 was also sold at that time.

Town Manager Snow Bowden stated that yes, it was then sold to the LLC. Lots 26 and 27 are still owned by the Reynolds Family. They were the sellers of Lots 24 and 25. It can be confusing because it references the same tract of land.

Board Member Michael Jackson stated that the problem occurred when the lots were split. He stated that he thinks the purchasers shouldn't have bought the land knowing what they had, with he encroachment. A knowledgeable buyer would realize that an encroachment would cause issues. This isn't an unsuspecting owner who the Town is trying to help out, this is a builder who wants to build two homes and then be gone.

Board Member Dean Downing asked if Lot 24 has title insurance. It was confirmed that it did.

Board Member Michael Jackson asked if the home on 308 is on the market, and if it is, they should purchase the home and sort it out themselves.

Town Manager Snow Bowden explained that it would still require a hardship variance.

Board Member Michael Jackson stated that the variance is just so they can put three homes where two should be.

Board Member Rebecca Kelly said she thought the goal for Erwin was to get more homes. She asked why we would try to stop this, if there would be additional homes.

Board Member Grace Watts stated that it needs to be done right.

Board Member Michael Jackson stated that if that was the objective, then get rid of all setbacks.

Board Member Rebecca Kelly stated that this was an individual case.

Board Member Michael Jackson stated that the buyers purchased this property in this condition. He is not sure how the sellers could sell unless that was unclear to them.

Mr. Davidson stated that the home is currently under contract and is unavailable for them to purchase like Mr. Jackson had proposed earlier.

Board Member Michael Jackson asked if the sellers are aware that the property they're selling is encroaching on the neighboring property.

Mr. Davidson said he was unsure who the buyer was to get that information, but that he knows there is a written contract in place for purchase.

Board Member Michael Jackson stated that he felt that the Board should have all that information prior to making a decision on this variance and felt that this should be tabled until that information was available.

Town Manager Snow Bowden stated that the Board could table until our next meeting on October 19th at 7 p.m. if they wished.

Vice Chairperson Jim Hartman asked for a motion to table this request.

Board Member Howard Godwin made a motion to table, which was seconded by Dean Downing. **The Board voted unanimously and BOA 2026-002 was tabled until October 19th, 2026 at 7 p.m.**

Town Manager Snow Bowden stated that he would get the requested information together for the next meeting.

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:34 P.M. and was seconded by Dean Downing. **Motion unanimously approved.**

**Minutes recorded and typed by
Katelan Blount, Deputy Town Clerk**

**Jim Hartman
Vice 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: September 21st, 2026

Subject: BOA 2026-002

The Town of Erwin has received a hardship variance request concerning a vacant parcel located on Wondertown Drive and identified by Harnett County Tax PIN 1507-32-0780.000. The vacant parcel is adjacent to 308 Wondertown Drive.

The applicant is requesting a 10-foot hardship variance from the minimum lot-size requirement for Lot #25. The property is comprised of two separately recorded lots, Lots #24 and #25. Both lots currently conform to the Town of Erwin's R-6 zoning standards.

However, an encroachment from the property at 308 Wondertown Drive extends onto Lot #25. Although the applicant could proceed with residential development of both vacant lots, they are seeking to resolve the encroachment before moving forward.

Addressing the encroachment would provide several benefits, including improving the marketability of the proposed homes, clarifying the property boundaries in relation to the existing residence at 308 Wondertown Drive, and reducing the potential for future title or ownership issues involving the affected parcels.

The requested hardship variance would allow the applicant to address the existing encroachment while maintaining the intended residential use and development of the property.

Attachments:

- BOA 2026-002 Application
- Harnett County GIS Map
- Harnett County GIS Map with zoning
- Marvin Jernigan subdivision map
- Affordable Home King, LLC deed (Lots #24 and #25)
- 308 Wondertown Drive deed
- Public notice letter
- Property owners notified
- Proposed survey that shows requested variance



BOA - 2026-002

Variance Application (February 2011)

Name of Applicant	Family Building Company II	Property Owner	Affordable Home King LLC
Mailing Address	920 Paverstone Dr Ste G	Mailing Address	205 S Academy St, Ste 3006
City, State, Zip	Raleigh, NC 27615	City, State, Zip	Cary NC 27519-3310
Telephone	919-995-5927	Telephone	919-454-7936
Email	matte@familybuildingco.com	Email	team@affordablehomeking.com
Address of Subject Property		306 Wandertown Dr	
Parcel Identification Number(s) (PIN) of Subject Property		1507-32-0780.000	

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.

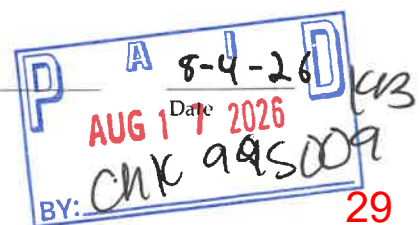
- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- Granting the variance the requested will not confer upon the applicant 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.

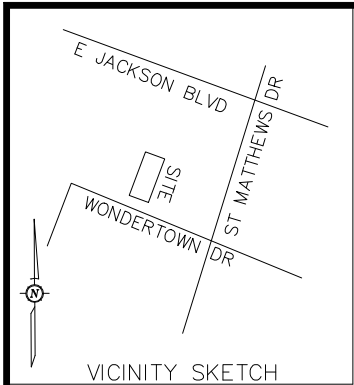
Owner/Applicant Must Read and Sign

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.

Matthew Szaletski

Print Name


Signature of Owner or Representative



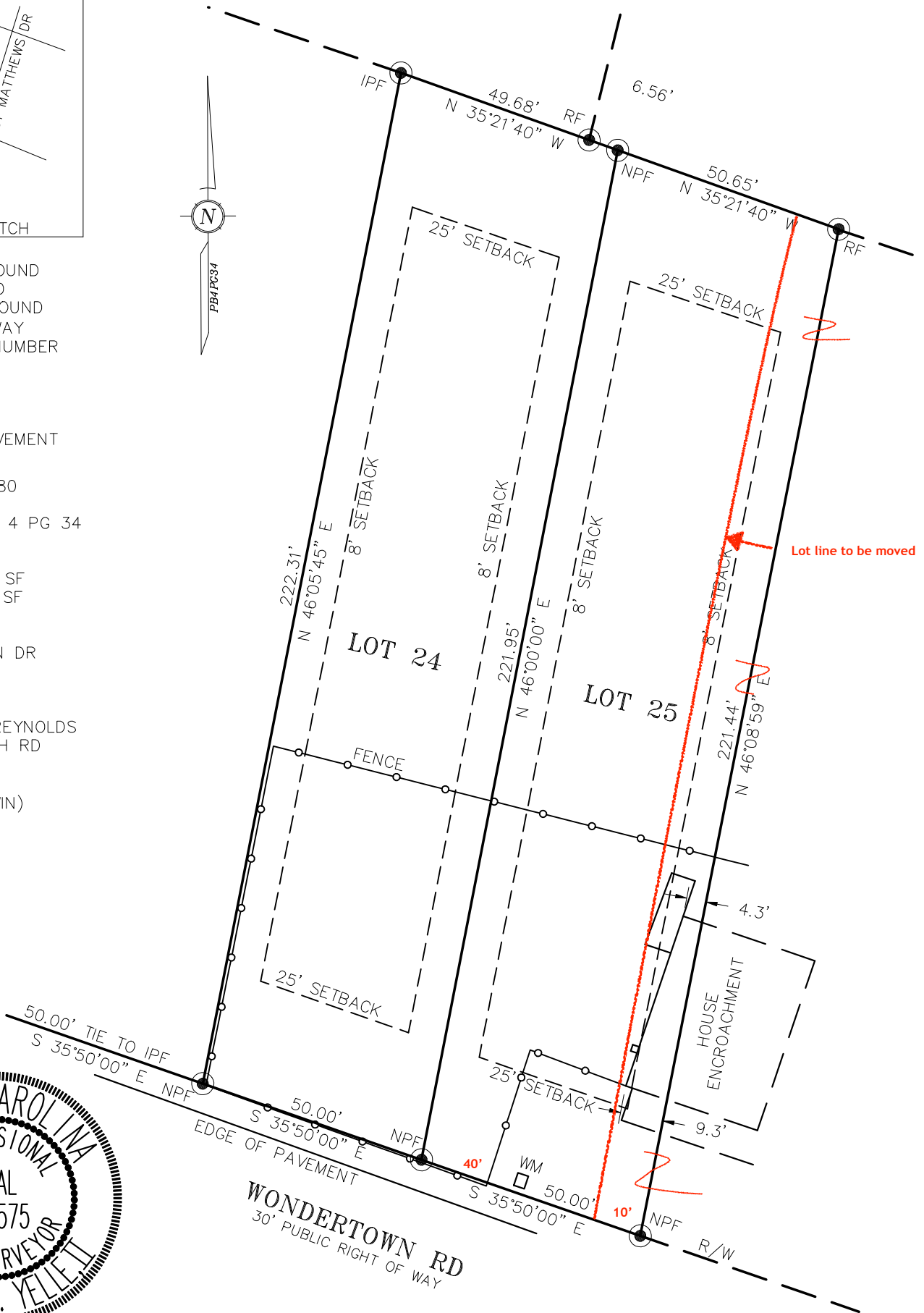
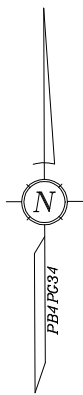
LEGEND
IPF IRON PIPE FOUND
RF REBAR FOUND
NPF NO POINT FOUND
R/W RIGHT OF WAY
PIN PARCEL ID NUMBER
DB DEED BOOK
PB PLAT BOOK
P PAGE
WM WATER METER
EOP EDGE OF PAVEMENT

PROPERTY DATA
PIN 1507-32-0780
REFERENCES:
LOT 24 & 25 PB 4 PG 34
DB 2612 PG 757
AREA OF LOT:
LOT 24 - 10953 SF
LOT 25 - 11038 SF

ADDRESS:
306 WONDERTOWN DR
ERWIN NC

CURRENT OWNER:
DAWN & JERRY REYNOLDS
3440 GREEN PATH RD
DUNN NC

ZONING: R6 (ERWIN)



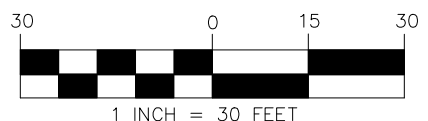
Harold A. Yelle II
05-10-26

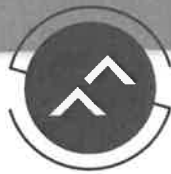
I, HAROLD A. YELLE II, HEREBY CERTIFY THAT
THIS SURVEY COMPLIES WITH THE NC STANDARDS
OF PRACTICE FOR CLASS A AND B LAND SURVEYS
(SECTION 1600); THAT THE RATIO OF PRECISION
EXCEEDS 1:10,000; THAT THE RECORD DOCUMENTS
USED ARE SHOWN ON THE FACE OF THIS PLAT.



Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
Corporate License Number C-1024
3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 phone 919-877-9979 fax
ayes@raleigh.twcbb.com

FINAL SURVEY FOR
AFFORDABLE HOME KING LLC
306 WONDERTOWN DRIVE
LOT 24 & 25 PB 4 PG 34
TOWN OF ERWIN., HARNETT COUNTY, NC
MAY 10, 2025 SCALE 1" = 30'





VARIANCE APPLICATION ADDENDUM 306 WONDERTOWN DR

VARIANCE DESCRIPTION:

Parcel Address: 306 Wondertown Dr, Erwin NC

Parcel Number: 1507-32-0780.000

Legal Description: L24-25 Marvin Jernigan - Map Book 4 page 34

Current Zoning: R-6

Regulation for variance requested: Minimum lot width for single family dwelling. Code of ordinances 36-175(a)(3)

Current regulation: Minimum 50 foot lot width for single family dwelling.

Variance requested: 10' variance. (To create a 40' lot width)

SITE PLAN: attached.

SUMMARY:

We aim to do a recombination between Lots 25 and 26 to cure an encroachment by an old single family home that was built 9.3' over the lot line. We have worked out an arrangement with the buyer of 308 Wondertown Dr, and would like to simply move the lot line 10' west, curing the encroachment. The existing home will sit .7' from the side lot line between Lot 25 and 26, and Lot 25 will be 40' wide as a result of this.

FINDINGS OF FACT:

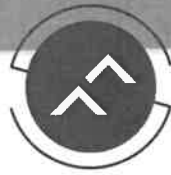
- a. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.*

The extraordinary and exceptional condition are because of its size and shape. When the original map was recorded in the 1930's, the lot lines were not created perpendicular to the street. They are at a slight angle. An owner of multiple parcels built their home to be fully perpendicular to the street and, as a result, the rear left corner of the home rests comfortably on Lot 26, yet the front left corner crosses the property line by 9.3 feet. The encroached upon lot has since been sold to a separate owner from the owner of the home and this encroachment was discovered during a survey. All of the lots in this section of Wondertown Dr have angled side lot lines, yet only a small number of them appear to potentially have encroachments from homes built perpendicular to the street instead of parallel to the side lot lines.

- 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.*

This does not create any special privileges. It simply allows the future owners of Lot 25 and Lot 26 to have clear fee-simple ownership of their parcels without any concerns of future easements or adverse possession. It clarifies a simple dividing line between properties and solves an encroachment issue, while not rendering the resultant 40' wide Lot 25 to be an unbuildable lot.





- 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.*

The lot is a buildable lot as it sits today. To correct the encroachment issue, we could keep the frontage at 50' and cut out the exact shape of the house, though we feel strongly that such an arrangement would cause confusion for future property owners. To solve it in a responsible manner would be to simply transfer 10' of property width down the full length of the lot from Lot 25 to Lot 26.

A literal interpretation of the provisions of the ordinance would deprive us of two rights commonly enjoyed by other residents of the district in which this property is located.

1. Though the lot could be built on with its current encroachment, it would likely not be able to get title insurance, so it could not be enjoyed by us or a future owner with a fee-simple insured title, which is required to take out a mortgage on the property.

2. A literal interpretation prevents us from being able to move the lot line and create Lot 25 as a 40' wide buildable lot. It would have to then be combined with Lot 24, turning two buildable lots into only one, resulting in a loss in value and utility.

The goal is simply to be able to construct a single family home on an existing single family lot, but in a way that also cures a problematic encroachment issue with the old home next door.

- 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 requested variance allows the lots to be built in the same density as the rest of the surrounding area, with the original intent specified by the ordinance. In addition, no other variances are requested. We will be able to construct a single family home on the resultant 40' wide Lot 25 without variances needed for setbacks or any other items of concern.

This will create a net benefit to the neighborhood, as an encroachment issue is resolved, directly benefiting the two parcels involved and indirectly benefiting the surrounding properties by stronger property sales. The resultant 40' wide lot does not in any way cause injury to the neighborhood or general welfare.

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

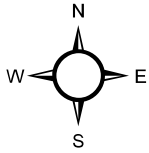
These lots and lot lines were created in 1934. The house at 308 Wondertown Drive was constructed encroaching over the line shared with Lot 25 in 1936. The owner of Lots 24 and 25 purchased the property in 2026. The current circumstance is the result of actions taken approximately 90 years ago.

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

The variance requested is the minimum variance that allows both Lot 25 and Lot 26 to have cloud-free legal title and to be buildable single-family lots. A variance of 9.3' could technically accomplish the same, yet it would likely cause future confusion and would not allow for any buffer area for a future fence or simple discrepancy in measurement. A 10' variance allows the measurements to remain simple for future owners.

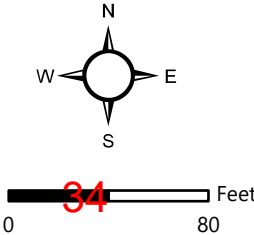


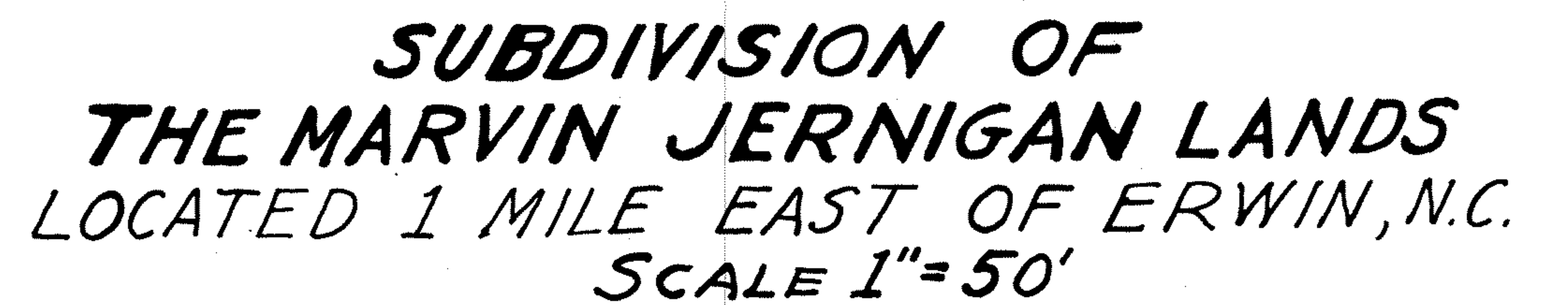
- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels





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





D. P. Clifford, Sur.

D. P. Clifford

Sworn to before me this 15th day Jan 1935. Com Exp 6-24-35



HARNETT COUNTY TAX ID

06-1507-0161

06-1507-0161-01

4-9-09 KRO

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2009 APR 09 04:55:21 PM
BK: 2612 PG: 757-760 FEE: \$20.00
NC REV STAMP: \$200.00
INSTRUMENT # 2009005226

Revenue: ~~\$0.00~~ 200.00

Tax Lot No. Parcel Identifier No 061507 0161 and 061507 0161 01
Verified by County on the day of , 2009
by

Mail after recording to Grantee

This instrument was prepared by Lynn A. Matthews, Attorney at Law

Brief Description for the index

Lots 24, 25, 26 & 27, Marvin Jernigan
Property

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of April, 2009, by and between

GRANTOR

AGATHA WILSON PREVATT,
Widow

110 Morgan Street
Erwin, NC 28339

GRANTEE

JERRY R. REYNOLDS, SR.
and wife,
RELDA MARIE REYNOLDS

308 Wondertown Drive
Erwin, NC 28339

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, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Duke Township, Harnett County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2552, Page 203, 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. Restrictions, easements and rights of way as they appear of record.
- 2. 2009 ad valorem taxes not yet due and payable.
- 3. Any liens of record

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


AGATHA WILSON PREVATT

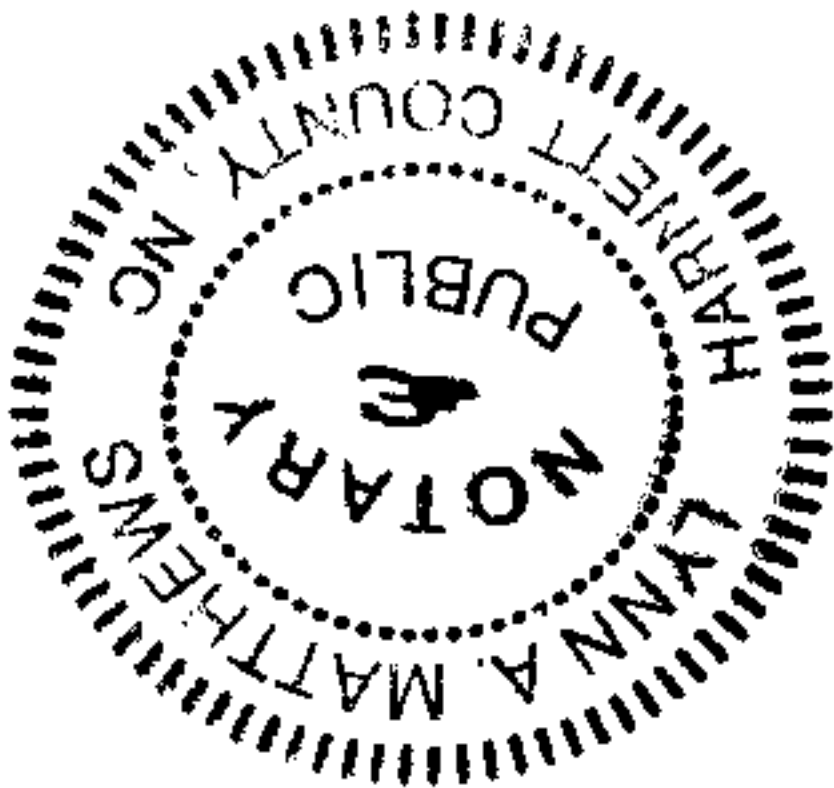
SEAL-STAMP

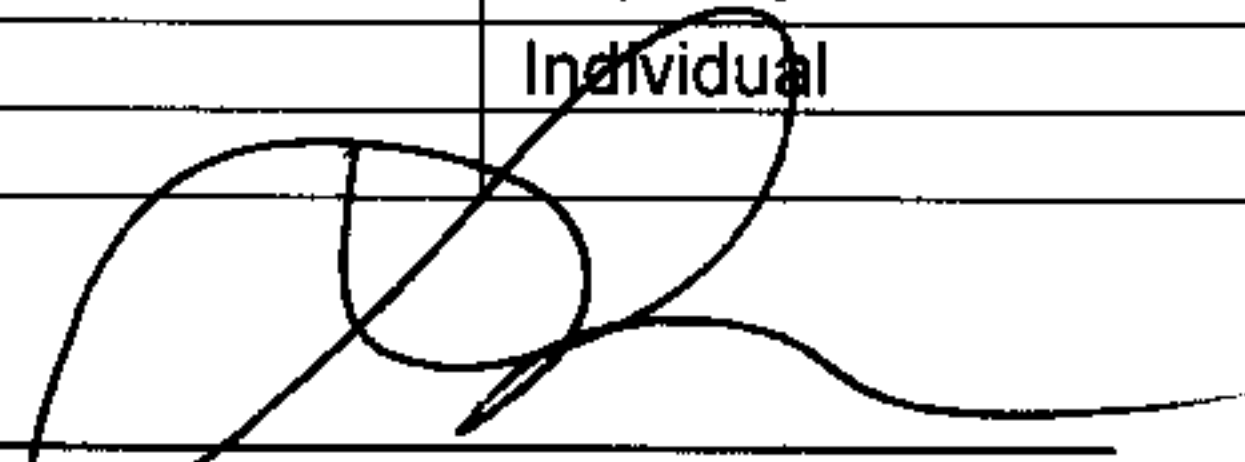
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
I certify that the following person(s) personally appeared before me this 9th day of April, 2009, and

- ☒ I have personal knowledge of the identity of the principal(s)
- ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- ☐ A credible witness has sworn to the identity of the principal(s);

Each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose that therein and in the capacity indicated:

Name	Capacity
Agatha Wilson Prevatt	Individual





Notary Public

My commission expires: 5/31/2011

EXHIBIT "A"

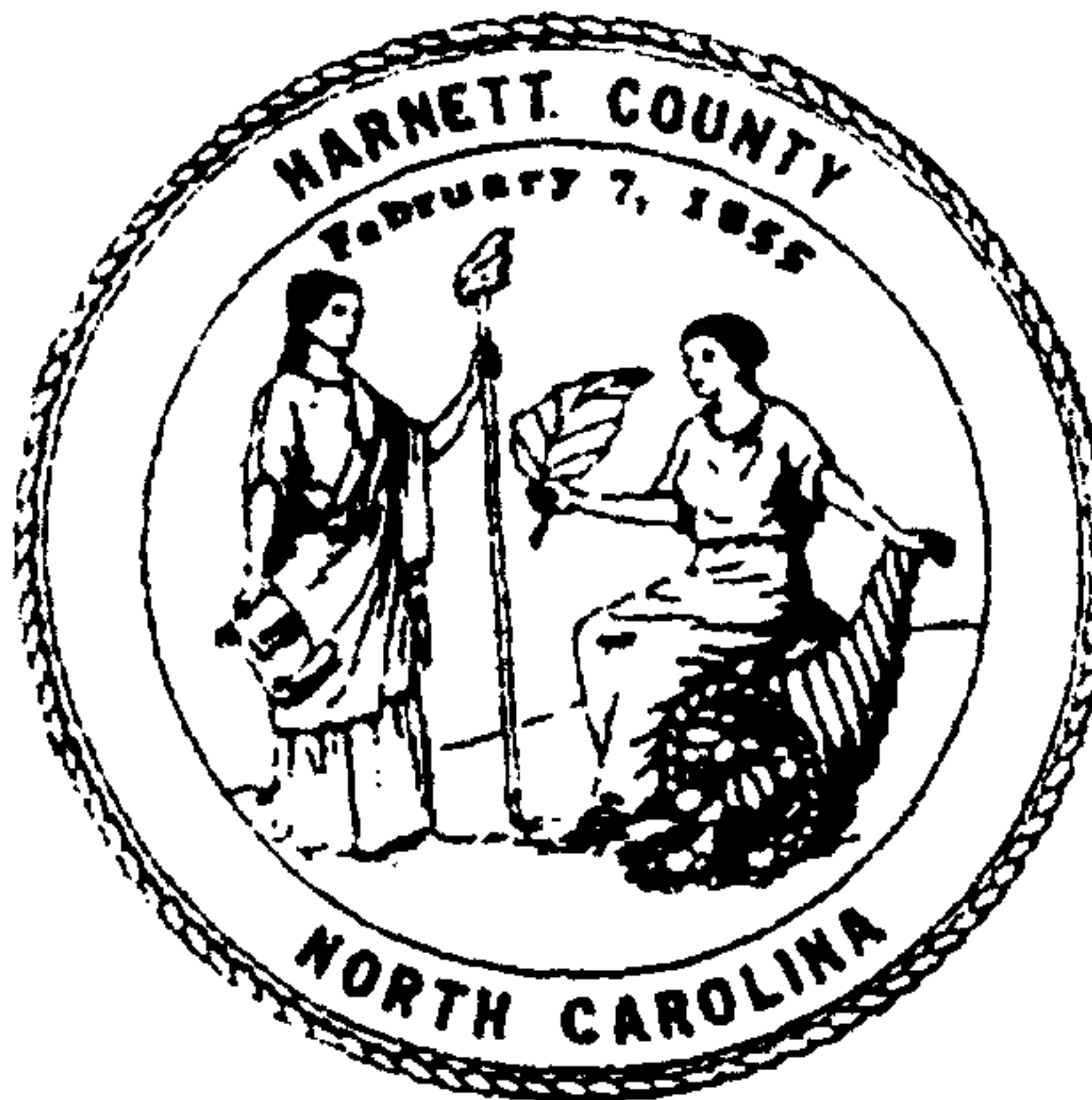
LEGAL DESCRIPTION

FIRST TRACT: BEING all of Lots Nos. Twenty Four (24) and Twenty Five (25) in the subdivision of the Marvin Jernigan Property according to map filed in Map Book #4, at Page 34, in the Office of the Register of Deeds of Harnett county; said subdivision lying and being about one mile east from Erwin, NC on the west side of road running from N. C. Highway No. 60 at the old sawmill site of Wilson H. Lucas to the Old Field Church; and more particularly described as follows:

BEGINNING at a stake in the north edge of the street laid out in the Marvin Jernigan Subdivision, the southeast corner of Lot #23, and runs North 46 degrees East, 220.7 feet to a stake; thence South 36 degrees 10 minutes East, 100 feet to a stake; thence South 46 degrees West, 221.4 feet to a stake in the north edge of the street; thence with the street, North 35 degrees 50 minutes West, 100 feet to the **BEGINNING**, and being the identical lands conveyed by deed dated March 22, 1935 from Marvin Jernigan and wife, to J. C. Messer, which deed is recorded in Book 261, Page 189, Harnett County Registry.

SECOND TRACT: BEING all of Lots Nos. Twenty Six (26) and Twenty Seven (27) in the subdivision of the Marvin Jernigan Property according to map filed in the Office of the Register of Deeds of Harnett County in Map Book No. 4, at Page 34; said subdivision lying and being about one mile east from Erwin, NC on the west side of road running northwardly from N. C. Highway #60 to the old sawmill site of Wilson H. Lucas to the Old Field Church; said two lots being more particularly described as follows:

BEGINNING at a stake in the north edge of the street laid out in Marvin Jernigan Subdivision, eastern corner of Lot #25, and runs North 46 degrees East, 221.4 feet to a stake in Mamie Raynor's line; thence South 36 degrees 10 minutes East, 100 feet to another stake in Mamie Raynor's line; thence South 46 degrees West, 222 feet to a stake in the north edge of the street; thence with the street, North 35 degrees 50 minutes West, 100 feet to the **BEGINNING**; and being the identical lands described in the deed dated December 16, 1936 from Roscoe Raynor and wife, to J. C. Messer, which deed is recorded in Book 261, Page 190, Harnett County Registry and being the identical lots conveyed by deed dated July 5, 1948 from J. C. Messer and wife, Nannie W. Messer to M. M. Johnson, which deed is recorded in Book 315, Page 50, Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 04/09/2009 04:55:21 PM

Book: RE 2612 Page: 757-760

Document No.: 2009005226

DEED 4 PGS \$20.00

NC REAL ESTATE EXCISE TAX: \$200.00

Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2009005226

2009005226

HARNETT COUNTY TAX ID #
061507 0161

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/29/2026 03:44:43 PM NC Rev Stamp: \$70.00
Book: 4345 Page: 2642 - 2643 (2) Fee: \$26.00
Instrument Number: 2026011013

05-29-2026 BY: MB

Excise Tax: \$ 70.00

Recording Time, Book and Page

Parcel ID: 061507 0161

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

Lots 24 and 25 Marvin Jernigan Property

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Investors Title

THIS DEED made this 29 day of May, 2026, by and between

GRANTOR	GRANTEE
Old North Investments, LLC, a North Carolina limited liability company	Affordable Home King LLC
3000 Meridian Blvd Ste 160 Harnett, TN 37067	<u>Property Address:</u> 0 Wondertown Dr. Erwin, NC 28339
<u> </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	<u>Mailing Address:</u> 205 S Academy St Unit 3006 Cary, NC 27519

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, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

Being all of Lots 24 and 25 in the subdivision of the Marvin Jernigan Property according to Map filed in Map Book #4 at Page 34, Harnett County Registry, and being all of the First Tract in that deed recorded in Book 2612, pages 757, 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

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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. Subject to ad valorem taxes for the year 2026 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Harnett County Registry.

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

Old North Investments, LLC

By: _____

Jeremiah Fennell, General Manager

STATE OF NC

COUNTY OF Wake

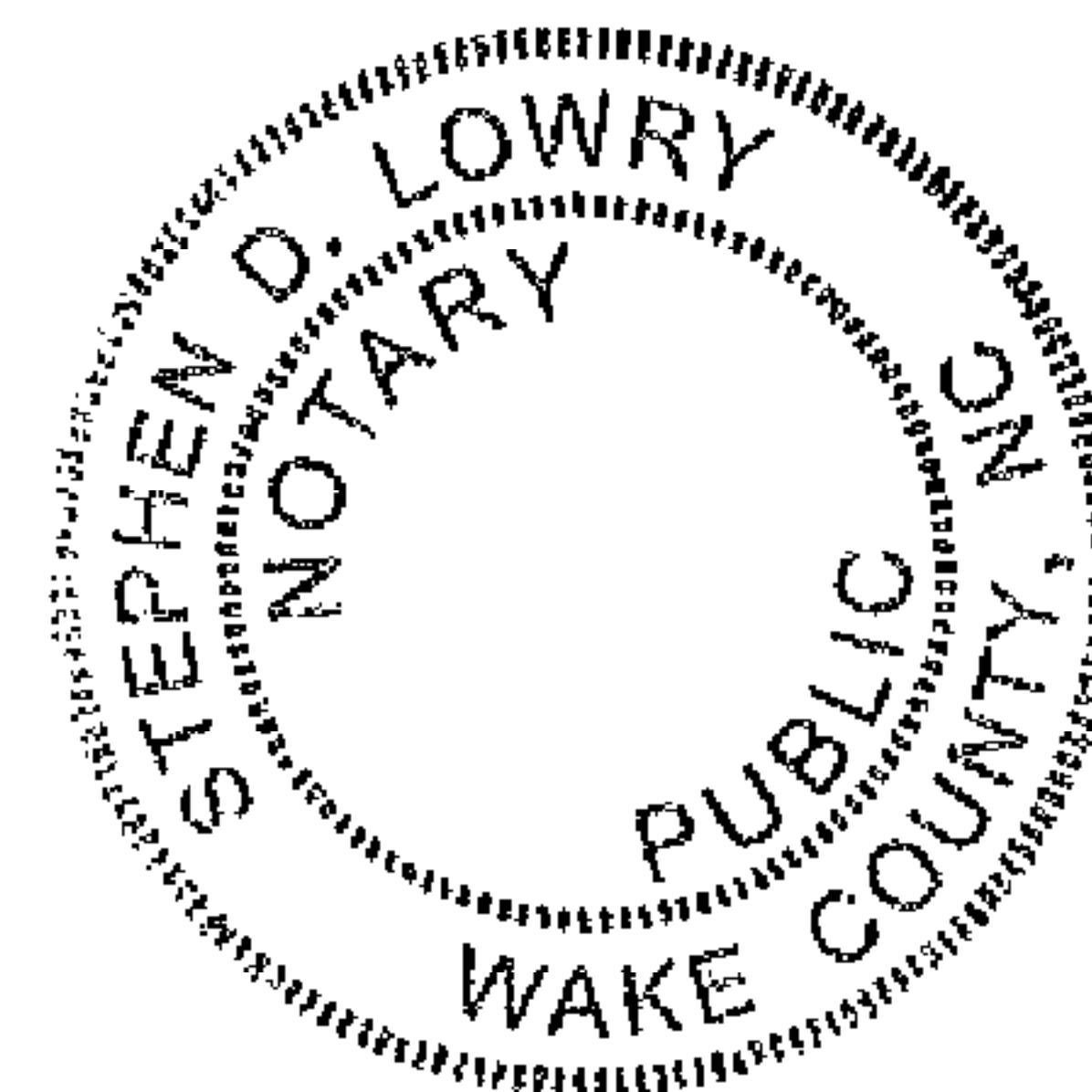
I, certify that the following person appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Jeremiah Fennell, General Manager of Old North Investments, LLC**

Witness my hand and official stamp or seal, this the 29 day of May, 2026.

My commission expires: 6/22/28

Notary Public

Seal/Stamp





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 27th, 2026

Notice of a Public Hearing BOA 2026-002

The Town of Erwin Board of Adjustment will hold a public hearing pursuant to North Carolina General Statute 160D-406 on Monday, September 21st, 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 for the minimum lot width for a vacant parcel located on Wondertown Drive. The vacant parcel is next to the property at 308 Wondertown Drive. The property can also be identified by its Harnett County Tax PIN 1507-32-0780.000.

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

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, September 21st, 2026, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339.

Case BOA-2026-002: This is a request for a 10-foot hardship variance for the minimum lot width for a vacant parcel located on Wondertown Drive. The vacant parcel, known by its Harnett County Tax PIN of 1507-32-0780.000, is located next to the property at 308 Wondertown Drive.

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

SEPTEMBER 1st 2026

SEPTEMBER 8th 2026

Dawn Reynolds Holder
Jerry Reynolds
3440 Green Path Road
Dunn, NC28334

Nora Group, LLC.
8231 Newton Grove HWY
Dunn, NC 28334

Affordable Home King, LLC.
205 S. Academy Street
Unit 3006
Cary, NC 27519

Michael Partin
304 Wondertown Drive
Erwin, NC 28339

Michael Woods
307 Wondertown Drive
Erwin, NC 28339

Joseph and Lindsey Tart
173 Waterpoint Road
Autryville, NC 28318

Eller Rental Properties LLC.
P.O. Box 2228
Lillington, NC 27546

Rhonda Stewart
101 Pope Street
Erwin, NC 28339

J.M. West
215 St. Matthews Road
Erwin, NC 28339

Kimber Group LLC
P.O. Box 181
Erwin, NC 28339

Shirley Johnson
303 Wondertown Drive
Erwin, NC 28339

Glenn and L. Bradley
406 Wondertown Drive
Erwin, NC 28339

Daron Creech
401 Wondertown Drive
Erwin, NC 28339

David and Susan Coats
403 Wondertown Drive
Erwin, NC 28339



BOARD OF ADJUSTMENTS VARIANCE REQUEST STAFF REPORT

Case: BOA-2026-002

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 minimum lot size for a vacant parcel located on Wondertown Drive. The vacant parcel is adjacent to the property at 308 Wondertown Drive. The parcel can also be identified by its Harnett County Tax PIN 1507-32-0780.000.

Applicant Information

Owner of Record:

Name: Affordable Home King, LLC.

Address: 205 S. Academy Street Unit 3006

City/State/Zip: Cary, NC 27519

Applicant:

Name: Family Building Company

Address: 920 Paverstone Dr. Suite G

City/State/Zip: Raleigh, NC 27619

Property Description

Harnett County Tax PIN: 1507-32-0780.000

Acres: .49

Zoning District: R-6

Vicinity Map

- See Harnett County GIS map
- See Marvin Jernigan Plat (Map Book #4, Page 34 in the Harnett County Register of Deeds Office)

Physical Characteristics

Site Description: The entire parcel is .49 acres. The lot is technically two lots that meet the standards for our R-6 Zoning District (Lots #24 and #25 on the Marvin Jernigan map). Both lots are currently vacant lots.

Surrounding Land Uses: This parcel is located on Wondertown Drive. The surrounding land uses are mostly residential.

Services Available

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

Findings of Fact

Family Building Company has submitted a variance application for a vacant parcel located on Wondertown Drive in the Town of Erwin. The parcel is identified by Harnett County Tax PIN 1507-32-0780.000 and is technically identified as Lot #25 on the current recorded map (Jernigan).

Lot #25 currently conforms to the Town of Erwin's R-6 zoning requirements. However, a portion of a single-family structure located on Lot #26, commonly known as 308 Wondertown Drive, encroaches onto Lot #25. The current property owners of both parcels are working together to resolve this encroachment. The cleanest and most practical solution is to adjust the existing property line so that the structure at 308 Wondertown Drive is located entirely within a single parcel.

To accomplish this property-line adjustment, Lot #25 would require a variance allowing a 10-foot reduction from the minimum lot-size requirement from 50 feet to 40 feet. The requested variance would facilitate the correction of the existing encroachment while preserving the ability to develop the affected vacant lots.

The variance is not required for the current owner to develop the property. The owner could instead proceed with constructing separate single-family dwellings on Lots #24 and #25 while leaving the existing encroachment in place. However, doing so could create future complications related to the marketability and title of 308 Wondertown Drive, as well as potential title concerns involving the affected parcels.

Approving the variance would provide a straightforward solution to an existing property-line encroachment, allow the structure at 308 Wondertown Drive to be entirely contained within its own parcel, and facilitate the development and marketability of the two vacant lots. Overall, the requested variance would help resolve an existing property issue while supporting the orderly development of residential property within the Town of Erwin.

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 extraordinary and exceptional condition is attributable to the lot's size and shape. When the original map was recorded in the 1930s, the lot lines were not established perpendicular to the street; instead, they were created at a slight angle. The encroached-upon lot has since been sold to a separate owner, and the encroachment was discovered during a subsequent survey. Although all of the lots in this section of Wondertown Drive have angled side lot lines, only a small number appear to potentially have similar encroachments resulting from homes being constructed perpendicular to the street rather than parallel to the side lot lines.
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:** Granting this variance does not create any special privileges. It will allow for any future property owner of any of the impacted lots (Lots #25 and 26) to be able to have clear ownership of each parcel without any encroachment concerns, while not allowing Lot #25 to remain an unbuildable lot due to the encroachment from Lot #26.
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:** The lot is currently a buildable lot. The proposed variance provides a more practical solution to address the existing encroachment from 308 Wondertown Drive than simply maintaining the current lot frontage for Lot #25 and selling a portion of Lot #25 to Lot #26 (308 Wondertown Drive). This approach allows for a more practical configuration of the property while addressing the existing encroachment in a manner that is reasonable and beneficial to the overall use of the lots.

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 requested variance will allow the lots to be developed at the same density as the surrounding area, consistent with the original intent of the applicable ordinance. No other variances are being requested. The resultant 40-foot-wide Lot #25 will remain fully buildable and will accommodate the construction of a single-family home without the need for additional variances related to setbacks or any other requirements. The proposed variance will provide a net benefit to the neighborhood by resolving the existing encroachment issue and directly benefiting both parcels involved.

5. The special circumstances are not the result of the actions of the applicant. **Yes**

- **Reasoning:** These lots and their respective lot lines were established in 1934. The residence at 308 Wondertown Drive was constructed in 1936 and encroached across the shared property line with Lot #25. The current owner of Lots #24 and #25 acquired the property in 2026. Accordingly, the existing circumstance is not the result of any recent subdivision or development activity by the current owner. Rather, the encroachment has existed for approximately 90 years and originated from construction that occurred in 1936. The requested variance provides a practical means of addressing this longstanding condition while allowing Lot #25 to remain a viable, buildable parcel.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structures. **Yes**

- **Reasoning:** The requested variance is the minimum practical variance necessary to allow both Lot #25 and Lot #26 to have clear, marketable title and remain viable, buildable single-family lots. A 10-foot variance provides a simple, practical, and easily understood boundary for both properties. This modest additional amount does not create any meaningful impact on the surrounding neighborhood, while providing certainty for future property owners and helping to prevent future boundary disputes or confusion. The requested 10-foot variance therefore represents the minimum practical variance needed to resolve the existing condition and establish clear, functional boundaries for both lots.

Statement of Inconsistency

BOA-2026-002

The requested hardship variance for the vacant lot parcel located on Wondertown Drive, technically known on the current recorded map (Jernigan) as lot #25, and identified by its Harnett County Tax PIN 1507-32-0780.000, is in the R-6 Zoning area. This request is for a 10 foot lot size reduction, reducing the minimum lot width from 50ft to 40 ft due to structure encroachment from a single family home on lot #26, or 308 Wondertown Drive.

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

Jim Hartman
Vice Chairperson

Katelan Blount
Deputy Town Clerk

Statement of Inconsistency

BOA-2026-002

The requested hardship variance for the vacant lot parcel located on Wondertown Drive, technically known on the current recorded map (Jernigan) as lot #25, and identified by its Harnett County Tax PIN 1507-32-0780.000, is in the R-6 Zoning area. This request is for a 10 foot lot size reduction, reducing the minimum lot width from 50 foot to 40 foot due to structure encroachment from a single family home on lot #26, or 308 Wondertown Drive.

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

Jim Hartman
Vice Chairperson

Katelan Blount
Deputy Town Clerk