

**THE ERWIN BOARD OF COMMISSIONERS  
SPECIAL CALLED SESSION  
THURSDAY, NOVEMBER 14, 2024 @ 9:00 A.M.  
ERWIN MUNICIPAL BUILDING BOARD ROOM**

**AGENDA**

1. **MEETING CALLED TO ORDER**
  - A. Invocation
  - B. Pledge of Allegiance
2. **APPROVAL OF AGENDA**
3. **OLD BUSINESS**
  - A. Village at Old Stage Subdivision Preliminary Plat (**Page 2**)
  - B. HWY 421 Overlay (**Page 18**)
4. **ADJOURNMENT**

**ERWIN BOARD OF COMMISSIONERS**  
**SPECIAL CALLED MEETING MINUTES**  
**NOVEMBER 14, 2024**  
**ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Randy Baker presiding held a Special Called Meeting in the Erwin Municipal Building Board Room on Thursday, November 14, 2024, at 9:00 A.M. in Erwin, North Carolina.

Board Members present were: Mayor Randy Baker, Mayor Pro Tem Ricky Blackmon, and Commissioners Charles Byrd, David Nelson, Timothy Marbell, David Nelson, and William Turnage

Board Member absent was: Commissioner Alvester McKoy.

Town Manager Snow Bowden, Town Clerk Lauren Evans, and Town Planner Dylan Eure were present.

Mayor Baker called the meeting to order at 9:00 A.M.

Commissioner Nelson gave the invocation.

Commissioner Byrd led the Pledge of Allegiance.

**AGENDA ADJUSTMENT/APPROVAL OF AGENDA**

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

**NEW BUSINESS**

**Village at Old Stage Preliminary Plat**

Town Planner Dylan Eure stated that this was a preliminary major subdivision plat for a 101-lot subdivision that will be comprised of single-family homes. He asked the Board to keep in mind that this is just the preliminary plat. This is the first step in the subdivision process. Before any development can take place, the developers will have to submit a final plat to the Town of Erwin for approval. The final plat will include information such as utility lines, drainage, and any potential wetland information. The developers will also be required to obtain driveway permits from the North Carolina Department of Transportation (NCDOT) and stormwater/soil and erosion permits from the North Carolina Department of Environmental Quality (NCDEQ). All the lots meet the standards that are required for a preliminary plat in our Town Code. He stated he was happy to answer any questions the Board may have.

## MINUTES CONTINUED FROM NOVEMBER 14, 2024

Commissioner Byrd stated he spoke with Town Planner Dylan Eure after the meeting last Thursday. All of the questions he had were answered and he felt satisfied with his mind to move forward.

Town Manager Snow Bowden stated that a few months back the Board approved to annex four of the proposed parcels.

Mayor Baker inquired whether this subdivision met all of the current regulations and development regulations.

Town Planner Dylan Eure stated that the preliminary plat did meet all of the standards in our Town Code but he was not familiar with county regulations. The developer planned to annex the remainder lots and will comply with Town road standards.

Mayor Baker clarified for the people in the attendance that Town Board would not be able to approved the final plat until the developers received state agency approval.

Town Planner Dylan Eure stated that was correct and the developer would need to obtain a driveway permit from NCDOT for any driveways off of the state maintained road.

Mayor Baker stated that 101 lots being proposed could always decrease during the process of approval.

Commissioner Blackmon ensure that the preliminary plat met all the subdivision regulations.

Town Planner Dylan Eure stated that was correct.

Commissioner Blackmon made a motion to approve the Village at Old Stage Subdivision Plat and was seconded by Commissioner Byrd. **The motion was unanimously approved.**

### **HWY 421 Overlay**

Town Planner Dylan Eure stated on the HWY 421 Overlay provided, further regulations were included such as building materials, landscaping standards, internal parking lot standards, and signage standards. He removed the sidewalk standards to prevent slow down of development.

Mayor Baker stated that these standards were not applicable for residential developments.

Town Planner Dylan Eure stated that residential was exempt.

Commissioner Blackmon stated that the amendment needed to state the exemption. He also stated that clarification on percentage was needed for the metal building materials and landscaping. We also needed to look at the drainage system for dumpsters into a basin and not back into the water system.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: November 14, 2024

Subject: Village at Old Stage Subdivision Preliminary Plat

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The Town of Erwin has received a preliminary major subdivision plat for a 101-lot subdivision that will be comprised of single-family homes. All the lots meet the standards that are required for a preliminary plat in our Town Code. The developers are not asking for the property to be rezoned or any other special considerations. There were concerns brought up at the Planning Board meeting about traffic, overcrowded schools, and potential environmental issues. All the concerns brought up are legitimate issues, but they are not valid or legal reasons to turn down a preliminary plat due to the fact that this preliminary plat meets all of the requirements in our Town Code.

Please keep in mind that this is just the preliminary plat. This is the first step in the subdivision process. Before any development can take place, the developers will have to submit a final plat to the Town of Erwin for approval. The final plat will include information such as utility lines, drainage, and any potential wetland information. The developers will also be required to obtain driveway permits from the North Carolina Department of Transportation (NCDOT) and stormwater/soil and erosion permits from the North Carolina Department of Environmental Quality (NCDEQ).

### Action Recommended:

- Approve preliminary plat



# TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339  
Phone: 910-897-5140 • Fax: 910-897-5543  
[www.erwin-nc.org](http://www.erwin-nc.org)

11/14/2024

**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

## The Villages at Old Stage Subdivision Memorandum

### Subdivision Description

The Town of Erwin has received a preliminary major subdivision plat for 101 single-family homes zoned as RD (Rural District) to be built Old Stage and Avery Road located by Harnett County Tax pins 0588-82-5111, 0588-82-7366, 0588-82-0344, 0588-81-3955, 0588-81-8885, 0588-811-0141, 0588-90-0944, 0588-81-9765, 0588-90-0073, 0587-89-5936, 0587-89-6834, 0587-89-7730, 0587-89-9542. Said development is a total of 13 parcel totaling 90.95 acres, and the entirety is planned to be annexed into Erwin's corporate limits upon construction. To access said development there will be a road constructed to Erwin's road standards which would then be allocated to the town for future maintenance along with all Right-of-Ways included. Said development, does not contain any watersheds nor is any of the parcel in any potential flood hazard areas according to Harnett GIS. According to the site plan/ soil evaluation, there may be wetlands on the development, however, this would require further study on the behalf on the developer to ensure no wetlands are being disturbed and how they may mitigated from the Army Corp of Engineers.

### Regulation

Per The Erwin Code of Ordinances subdivision section, along with RD zoning classifications all requirements for preliminary plats have been met and the produced residential lots are compliant with all RD zoning regulations including lot size, required frontage, and width. Along with Erwin's road and Right-of-Way requirements have been met.

### Required Improvements

Prior to the final plat being submitted the applicant must show that they have made all of the required improvements per Erwin's subdivision ordinances, meet all RD zoning regulations, and obtain the proper permits from affiliated agencies. Upon submission of the final plat, the

applicant must have received approval from NCDEQ in regard to soil erosion. Along with approval from NCDEQ in regards to stormwater due to more than 1 acre being disturbed. They must also submit complete road construction plans that will be approved by Erwin's civil engineer and have approved NCDOT encroachment permits for the said roads to be constructed along with water lines. A letter from Harnett Regional Water approving said water lines to be constructed must also be included to ensure lines will be up to HRW standards. Due to the parcel lacking the ability to connect to Harnett Regional sewer lines the said development will be on septic tanks and will also require approval from Harnett Health before final plat submittal.

Sincerely,

Dylan Eure

Town Planner



Town of Erwin  
 Zoning Application & Permit  
 Planning & Inspections Department

Permit #  
 25-0027

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	BRC Development	Property Owner	SEE ATTACHED
Home Address	3314 JACQUE DE ST 20	Home Address	
City, State, Zip	WILMINGTON, NC 28403	City, State, Zip	
Telephone	919-796-1612	Telephone	
Email	markgramling@BANKER.NET	Email	
Address of Proposed Property		SEE ATTACHED	
Parcel Identification Number(s) (PIN)	11	Estimated Project Cost	2.5M
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		SINGLE FAMILY RESIDENTIAL	
Description of any proposed improvements to the building or property		CRACKING, PIPE, UTILITIES, PAVEMENT, HOME COURT.	
What was the Previous Use of the subject property?		AGRICULTURE	
Does the Property Access DOT road?		YES	
Number of dwelling/structures on the property already		Property/Parcel size	90 AC
Floodplain SFHA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Watershed	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetlands		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
MUST circle one that applies to property			
Existing/Proposed Septic System		Or	
Existing/Proposed County/City Sewer			

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. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. 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.

Print Name	MARK GRAMLING	Signature of Owner or Representative		Date	7-19-24
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For Office Use

Zoning District	R30	Existing Nonconforming Uses or Features	NA
Front Yard Setback	40 FT	Other Permits Required	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	12 FT	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	40 FT	Zoning Permit Status	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Fee Paid: \$1,310		Date Paid:	Staff Initials:

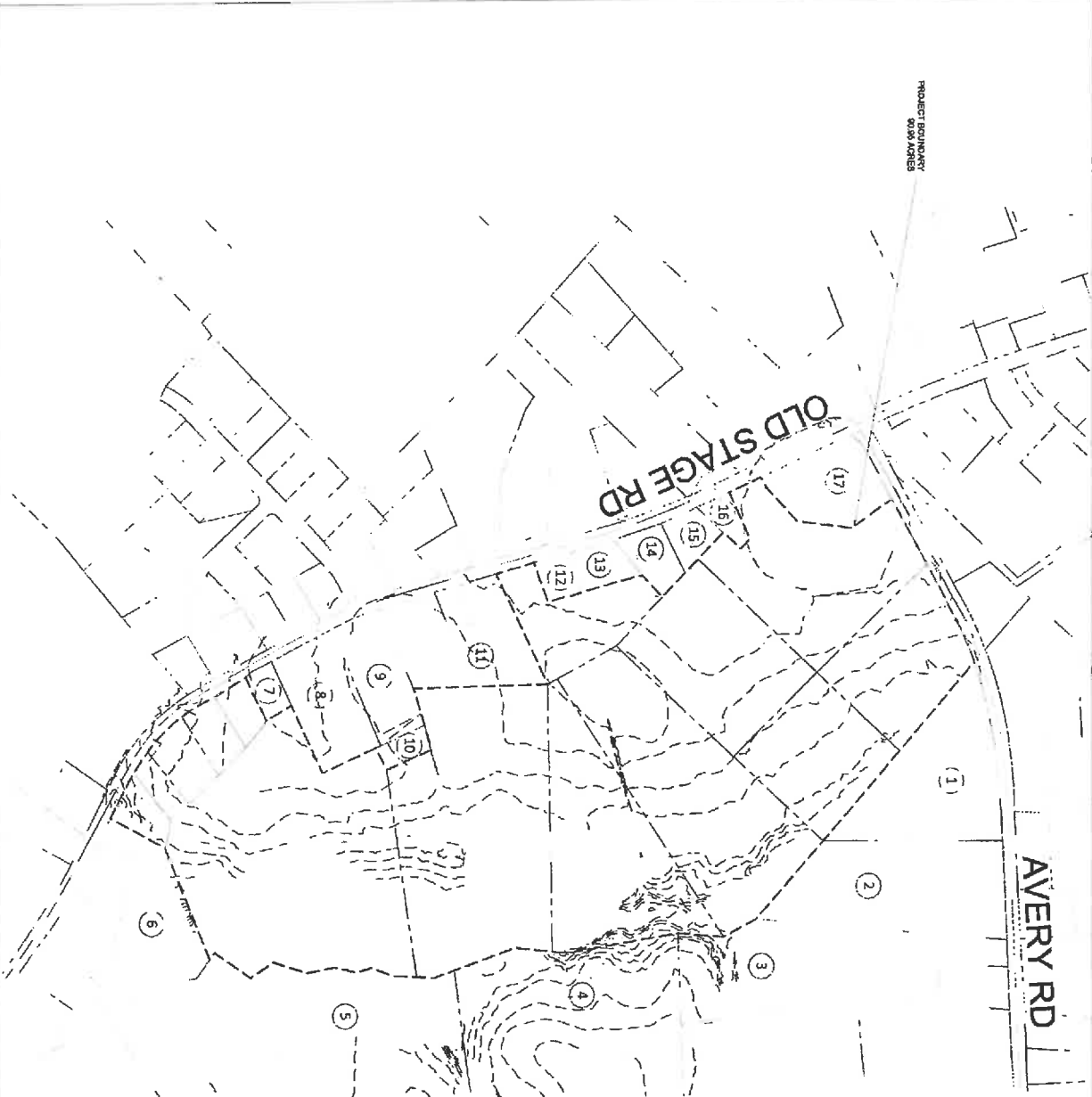
Comments	101 proposed a residential subdivision
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Signature of Town Representative:	Date Approved/Denied:
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requires planning board recommendation  
 & BOC approval







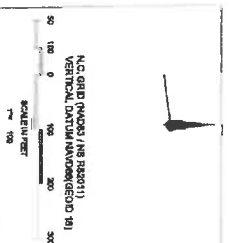
PROJECT BOUNDARY  
90.00 ACRES

OLD STAGE RD

AVERY RD

Parcel No.	Adjacent Parcel and Zoning Data	Adjacent Parcel and Zoning Data	Adjacent Parcel and Zoning Data
1	AGENT LARRY EARL 800 SHADOWBROOK PLACE GREENSBORO, NC 27410-0000	RA-30	HARNETT COUNTY
2	AVERY, ALVIN F JR 800 SHADOWBROOK PLACE GREENSBORO, NC 27410-0000	RA-30	HARNETT COUNTY
3	JACOBSON LUCEREA DAWN AINSWY 1415 W. 10TH STREET GREENSBORO, NC 27403-4000	RA-30	HARNETT COUNTY
4	1621 CRAWFORD RD COVETS, NC 27821-4000	TR-30	HARNETT COUNTY
5	8700 GERALDINE LEE TRIBBETT & GERRI DINE LEE 8700 RENOUVEAU E TRUBET - 8664 US 421 ERWIN, NC 28533-4022	RD	ERWIN
6	JENNIFER LORRYA J & KENNETH HALEY JR 3815 OLD STAGE RD S ERWIN, NC 28530-8007	RD	ERWIN
7	NORRIS EARL J & KENNIS JOYCE MARIE 3915 OLD STAGE ROAD ERWIN, NC 28530-8000	RD	ERWIN
8	8110 WYTHEVILLE IN DULAN, NC 28524	TR-30	HARNETT COUNTY
9	10301 WYTHEVILLE IN DULAN, NC 28524	RD	ERWIN
10	3407 OLD STAGE RD S ERWIN, NC 28530-8011	TR-30	HARNETT COUNTY
11	MALCOLM FREDERICK & MALCOLM ROBERT 3451 OLD STAGE RD S ERWIN, NC 28530-8015	RD	ERWIN
12	KAYE S YVONNE R T STOVINGTON A YVONNE T 3915 OLD STAGE RD SOUTH ERWIN, NC 28530-8000	TR-30	HARNETT COUNTY
13	MICHELLE BERNA AMERSON & RONNELL MELVIN JARVIS 3401 OLD STAGE RD S ERWIN, NC 28530-8000	RD	ERWIN
14	TYNDAL STON LEE & TYNDAL LEBOR M 3800 OLD STAGE RD SOUTH ERWIN, NC 28530-8000	RA-30	HARNETT COUNTY
15	MICHAEL DAVIS & BRENDA LINDA 6330 WOODSHAM ON TILLEY MOUNT QUILDA, NC 27308-5010	RA-30	HARNETT COUNTY
16	BRENDA MARIE CRYSTAL B 6330 WOODSHAM ON TILLEY MOUNT QUILDA, NC 27308-5010	RA-30	HARNETT COUNTY
17	BRENDA MARIE CRYSTAL B 6330 WOODSHAM ON TILLEY MOUNT QUILDA, NC 27308-5010	RA-30	HARNETT COUNTY
18	BRENDA MARIE CRYSTAL B 6330 WOODSHAM ON TILLEY MOUNT QUILDA, NC 27308-5010	RA-30	HARNETT COUNTY
19	BRENDA MARIE CRYSTAL B 6330 WOODSHAM ON TILLEY MOUNT QUILDA, NC 27308-5010	RA-30	HARNETT COUNTY

LEGEND  
PROJECT BOUNDARY  
EXISTING PARCEL



NICHOLS ENGINEERING, INC. (REG. PROFESSIONAL ENGINEER)  
1825 WYTHEVILLE DR., SUITE 200  
WILMINGTON, NC 28405  
PHONE: 910-817-7963  
FAX: 910-817-7963  
WWW.NICHOLSENG.COM

DATE: 08/11/2011  
SCALE: AS SHOWN  
DRAWN BY: JZM  
CHECKED BY: JZM  
PROJECT NO.: CE101

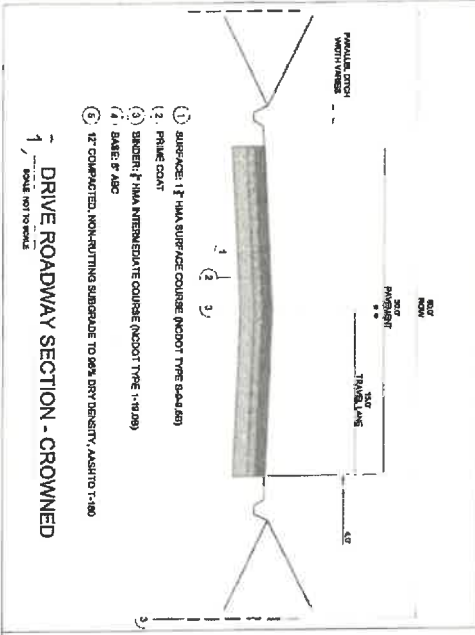
THE VILLAGE AT OLD STAGE ROAD  
ERWIN, NC  
HARNETT COUNTY  
BRG DEVELOPMENT  
EXISTING CONDITIONS

NO.	REVISION	DATE

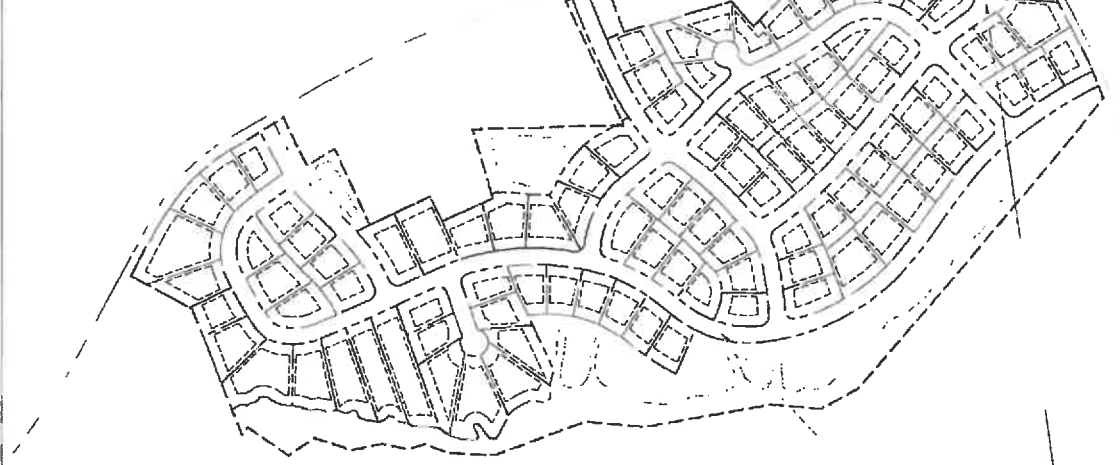
NICHOLS ENGINEERING, INC.  
1825 WYTHEVILLE DR., SUITE 200  
WILMINGTON, NC 28405  
PHONE: 910-817-7963  
FAX: 910-817-7963  
WWW.NICHOLSENG.COM  
NCELS License Number: P-2006  
NC PE License #: 045480  
http://nicholseng.com

OLD STAGE RD

AVERY RD

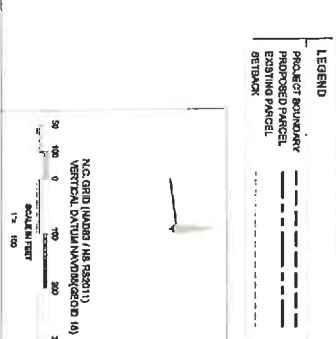


- NOTE:
- ROADS SHALL BE CONSTRUCTED TO TOWN STANDARDS AND TO BE ALLOCATED TO THE TOWN OF ERWIN FOR MAINTENANCE.
  - AD RIGHT OF WAY
  - 30' PAVEMENT WIDTH



DRIVE ROADWAY  
60' PROPOSED ROW WIDTH  
30' PROPOSED PAVEMENT WIDTH  
(TYP.)

CUL-DE-SAC  
100' PROPOSED ROW DIAMETER  
80' PROPOSED PAVEMENT DIAMETER  
(TYP.)



PROJECT BOUNDARY  
PROPOSED PARCEL  
EXISTING PARCEL  
SETBACK

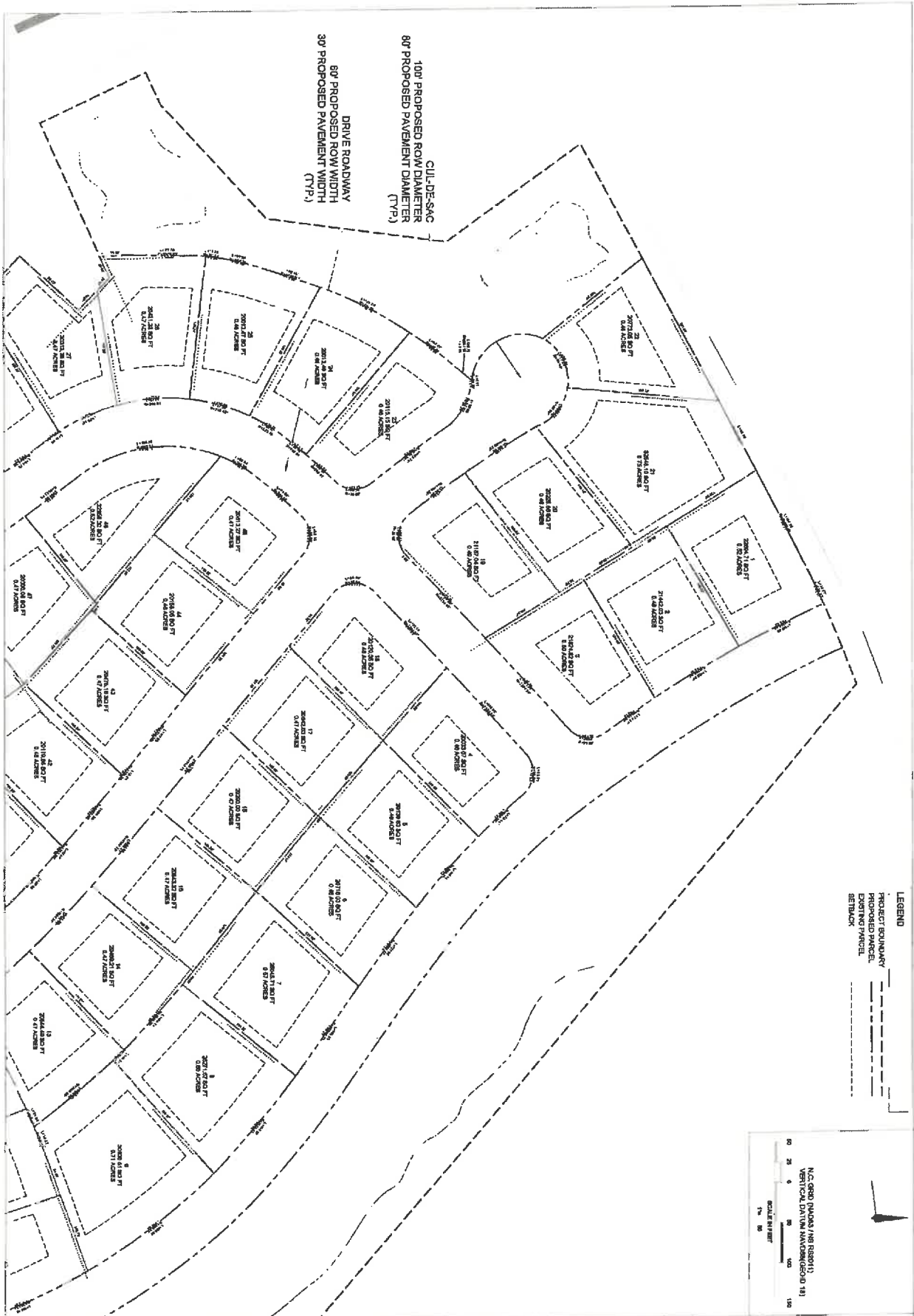
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THE VILLAGE AT OLD STAGE ROAD  
ERWIN, NC  
HARNETT COUNTY  
MEMORIAL DEVELOPMENT

PROPOSED CONCEPT

NO.	REVISION	DATE

NICHOLS ENGINEERING, PLLC  
1820 S/R TYLER DR. STE 200  
WILMINGTON, NC 28405  
910-517-7993  
NC PE License #: 045483  
HOBEL & FIRM License Number: P-2006  
Tel: 910-517-7993



**THE VILLAGE AT OLD STAGE ROAD**  
 ERWIN, NC  
 HARRETT COUNTY  
 BRG DEVELOPMENT

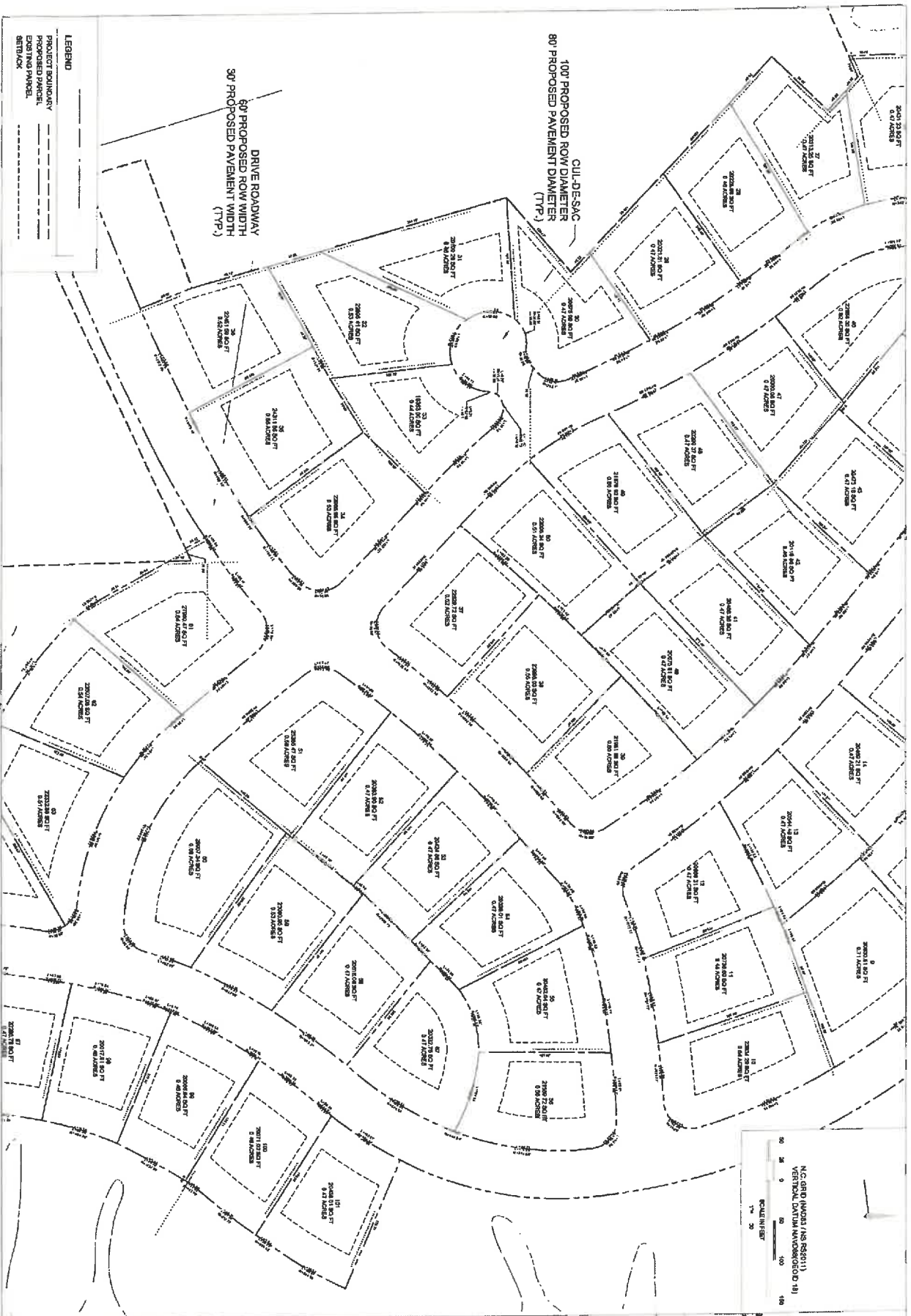
**PROPOSED CONCEPT**

SHEET: CS102

DATE: 08/20/2013  
 SCALE: AS SHOWN  
 DRAWN BY: JAV  
 CHECKED BY: ZKH  
 PROJECT NO.:

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1826 SRI TYLER DR. SUITE 230  
 WILMINGTON, NC 28405  
 910-617-7893  
 NCEEL & Firm License Number: P-3008  
 NC PE License #: 045468  
<http://www.nicholseng.com>



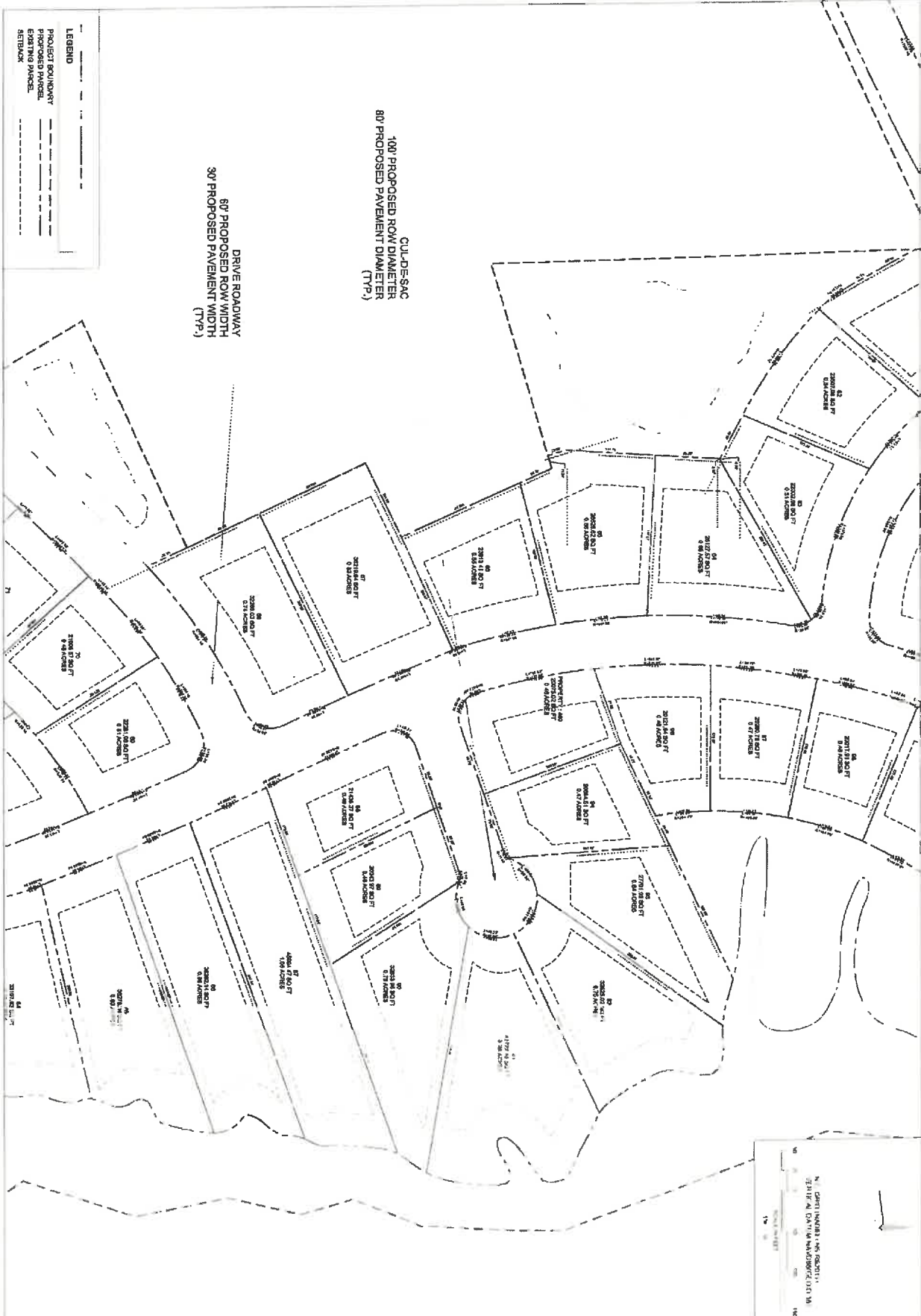
**LEGEND**  
 PROJECT BOUNDARY  
 EXISTING PAVEMENT  
 SETBACK

**THE VILLAGE AT OLD STAGE ROAD**  
 ERWIN NC  
 HARNETT COUNTY  
 BRG DEVELOPMENT  
**PROPOSED CONCEPT**

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1626 S R TYLER DR, STE 230  
 WILMINGTON, NC 28406  
 N.C. GEO. SURVEYOR (S.S. 855011)  
 VERTICAL DATUM: NAVD83 (GEOID 18)  
 SCALE: 1" = 20'  
 N.C. PE License # 045483  
 NICHOLS Firm License Number: P-2006  
<http://nicholseng.com>

CS-103  
 SHEET



DATE: 08/11/10  
 SCALE: AS SHOWN  
 DRAWN: JAV  
 CHECKED: ZVA  
 PROJECT NO.: CS104  
 SHEET: 1 OF 1

**THE VILLAGE AT OLD STAGE ROAD**  
 ERWIN, NC  
 HARNETT COUNTY  
 BRD DEVELOPMENT

**PROPOSED CONCEPT**

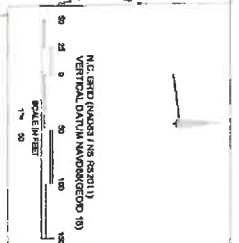
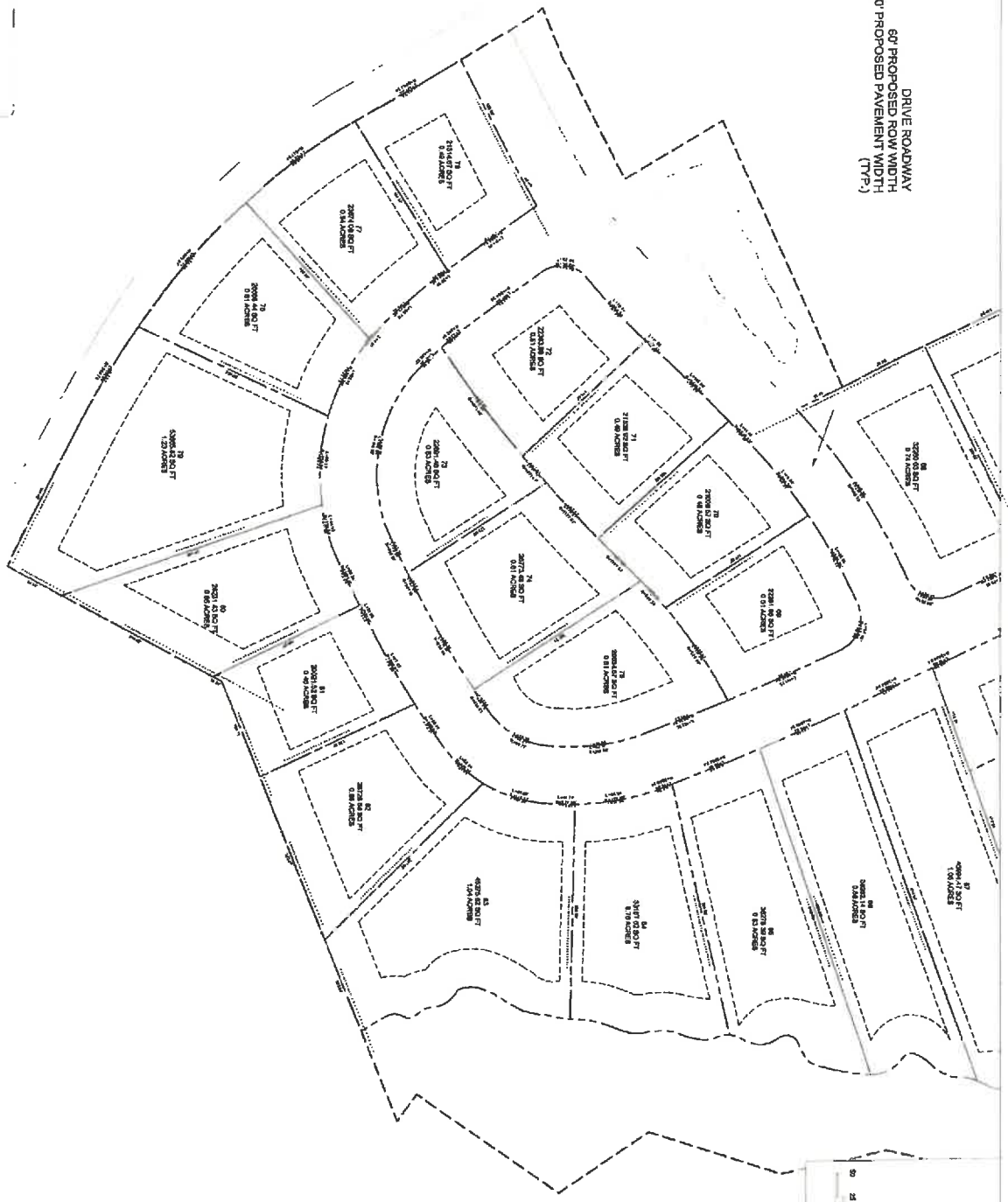
NO.	REVISION	DATE

**NICHOLS**  
**ENGINEERING, PLLC**  
 1808 SHILOH ROAD, SUITE 200  
 WILMINGTON, NC 28406

610-817-7860  
 NCELS Firm License Number: P-2006  
 NC PE License #: 045483  
<http://nichols-engineering.com>

DRIVE ROADWAY  
 60' PROPOSED ROW WIDTH  
 30' PROPOSED PAVEMENT WIDTH  
 (TYP.)

**LEGEND**  
 PROJECT BOUNDARY  
 PROPOSED PAVEMENT  
 DRIVE ROADWAY  
 SETBACK



CS105  
 SHEET



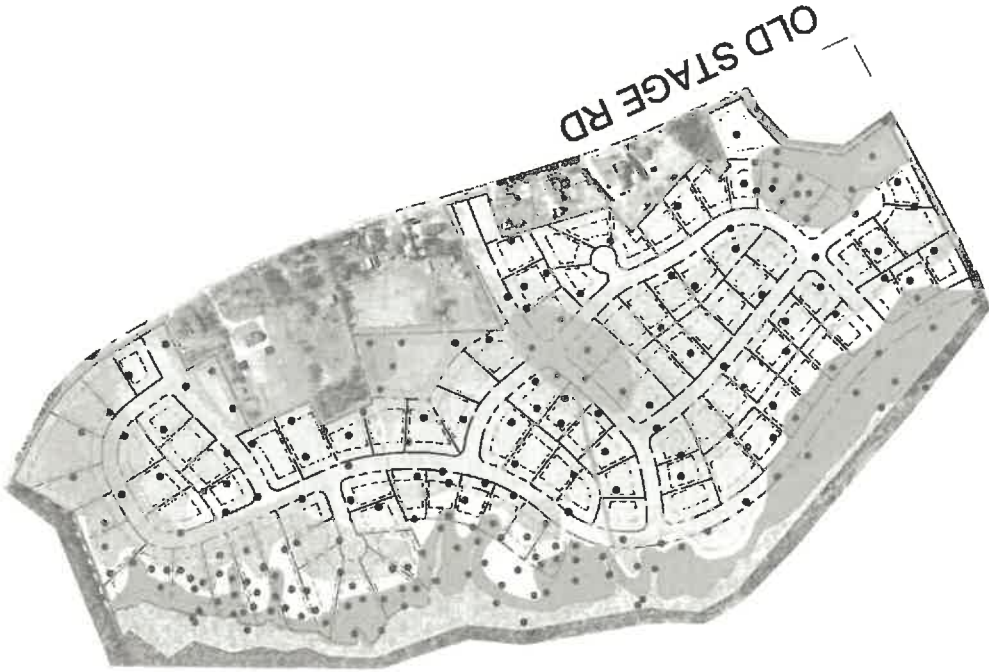
**THE VILLAGE AT OLD STAGE ROAD**  
 ERWIN, NC  
 HARNETT COUNTY  
 BRG DEVELOPMENT

**PROPOSED CONCEPT**

NO.	REVISION	DATE

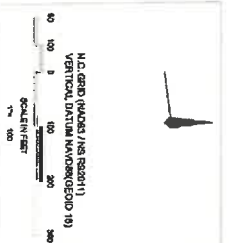
**NICHOLS ENGINEERING, PLLC**  
 1628 8th TYLER DR. STE 200  
 WILMINGTON, NC 28405  
 910-417-7563  
 NCEBUS Firm License Number: P-2006  
 NC PE License #: 045489  
<http://nicholseng.com>

OLD STAGE RD  
 AVERY RD



**Legend**

- Green Soil Map Unit. These soils should be considered suitable for subsurface shallow conventional systems, for pressure pipe systems, and other innovative approved systems. These soils are coarse loams over fine loams with a seasonal high water table from 24-36 inches from the existing ground surface. The bedding rate is 0.40 gpd/acreft. (-40.0 acres)
- Orange Soil Map Unit. These soils should be considered potentially suitable for subsurface conventional BI systems, for pressure BI systems, and other innovative approved systems. These soils are coarse loams over fine loams with a seasonal high water table from 24-36 inches from the existing ground surface. The bedding rate is 0.40 gpd/acreft. (-10.4 acres)
- Yellow Soil Map Unit. These soils should be considered potentially suitable for BI systems, and other innovative approved systems. These soils are coarse loams over fine loams with a seasonal high water table from 24-36 inches from the existing ground surface. The bedding rate is 0.40 gpd/acreft. (-10.4 acres)
- Red Soil Map Unit. Lumpy sands over coarse fine loams and silt shaly soil masses, or unsuitable landscape position. These soils should be considered unsuitable for all types of wastewater systems. Inclusions of 404 wetlands may be found within the map unit. (-1.00 acres)
- Blue Palmetto Soil Map Unit. Potential hydrocarbon wetlands. Only a formal wetland delineation with CDE approval will determine the actual extent of 404 wetlands within the map unit. (-0.00 acres)
- Approximate Boring Locations (216 borings)
- Data, Mill Ringle's 2001 historical map. (-1288 ft)
- Parcel Boundary



1/2" = 50' (NAD 83)  
 1/4" = 25' (NAD 83)  
 1/8" = 12.5' (NAD 83)  
 1/16" = 6.25' (NAD 83)  
 1/32" = 3.125' (NAD 83)  
 1/64" = 1.5625' (NAD 83)

DATE: 08/11/11  
 SCALE: AS SHOWN  
 DRAWN BY: JLN  
 CHECKED BY: JLN  
 PROJECT NO.: SS101

THE VILLAGE AT OLD STAGE ROAD  
 ERWIN, NC  
 HARRITT COUNTY  
 BRG DEVELOPMENT

SOIL MAP AND LEGEND

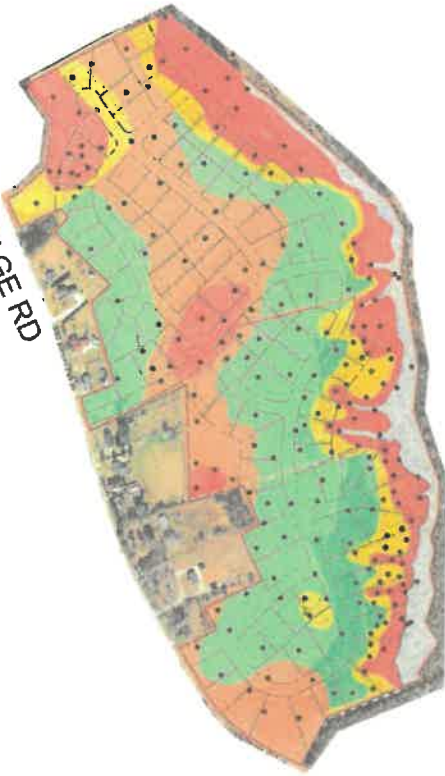
NO.	REVISION	DATE

**NICHOLS**  
 ENGINEERING, PLLC  
 1626 SR TYLER DR. STE 230  
 WILMINGTON, NC 28405

1/10-817-7900  
 NCELEB Firm License Number: P-2008  
 NC PE License #: 045485  
 http://www.nicholseng.com

AVERY RD

OLD STAGE RD



**Legend**

- Green Soil Map Unit. These soils should be considered suitable for subsurface infiltration, conventional systems, low pressure pipe systems, and other innovative approved systems. These soils are coarse loams over fine loams with a seasonal high water table from 24-36 inches from the existing ground surface. The loading rate for these soils are 0.4-0.6 gal/ft<sup>2</sup>/day. (1-40.9 acres)
- Yellow Soil Map Unit. These soils should be considered provisionally suitable for subsurface conventional systems, low pressure pipe systems and other innovative approved systems. These soils are sands over fine loams with occasional high water table from 12-30 inches from the existing ground surface. The loading rate is 0.4-0.6 gal/ft<sup>2</sup>/day. (1-15.4 acres)
- Orange Soil Map Unit. These soils should be considered provisionally suitable for low pressure pipe systems and other innovative approved systems. These soils are coarse loams over fine loams with occasional high water table from 20-24 inches from the existing ground surface. The loading rate is 0.4-0.6 gal/ft<sup>2</sup>/day. (1-14.2 acres)
- Red Soil Map Unit. Loamy sands over coarse fine loams and with shallow soil wetness, or unsuitable landscape positions. These soils should be considered unsuitable for all types of subsurface systems, wetlands of 404 wetlands may be hard to bring the map unit. (1-18.3 acres)
- Blue Wetland Map Unit. Potential sub-surface wetlands. Only a formal wetland delineation with CDE approval will determine the actual extent of 404 wetlands within this map unit. (0.8 acres)
- Approximate Boring locations / 216 borings
- 25ft. Wet Wetline = 25ft horizontal setback (1-1288 ft)
- Parcel Boundary

**NICHOLS**  
ENGINEERING, PLLC  
1340 WEST 17TH AVENUE, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303.733.1100  
FAX: 303.733.1101  
WWW.NICHOLSEN.COM

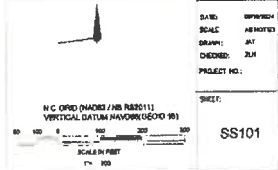
**THE VILLAGE AT OLD STAGE ROAD**  
HARRIS COUNTY  
FIRST DEVELOPMENT

**SOIL MAP AND LEGEND**

NO.	REVISION	DATE

DATE: 08/11/2011  
SCALE: AS SHOWN  
DRAWN: JAT  
CHECKED: ZLF  
PROJECT NO.: SS101

SHEET:  
SS101





STEPHEN M. BUFFKIN FAMILY LIMITED  
13148 NC HWY 210 Benson  
Benson, North Carolina 27504

July 17, 2024

Mr. Dylan Eure  
Town Planner  
100 West F. St.  
Erwin, NC 28339

RE: Owner's Authorization for Proposed Development at Old Stage Road and Avery Road

Dear Mr. Eure

We hereby give consent to the below referenced agent/applicant to act on our behalf, to submit application, all required materials and documents and to attend all meetings and represent us at all meeting and hearings pertaining to all processes associated with the development and approval of the above referenced project as related to the parcels identified by the attached.

**AGENT/APPLICANT INFORMATION:**

Name - Mark W. Gramling  
Vice President Land Development  
BRG Development, LLC

Address - 3314 Jaeckle Dr., Unit 120  
Wilmington, NC 28403

**OWNER'S AUTHORIZATION:**

**Stephen M. Buffkin Family Limited Partnership**  
a North Carolina limited partnership

By: Stephen M. Buffkin S.P.

Name: Stephen Buffkin

Date: 7/22/2024

We trust this request meets with your approval and look forward to working with you.

**Turlington-Johnson Land Partners**

P.O. Box 1027  
Dunn, NC 28335

July 17, 2024

Mr. Dylan Eure  
Town Planner  
100 West F. St.  
Erwin, NC 28339

RE: Owner's Authorization for Proposed Development at Old Stage Road and Avery Road

Dear Mr. Eure

We hereby give consent to the below referenced agent/applicant to act on our behalf, to submit application, all required materials and documents and to attend all meetings and represent us at all meeting and hearings pertaining to all processes associated with the development and approval of the above referenced project as related to the parcels identified by the attached.

**AGENT/APPLICANT INFORMATION:**

Name – Mark W. Gramling  
Vice President Land Development  
BRG Development, LLC

Address - 3314 Jaeckle Dr., Unit 120  
Wilmington, NC 28403

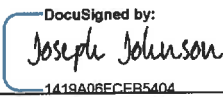
**OWNER'S AUTHORIZATION:**

**Turlington-Johnson Land Partners**  
a North Carolina partnership

By:  \_\_\_\_\_  
9B5A2F025BC247C...

Name: Stuart Turlington

Date: \_\_\_\_\_

By:  \_\_\_\_\_  
DocuSigned by:  
1419A08ECEB5404

Name: Joseph Johnson

Date: \_\_\_\_\_

DocuSigned by:  
*Edward Johnson*  
1419A08FCEB5404...

By: \_\_\_\_\_

Name: **Edward Johnson** \_\_\_\_\_

Date: \_\_\_\_\_

**MINUTES CONTINUED FROM NOVEMBER 14, 2024**

Town Planner Dylan Eure stated he would look at common practices and bring the updates back to the Board.

**The consensus of the Board was to instruct Town Planner Dylan Eure to make the requested changes and bring the amendment back to the Board at the Regularly Scheduled Board Meeting in December.**

**ADJOURNMENT**

Commissioner Byrd made a motion to adjourn at 9:26 A.M. and was seconded by Commissioner Nelson. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY  
LAUREN EVANS TOWN CLERK**



**Randy Baker**

**Mayor**

**ATTEST:**



**Katelan Blount**

**Deputy Town Clerk**

# Erwin Planning Board

## REQUEST FOR CONSIDERATION

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To: Erwin's Planning Board Members  
From: Dylan Eure, Town Planner  
Date: November 14, 2024  
Subject: 421 Overlay Amendment

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The Town staff of Erwin wishes to amend its Code of Ordinances to allow for the creation of a developmental overlay along US 421. Said regulations are as follows:

### E.H.O.D. – Erwin Highway Overlay District

#### A. Purpose

The intent of the Highway Overlay is to protect natural resources, provide landscaping improvements, ensure connectivity, improve pedestrian walkability, and enhance the overall appearance of the corridor identified. Development standards from the Erwin Highway Overlay District apply to all parcels within 600 feet of the Right-of-way on both sides of the corridor. In cases where a portion of a tract of land lies within the overlay district, the entire tract shall fall into the same regulation as the overlay.

The Erwin Highway Overlay District is established to:

1. Prevent unsightly conditions that may destroy or detract from the natural character, beauty, or condition of the area.
2. Reduce the amount of traffic coming on and off of the corridors.
3. Minimize potential safety hazards that may exist along the corridors.
4. Improve pedestrian safety and walkability.

#### B. Area of Applicability

The major highway corridor of which is affected by Erwin's Highway Overlay District is U.S. 600 feet of both sides of 421/E Jackson Blvd within only the contiguous corporate limits of the Town. Said overlay would impact all buildings and non-single-family properties including but not limited to businesses and multi-family dwellings.

#### C. Specific Development Standards

1. Dimensional Standards
  - a. At no time shall any development not face the nearest Right-of-way. All developments are required to front the nearest accessible Right-of-way and be accessed internally. In the event of a parcel abutting two Right-of-ways, the buildings should face the heavier trafficked Right-of-way, and access via the Right-of-way, or by a newly constructed street.

- b. At no time shall any developments loading area face the public Right-of-way. All loading areas shall be located at the rear or side of the establishment as long as it does not face a public Right-of-way.
  - c. For additional standards see the corresponding zoning jurisdiction in which a parcel is related to for setbacks requirements.
2. Building Materials
- a. At no time should any buildings be made entirely of materials that are prone to deterioration or weathering causing the building to become a blight throughout ageing.
  - b. Buildings may be accented with other materials but are limited to twenty percent (20%) of the façade.
  - c. To avoid blight, all non-residential facades shall be made of at least eighty percent (80%) one the following materials:
    - i. Brick Masonry
    - ii. Wood
    - iii. Stone
    - iv. Architectural Concrete
    - v. Vinyl Siding
  - d. Facades to be limited:
    - i. Metal
3. Landscaping Standards
- a. Parking lots, loading areas, and other vehicle use areas shall be planted with one (1) tree and (2) shrubs for every ten (10) parking spaces required.
  - b. At least 65 percent (65%) of the required parking lot trees shall be large shade trees.
  - c. Trees and shrubs shall be planted within 15 feet of the vehicle use areas.
  - d. Developments containing 30 or more parking spaces, at least half or 50 percent (50%) of the trees and shrubs must be planted in islands or medians spaced throughout the parking area.
  - e. A consecutive strip of parking places shall include landscape islands every 12 spaces apart and at the end of all parking rows.
  - f. Landscape islands shall be grass and mowed, covered with organic materials (ex: pine mulch)
  - g. For specific landscaping guidelines see Article XV entitled General Provisions within Chapter 36 of the Erwin Code of Ordinances.
4. Parking Lot Standards
- a. Developers of commercial properties shall be required to have shared driveways and parking areas with adjoining developments. If there is no current adjoining development, the development shall make modifications for a future connection to be made by the adjoining developer.
  - b. All areas designated for trash or refuse shall be screened from the public eye with a minimum height of 1 foot above the highest point of the trash receptacle. Materials for the screen shall be natural or made of masonry materials. (ex: wood, stone, or brick)
  - c. For specific parking guidelines see Article XVIII entitled Parking and Loading within Chapter 36 of the Erwin Code of Ordinances.
5. Signage Standards

- a. All standalone signs shall be made of primarily masonry materials surrounded by a natural base of shrubs and other small plants.
- b. For specific signage guidelines please see Article XIX entitled Sign Regulations within Chapter 36 of the Erwin Code of Ordinances.

~~6.—Sidewalk / Street Scape Standards~~

- ~~a.—Any development shall require the installation of ADA-compliant sidewalks along their portion of the right-of-way upon development. If the property that is being developed does not abut a right-of-way, then no sidewalk installation is required.~~
- ~~b.—Sidewalks shall be installed within the Right-of-Way with an approved encroachment agreement with North Carolina Department of Transportation separated from the pavement by a grass landscaping buffer comprised of shade trees placed at 15—20 ft. increments.
  - ~~i.—The maintenance of said sidewalks shall be the responsibility of the Town of Erwin through an maintenance agreement with NCDOT.~~~~

