

**TOWN OF ERWIN
PLANNING BOARD & BOARD OF ADJUSTMENTS
MONDAY, SEPTEMBER 21st 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 August 17th, 2026 (**Page 2**)
3. **ORGANIZATIONAL MEETING**
 - A. Oath of Office for Rebecca Kelly (**Page 4**)
 - B. Oath of Office for Kathryn Moore (**Page 5**)
4. **OLD BUSINESS**
 - A. Updates
5. **ADJOURNMENT**
6. **BOARD OF ADJUSTMENTS MEETING CALLED TO ORDER**
7. **CONSENT AGENDA**
 - A. Board of Adjustments Minutes - Regular Meeting on August 17, 2026 (**Page 6**)
8. **NEW BUSINESS**
 - A. BOA 2026-001 Approval Letter (**Page 11**)
 - B. BOA 2026-002 (**Page 12**)
9. **ADJOURNMENT**

PLANNING BOARD
MEETING MINUTES
MONDAY, AUGUST 17th , 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, August 20th , 2026, at 7:00 PM.

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

Board member absent was In-Town Board Member Kathryn Moore. 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 Grace Watts gave the invocation.

Board Member Michael Jackson led the Pledge of Allegiance.

CONSENT ITEMS

Board Member Dean Downing made a motion to approve the items on the consent agenda, which included the minutes of July 20th , 2026. The motion was seconded by Howard Godwin.

The Board voted unanimously.

OLD BUSINESS

Updates:

Town Manager Snow Bowden updated the Planning Board on the status of the open Town Planner position. The Town is conducting interviews and is hoping to wrap that process up in the next few weeks.

Town Manager Snow Bowden also thanked the Board for their patience during the repaving of 13th Street by NCDOT. It was been a process but will make travel smoother through Town. Additionally, NCDOT has been working on installing crosswalks, which ties into the Town's Bike/Ped plan, which is at NCDOT for final review before going to the Board of Commissioners.

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:02 P.M. and was seconded by Jim Hartman. **Motion unanimously approved.**

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

**Jim Hartman
Vice Chairperson**

**Katelan Blount
Deputy Town Clerk**



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
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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, Rebecca Kelly, 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.”

Rebecca Kelly

Sworn To and Subscribed Before Me
This 21st Day of September, 2026.

Katelan Blount
Deputy Town Clerk



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William R. Turnage

OATH OF OFFICE

“I, Kathryn Moore, 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.”

Kathryn Moore

Sworn To and Subscribed Before Me
This 21st Day of September, 2026.

Katelan Blount
Deputy Town Clerk

BOARD OF ADJUSTMENTS
MEETING MINUTES
MONDAY, AUGUST 17th , 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, August 20th , 2026, at 7:03 PM.

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

Board member absent was In-Town Board Member Kathryn Moore. 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 7:03 PM.

CONSENT ITEMS

Board Member Rebecca Kelly made a motion to approve the items on the consent agenda, which included the minutes of the Board of Adjustments Meeting on April 12, 2025. The motion was seconded by Jim Hartmen. **The Board voted unanimously.**

NEW BUSINESS

BOA 2026-001

Chairperson Nicholas Skatell asked for a motion to open a public hearing for BOA 2026-001. The motion was made by Vice Chairperson Jim Hartman, and was second by Howard Godwin. **The Board voted unanimously.**

Town Manager Snow Bowden explained that this is a public hearing for a hardship variance for a vacant parcel on Iris Bryant Road. This request is for the property located near 447 Iris Bryant Road, Erwin NC, across the street from 444 Iris Bryant Road. The hardship variance is for a 10 ft variance of the rear setback. This is being proposed due to some topography issues, as well as environmental issues on the property, as there is a blue line stream that runs through the property.

Harnett Regional Water also wishes to build a lift station on this vacant parcel, and the property owner still wishes to build a home on this parcel, which would make the hardship variance 10 feet on the rear of the property.

Town Manager Snow Bowden stated that the applicant, Mr. Jay Meyers, is present to speak on the request.

Board Member Michael Jackson asked if there was any logic to changing the zoning, or if there was an issue with the setbacks there as well.

Town Manager Snow Bowden stated that he and the applicant looked at potentially rezoning to an R-6, but since it is surrounded by R-10 and R-15, they didn't want to create issues with spot zoning. R-6 would be out of place in that area. A variance request would be the cleanest option in this request.

Mr. Jay Meyers of Meyers Engineering approached the podium and was sworn in by Deputy Town Clerk, Katelan Blount.

Mr. Meyers stated he was present on behalf of Harnett Regional Water. There is an existing 3" force main. That force main serves a pump station down Iris Bryant Road, which pumps to Moore St. That pump station currently discharges to downtown Erwin, which has caused some overflow issues during periods of heavy rain. HRW has a new project to put a new 6" force main and redirect that pump station down to the Cape Fear River, and connect to another existing force main, taking that discharge off the downtown Erwin area. HRW is working to work within the easement for the existing 3" main. On this property, there is a culvert under Iris Bryant Road that is having to be bored under. In doing so, HRW needs an additional temporary easement for a bore pit.

The ownership of this property is currently under an LLC, and Mr. Meyers stated that the owner would be re-filing once recertified.

In talking with the property owner, the owner intends to build a home on this property. Part of the existing utility easement is within the building envelope. HRW is getting another small parcel near the road. HRW agreed to assist the property owner in seeking a variance to reduce the rear setback from 35 ft to 25 ft so as to give him a little more space for the building envelope. One of the justifications is that the property is actually recorded to the centerline of the road. While the area is 0.25 acres, taking out the area of the DOT space, the lot is actually 0.21 acres. The findings of fact in the agenda will outline more of the justification, including the blue line stream. Without this variance, it would be very difficult to build with a 35 ft setback on this parcel.

Board Member Michael Jackson asked It would be necessary to exclude right of ways from the lot size. He stated that there are a lot of lots around that may be impacted by that.

Town Manager Snow Bowden stated that each lot is different, and that this was how the parcel was surveyed.

Board Member Michael Jackson asked if the lot size or the setbacks were the issue for this parcel.

Town Manager Snow Bowden clarified that the lot size is not the issue, it is the set backs that would need the variance.

Board Member Michael Jackson asked for clarification on the blueline stream.

Mr. Jay Meyers explained that there are perennial blueline that has water year round, and intermediate. Both of which have specific requirements for environmental restrictions, especially with utilities and sewers. Utilities must be a certain distance away from blue-line streams, so HRW is trying to stay within 3 feet of the existing utility within the current easement.

Board Member Rebecca Kelly asked if the blueline cuts across the corner of the property. Mr. Jay Meyers showed the blueline stream on the TV.

Chairperson Nicholas Skatell asked if there were any additional questions. There were none.

Chairperson Nicholas Skatell asked if there was anyone else that wanted to speak for or against the request. There were none.

Chairperson Nicholas Skatell asked for a motion to close the public hearing. A motion was made by Vice Chairperson Jim Hartman, and was seconded by Dean Downing. **The Board voted unanimously.**

There was discussion about where the flow of the new force main would be. Mr. Jay Meyers showed the locations of the project on the TV.

Chairperson Nicholas Skatell asked someone to read the Findings of Fact.

Board Member Rebecca Kelly read the following:

“R2x Properties LLC has submitted a variance request to reduce the required rear setback by 10 feet for the construction of a single-family residence on Iris Bryant Road. The R-10 zoning district requires a minimum rear setback of 35 feet; however, the applicant is requesting a reduced rear setback of 25 feet.

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

construction of a single-family home while accommodating the proposed utility infrastructure and the site's natural features."

Chairperson Nicholas Skatell asked for someone to read the Staff Evaluation.

Vice Chairperson Jim Hartman read the following:

"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. Reasoning: The subject property's deed extends to the centerline of the adjacent roadway, reducing the effective lot depth by approximately 30 ft when required setbacks are applied. Consequently, the effective lot area is below the minimum required for R-10 zoning, resulting in a smaller buildable area than similarly zoned parcels. Additionally, the assumed utility easement for the sanitary sewer force main encroaches into the buildable area after setback requirements are applied, further reducing the building envelop and limiting the property's development potential.

Granting the variance requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located. Reasoning: Due to the sites limitations detailed above, the variance requested would only allow a building area like other properties of the same zoning and not provide any special privileges.

A literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located. Reasoning: Due to the site's limitation detailed above, a literal interpretation of the provisions of Sec 16-147 would limit the available building area enjoyed by other properties of similar zoning.

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

The special circumstances are not the result of the actions of the applicant. Reasoning: 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 structures. Reasoning: The 10 foot setback is the minimum variance that will make it possible for the applicant to enjoy a building area more closely enjoyed by other properties of the same zoning."

Chairperson Nicholas Skatell asked for a motion for the findings of fact.

Vice Chairperson Jim Hartman made a motion in the affirmative, which was seconded by Howard Godwin. **The Board voted unanimously.**

Chairperson Nicholas Skatell asked for a member to read the Statement of Inconsistency.

Board Member Grace Watts read the following Statement:

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

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

Vice Chairperson Jim Hartman made a motion in the affirmative, which was seconded by Dean Downing. **The Board voted unanimously.**

ADJOURNMENT

Vice Chairperson Jim Hartman made a motion to adjourn the meeting at 7:26 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**



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Memo to: Phillip Revel (R2X Properties, LLC.)

From: Erwin Board of Adjustments

RE: BOA 2026-001 Approval

Date: 9/21/2026

Please accept this letter from the Town of Erwin as verification that the variance application submitted by R2X Properties, LLC (Phillip Revel), requesting a 10-foot variance from the rear property line to allow construction of a stick-built, single-family dwelling on a vacant parcel located on Iris Bryant Road, identified by Harnett County PIN 0596-68-2886, was heard by the Erwin Board of Adjustment during a public hearing held on August 17, 2026.

Following the conclusion of the public hearing, the Erwin Board of Adjustment entered into final deliberation and subsequently conducted a vote. The Board unanimously approved the requested variance, with all required findings of fact being determined in the affirmative.

Any proposed single-family dwelling constructed on the property must comply with all other applicable setback requirements of the Town of Erwin R-10 Zoning District, as well as any other applicable zoning and development regulations.

If you have any questions or require additional information, please contact Erwin Town Manager Snow Bowden at 910-591-4200 or townmanager@erwin-nc.org.

Regards,

ATTEST:

JD Hartman
Vice Chairman

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.

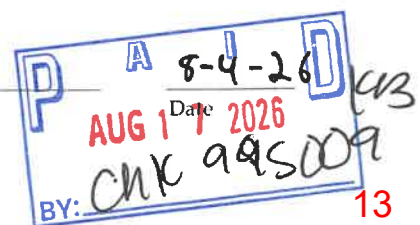
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- b. Granting the variance the requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located.
- 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.
- 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.
- e. The special circumstances are not the result of the actions of the applicant.
- f. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

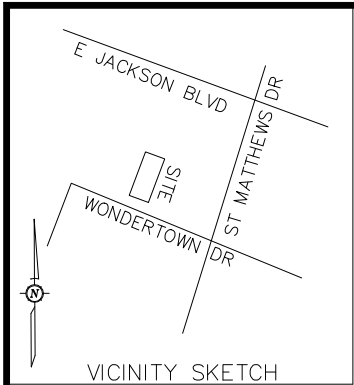
Owner/Applicant Must Read and Sign

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



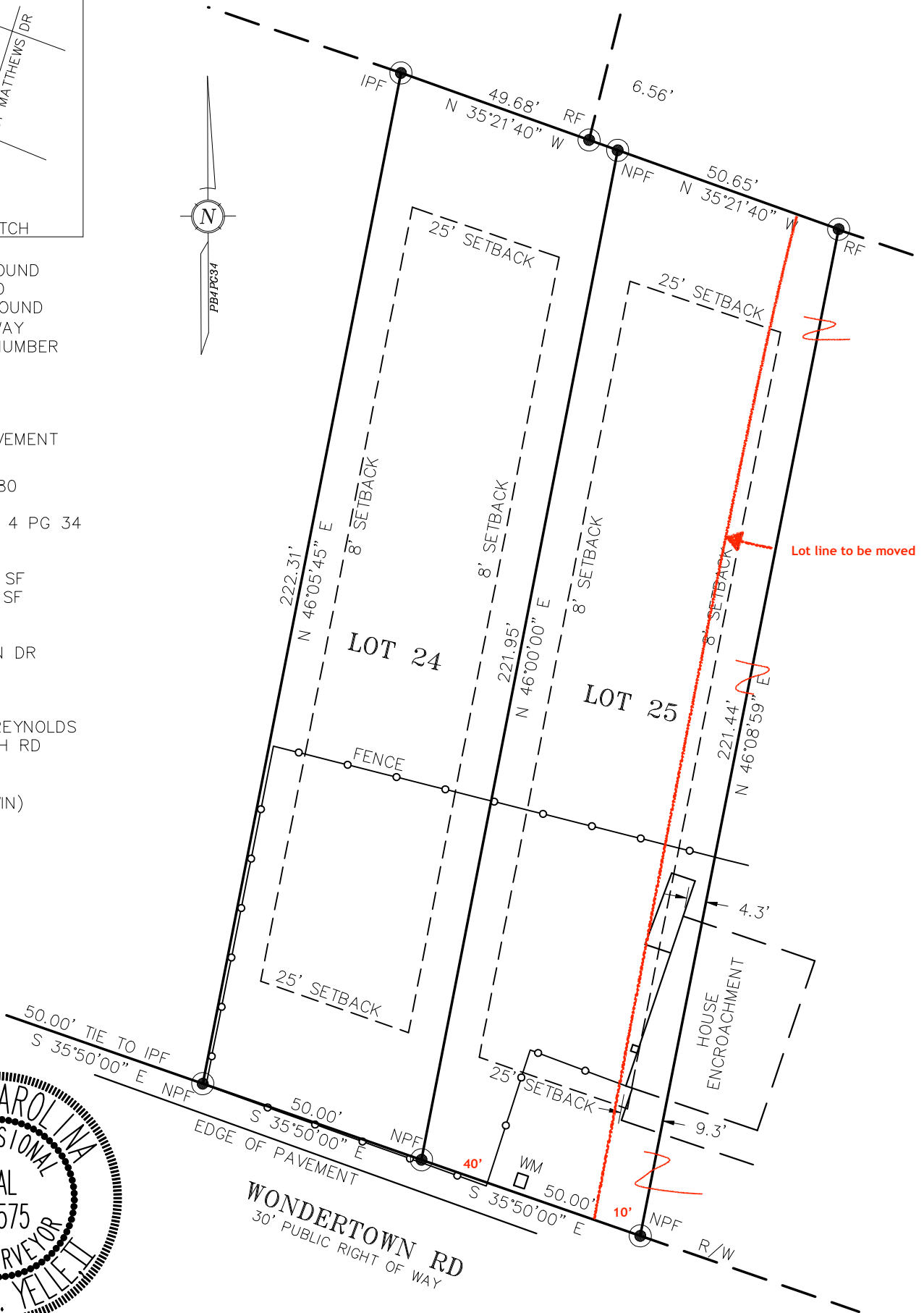
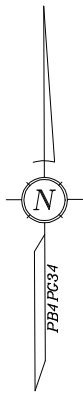
LEGEND
IPF IRON PIPE FOUND
RF REBAR FOUND
NPF NO POINT FOUND
R/W RIGHT OF WAY
PIN PARCEL ID NUMBER
DB DEED BOOK
PB PLAT BOOK
P PAGE
WM WATER METER
EOP EDGE OF PAVEMENT

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)



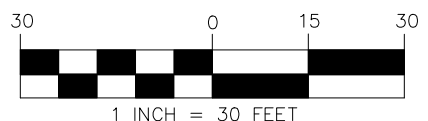
Harold A. Yelle II
05-10-26

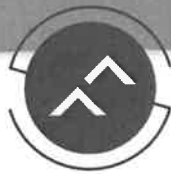
I, HAROLD A. YELLE II, HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE NC STANDARDS OF PRACTICE FOR CLASS A AND B LAND SURVEYS (SECTION 1600); THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; THAT THE RECORD DOCUMENTS USED ARE SHOWN ON THE FACE OF THIS PLAT.



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.

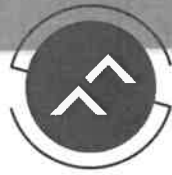
FINDINGS OF FACT:

- 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.*

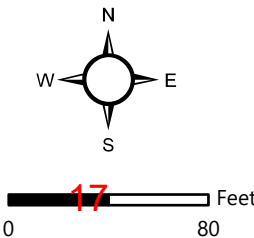
These lots and lot lines were created in 1934. The house at 308 Wondertown Drive was constructed encroaching over the line shared with Lot 25 in 1936. The owner of Lots 24 and 25 purchased the property in 2026. The current circumstance is the result of actions taken approximately 90 years ago.

- 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.

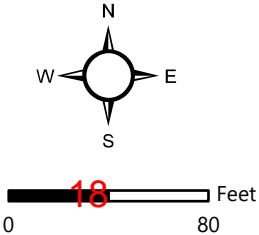


- | | |
|---|--|
|  County Boundary |  Road Centerlines |
|  City Limits |  Parcels |
|  Address Numbers | |





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





**SUBDIVISION OF
THE MARVIN JERNIGAN LANDS**
LOCATED 1 MILE EAST OF ERWIN, N.C.

SCALE 1"=50'

Surveyed Dec. 14, 1934

D.P. Clifford, Sur.

I hereby certify that I have surveyed
the above described lands and this map
is correct to the best of my knowledge and
belief.

D.P. Clifford

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

Notary Public



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

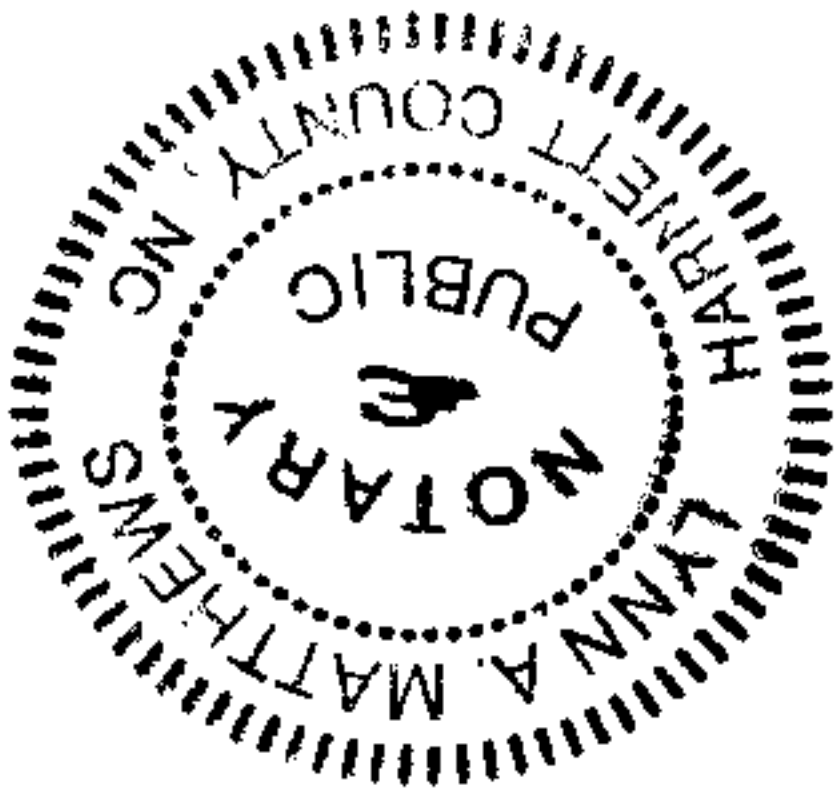
SEAL-STAMP

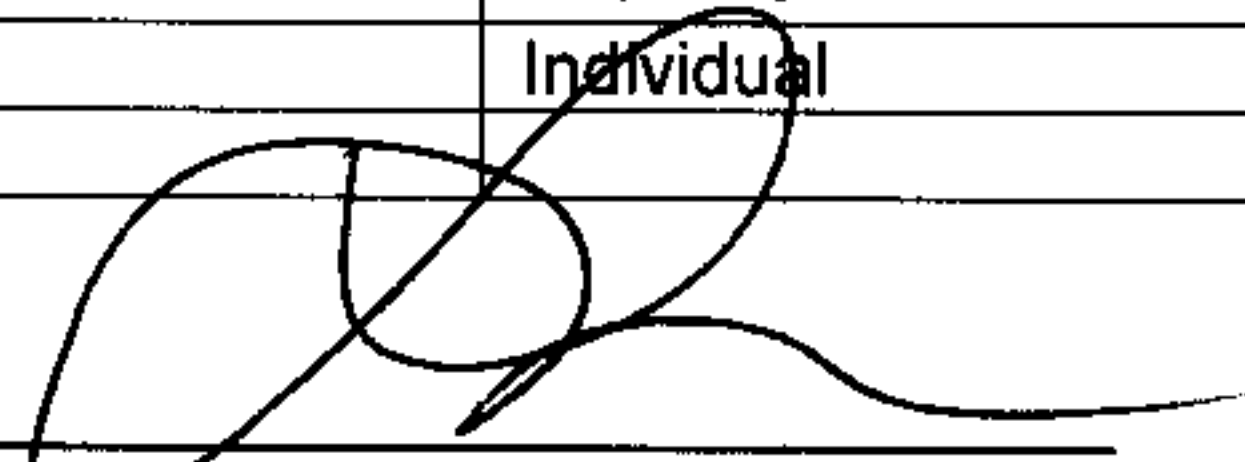
STATE OF NORTH CAROLINA, COUNTY OF HARNETT
I certify that the following person(s) personally appeared before me this 9th day of April, 2009, and

- ☒ 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"

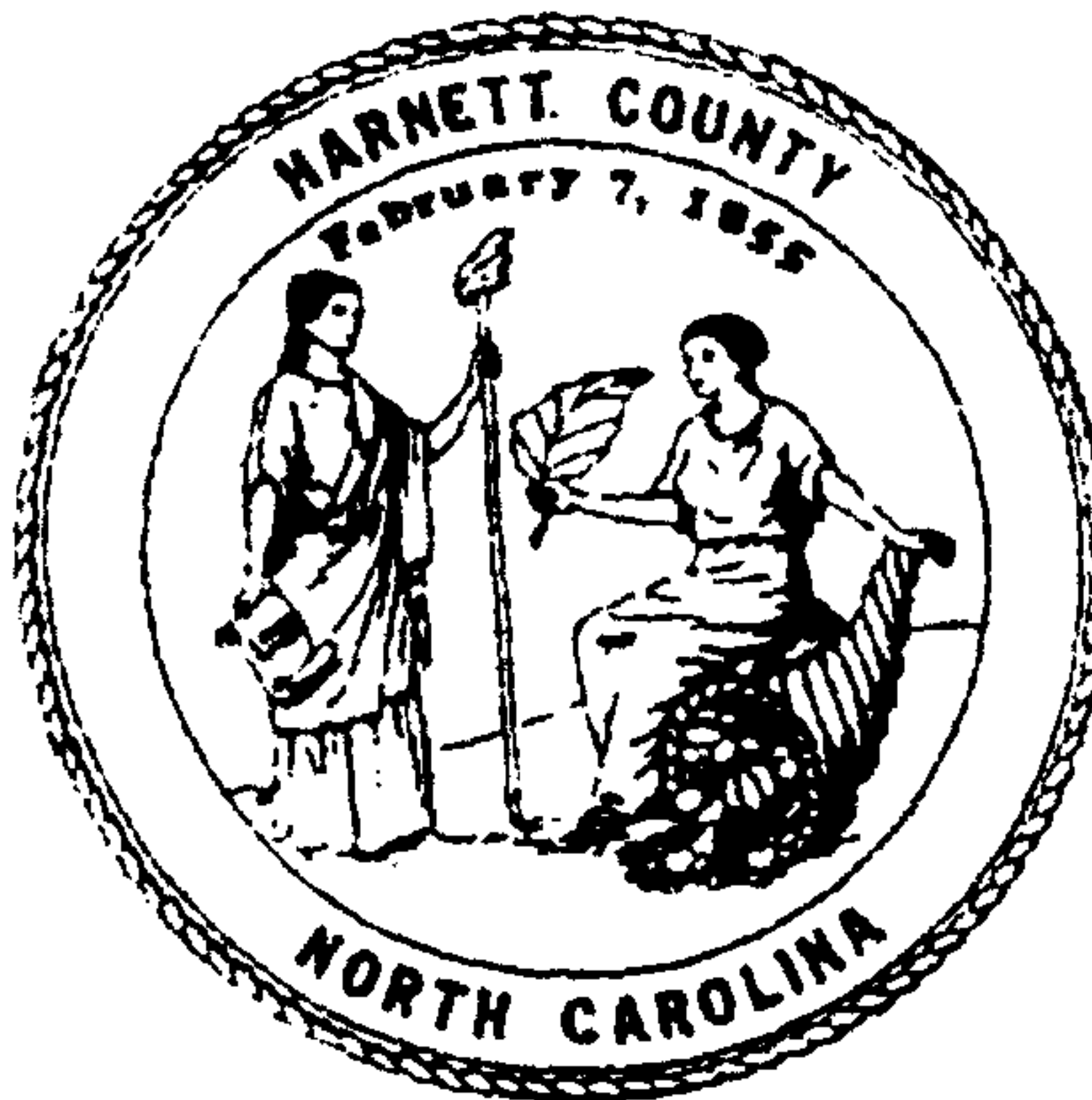
LEGAL DESCRIPTION

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

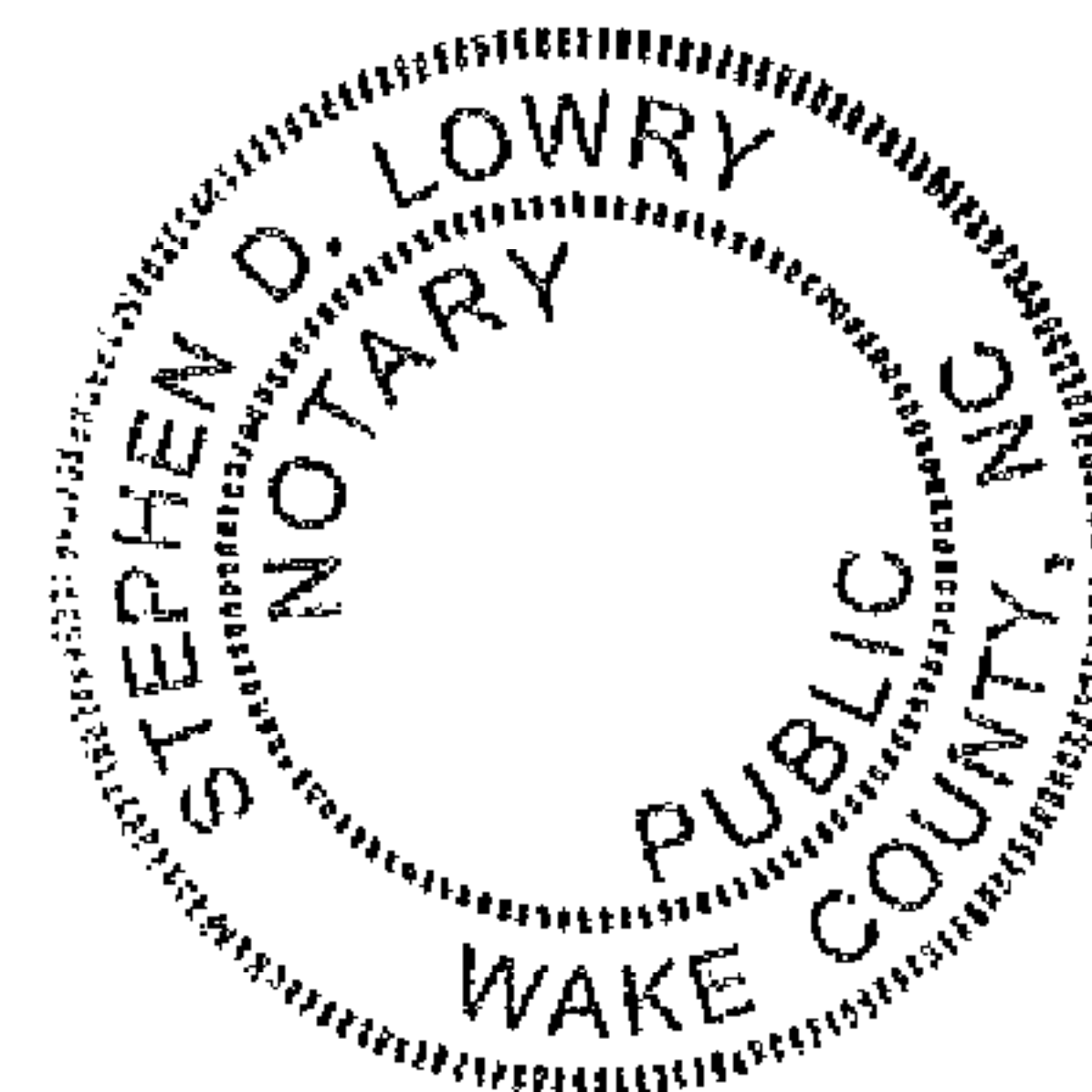
I, certify that the following person appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Jeremiah Fennell, General Manager of Old North Investments, LLC**

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

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