

**THE ERWIN BOARD OF COMMISSIONERS  
JANUARY 2025 REGULAR WORKSHOP  
MONDAY, JANUARY 27, 2025 @ 6:00 P.M.  
ERWIN MUNICIPAL BUILDING BOARDROOM**

**AGENDA**

- 1. MEETING CALLED TO ORDER**
  - A. Invocation
  - B. Pledge of Allegiance
  
- 2. AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**
  
- 3. NEW BUSINESS**
  - A. CORE (**Page 2**)
  - B. Eagle Scout Project at Al Woodall Park- Cole Stevens (**Page 46**)
  - C. Stormwater Management Plan RFQs (**Page 47**)
  - D. 2024-2025 Street Resurfacing Recommendations (**Page 55**)
  - E. West K Street (**Page 58**)
  - F. BOA-2025-05 & BOA-2025-06 (**Page 59**)
  - G. SU-2024-002 Letter of Approval (**Page 62**)
  - H. SU-2025-001 (**Page 64**)
  - I. Close Unopened Easement off of 4<sup>th</sup> Street (**Page 66**)
  - J. Schedule Budget Retreat (**Page 70**)
  - K. NCLM Town and State Dinner (**Page 71**)
  - L. Stage at Al Woodall Park (**Page 72**)
  
- 4. GOVERNING COMMENTS**
  
- 5. ADJOURNMENT**

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: CORE

---

Bruce Naegelen will be here tonight to present the final draft of the Erwin CORE (Creating Outdoor Recreation Economies) Strategic Plan. He will also have a few other items to discuss that involve the CORE Plan to help the Town achieve the goals that are set out in the CORE Plan.

Attachments:

- CORE Draft implementation plan (Separate Attachment)
- CORE Appendix 2025
- CORE UNC System Partners information



**Town of Erwin  
Creating Outdoor Recreation Economies  
CORE 2025-2030**

Adopted:

**APPENDIX**

NC MS&RP Outdoor Recreation Funding Resources	Page 1
Erwin Retail Marketplace Snapshot	Page 8
- Tapestry Segmentation	Page 14
- Walk Score	Page 20
- Summary & Recommendations	Page 20
Map – Erwin CORE Assets	Page 23
Economic Drivers, Assets, SWOT	Page 24
Survey – Work Group Results	Page 31

**NORTH CAROLINA MAIN STREET AND RURAL PLANNING CENTER  
 POTENTIAL FUNDING SOURCES AND RESOURCES  
 FOR OUTDOOR RECREATION AND OUTDOOR RECREATION ECONOMIC DEVELOPMENT  
 (Revised January 2023)**

*\*\* The NC Main Street & Rural Planning Center recommends contacting listed entities directly for more information about their programs. The inclusion of a program on the list is not an endorsement by the NC Main Street & Rural Planning Center. \*\**

<b>Program</b>	<b>Purpose/Description</b>	<b>Grants/Resources</b>	<b>Match</b>	<b>Website/Contact</b>
NC Land & Water Fund	These grants have been used in all 100 N.C. counties to help ensure clean drinking water, protect natural habitat and preserve our unique natural and cultural resources for future generations.	Grants – Funding Amounts Vary	Not Specified	<a href="https://nclwf.nc.gov/apply">https://nclwf.nc.gov/apply</a>
North Carolina Parks and Recreation Trust Fund (PARTF)	Awards matching grants to local governments for parks, public beach access, and improvements in state parks. The statewide program helps local governments reach their park and public access goals to improve the quality of life in their communities.	Grants - The North Carolina General Assembly funds PARTF each year at different levels.	1:1 Match for Local Government Projects; Funds also available for NC State Parks projects and the Coastal and Estuarine Water Beach Access Program	<a href="https://www.ncparks.gov/more-about-us/parks-recreation-trust-fund/parks-and-recreation-trust-fund">https://www.ncparks.gov/more-about-us/parks-recreation-trust-fund/parks-and-recreation-trust-fund</a>
NCDNCR, Division of Parks and Recreation - <b>Recreational Trails Program Grant</b>	The intent of the RTP is to help fund trails and trail-related recreational needs at the State level for projects that are construction ready for grant funding.	Grants – past grant amounts awarded between \$10k-\$100k	Past years have required a 25% Match of RTP Funds Received	<a href="https://trails.nc.gov/trail-grants/apply-grant">https://trails.nc.gov/trail-grants/apply-grant</a>

National Fish and Wildlife Foundation (NFWF) - <b>America the Beautiful Challenge</b>	Intended to streamline grant funding opportunities for new conservation and restoration projects around the U.S., the America the Beautiful Challenge consolidates funding from multiple federal agencies and the private sector to enable applicants to conceive and develop large-scale projects that address shared funder priorities and span public and private lands.	Grants - Approximately \$85 million	Non-federal match helps demonstrate broad support for the project and may be required by the federal funding requirements. Dependent of federal agency funding.	<a href="https://www.nfwf.org/programs/america-beautiful-challenge">https://www.nfwf.org/programs/america-beautiful-challenge</a>
<b>Program</b>	<b>Purpose/Description</b>	<b>Grants/Resources</b>	<b>Match</b>	<b>Website/Contact</b>
U.S. Department of Transportation's Federal Highway Administration (FHWA)	Provides funds to the States to develop and maintain recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses.	Grants – Funding Amounts Vary	Not Specified	<a href="https://www.fhwa.dot.gov/environment/recreational_trails/">https://www.fhwa.dot.gov/environment/recreational_trails/</a>
National Forest Foundation Matching Awards Program	The MAP program supports action-oriented projects that enhance outdoor experiences, forest and ecosystem health, and engage local communities in caring for their public lands.	Grants – Funding Amounts Vary	1:1 nonfederal cash match	<a href="https://www.nationalforests.org/grant-programs/map">https://www.nationalforests.org/grant-programs/map</a>

<p>US Fish &amp; Wildlife Service - <b>Wildlife and Sport Fish Restoration (WSFR) Program</b></p>	<p>Programs that distribute funding annually to state agencies and Tribes to manage fish, wildlife, and habitats, evaluate and enhance species of greatest conservation need, and provide recreational opportunities for fishing, hunting, shooting, and boating. Local governments and orgs. may have to partner with state agencies to access these funds.</p>	<p>Grants – Funding Amounts Vary</p>	<p>Not Specified</p>	<p><a href="https://www.fws.gov/program/wildlife-and-sport-fish-restoration">https://www.fws.gov/program/wildlife-and-sport-fish-restoration</a></p>
<p>National Fish and Wildlife Foundation – <b>Acres for America</b></p>	<p>Walmart’s Acres for America program stands today as the leading public-private land conservation partnership in the United States. The partnership began in 2005, when Walmart and NFWF joined forces to establish Acres for America as a groundbreaking effort to support and catalyze the conservation of lands and wildlife habitat of national significance, and to benefit local communities and local economies.</p>	<p>Grants – Funding Amounts Vary</p>	<p>All grant awards require a minimum 1:1 match of cash or contributed goods and services.</p>	<p><a href="https://www.nfwf.org/programs/acres-america">https://www.nfwf.org/programs/acres-america</a></p>
<p><b>Program</b></p>	<p><b>Purpose/Description</b></p>	<p><b>Grants/Resources</b></p>	<p><b>Match</b></p>	<p><b>Website/Contact</b></p>

<p>Outdoor Heritage NC - <b>North Carolina Schools Go Outside (GO) Grant</b></p>	<p>Created to address the main barrier to getting kids outside during the school day – funding. Qualifying for grants require instructors demonstrate how the experience will address topics currently being taught in class and that the experience meets the goals of the Outdoor Heritage Trust Fund plan.</p>	<p>Grants – Funding Amounts Vary</p>	<p>Not Specified</p>	<p><a href="https://www.outdoorheritage.nc.gov/grants/">https://www.outdoorheritage.nc.gov/grants/</a>  For questions, contact <a href="mailto:ohac.grants@nc.gov">ohac.grants@nc.gov</a></p>
<p>Department of Natural and Cultural Resources - <b>The Land and Water Conservation Fund</b></p>	<p>The LWCF provides matching grants to local governments to assist with public park and recreation projects. LWCF grants can be used to acquire land for a public park; to develop outdoor recreation and support facilities; or a combination of both. A project must be located on a single site.</p>	<p>Grants – Funding Amounts Vary</p>	<p>An applicant must match the grant with a minimum of 50 percent.</p>	<p><a href="https://www.ncparks.gov/about-us/grants/land-and-water-conservation-fund">https://www.ncparks.gov/about-us/grants/land-and-water-conservation-fund</a></p>
<p>Department of Natural and Cultural Resources - <b>Accessibility for Parks Grant</b></p>	<p>Can be used to build accessible facilities or adapt existing facilities that meet the unique needs of children and veterans with physical and developmental disabilities.</p>	<p>Local governments can request a maximum of \$500,000 with each application.</p>	<p>An applicant must match the grant with \$1 of local funds for every \$5 of grant funds. The value of in-kind services, such as volunteer work,</p>	<p><a href="https://www.ncparks.gov/about-us/grants/accessibility-parks-grant">https://www.ncparks.gov/about-us/grants/accessibility-parks-grant</a></p>

			cannot be used as part of the match.	
Department of Natural and Cultural Resources - <b>Outdoor Recreation Legacy Partnership Program</b>	<p>The purpose of the program is to provide grants to acquire and/or develop public lands for outdoor recreation purposes consistent with the purposes of LWCF, but with the further specific goals of funding projects that:</p> <ul style="list-style-type: none"> <li>• Are located within or serve an Urbanized Area (population of 50,000 or more) as designated by the Census Bureau from the 2010 Census; and</li> <li>• Are in, or are directly accessible to, neighborhoods or communities that are underserved in terms of parks and recreation resources and where there are significant</li> </ul>	Grants – Funding Amounts Vary	ORLP grant projects must be cost-shared with non-federal funds at a minimum ratio of 1:1.	<a href="https://www.ncparks.gov/about-us/grants/outdoor-recreation-legacy-partnership-program">https://www.ncparks.gov/about-us/grants/outdoor-recreation-legacy-partnership-program</a>



	populations of people who are economically disadvantaged.			
<b>NCDOT - IMD Feasibility Studies Program</b>	Feasibility studies for eligible project types including paved trails, greenways, shared-use paths, sidepaths, and sidewalks.	Grant – Funding Amounts Vary	A local match is not required; however, it may be a factor to consider for a competitive grant cycle.	<a href="https://connect.ncdot.gov/municipalities/PlanningGrants/Pages/IMD-Feasibility-Studies-Program.aspx">https://connect.ncdot.gov/municipalities/PlanningGrants/Pages/IMD-Feasibility-Studies-Program.aspx</a>
<b>Athletic Brewing Co. – Two for the Trails</b>	ABC donates 2% of sales to protect and restore trails, and other projects that enhance access to the outdoors. Any registered LLC eligible, with preference given to 501(c)(3) non-profits.	Grant – Funding Amounts Vary	Not specified	<a href="https://athleticbrewing.com/pages/two-for-the-trails">https://athleticbrewing.com/pages/two-for-the-trails</a>
<b>Fox Factory Trail Trust</b>	Provide grants to organizations helping to preserve the places we love to play. The goal is to bring together diverse communities to build, maintain, and expand access to trails for both mountain biking and power sports. 501(c)(3) Non-Profits eligible.	Grant – Funding Amounts Vary	Not Specified	<a href="https://www.trailtrust.com/">https://www.trailtrust.com/</a>
<b>NCDEQ – Water Resources</b>	This program provides cost-share grants and technical assistance to	Grant – Funding Amounts Vary depending on	50 percent matching limit	<a href="https://deq.nc.gov/about/divisions/water-resources/water-resources-grants/water-resources-development-grant-program">https://deq.nc.gov/about/divisions/water-resources/water-resources-grants/water-resources-development-grant-program</a>

<b>Development Grant Program</b>	local governments in NC. Applications for grants are accepted for 7 eligible project types: general navigation, recreational navigation, water management, stream restoration, water-based recreation, Natural Resources Conservation Service Environmental Quality Incentives Program (EQIP) stream restoration projects and feasibility/engineering studies.	project type - \$200,000 maximum recommended for "State & Local Projects"		

In addition to the above list, the Outdoor Recreation Roundtable (ORR) in partnership with Oregon State University has compiled a list of national outdoor recreation funding and technical assistance resources. Some resources may be duplicated between the MS&RP and ORR resource guides. The inclusion of a program on the list is not an endorsement by the NC Main Street & Rural Planning Center. This list of resources is available via the below link:  
<https://drive.google.com/file/d/1Ucp7AQQQTHa8x0eWYL-ID53AvJU628dE/view>



### Downtown Erwin Retail Marketplace Snapshot-October of 2023

The purpose of this report is to give Downtown Erwin the baseline information for a better understanding of its current market. The NC Main Street & Rural Planning Center Staff studied the retail marketplace data within a 1- and 3-mile radii to the downtown area. The retail leakage analysis examines the quantitative aspects of the retail opportunities.

By reviewing the retail gap, we can:

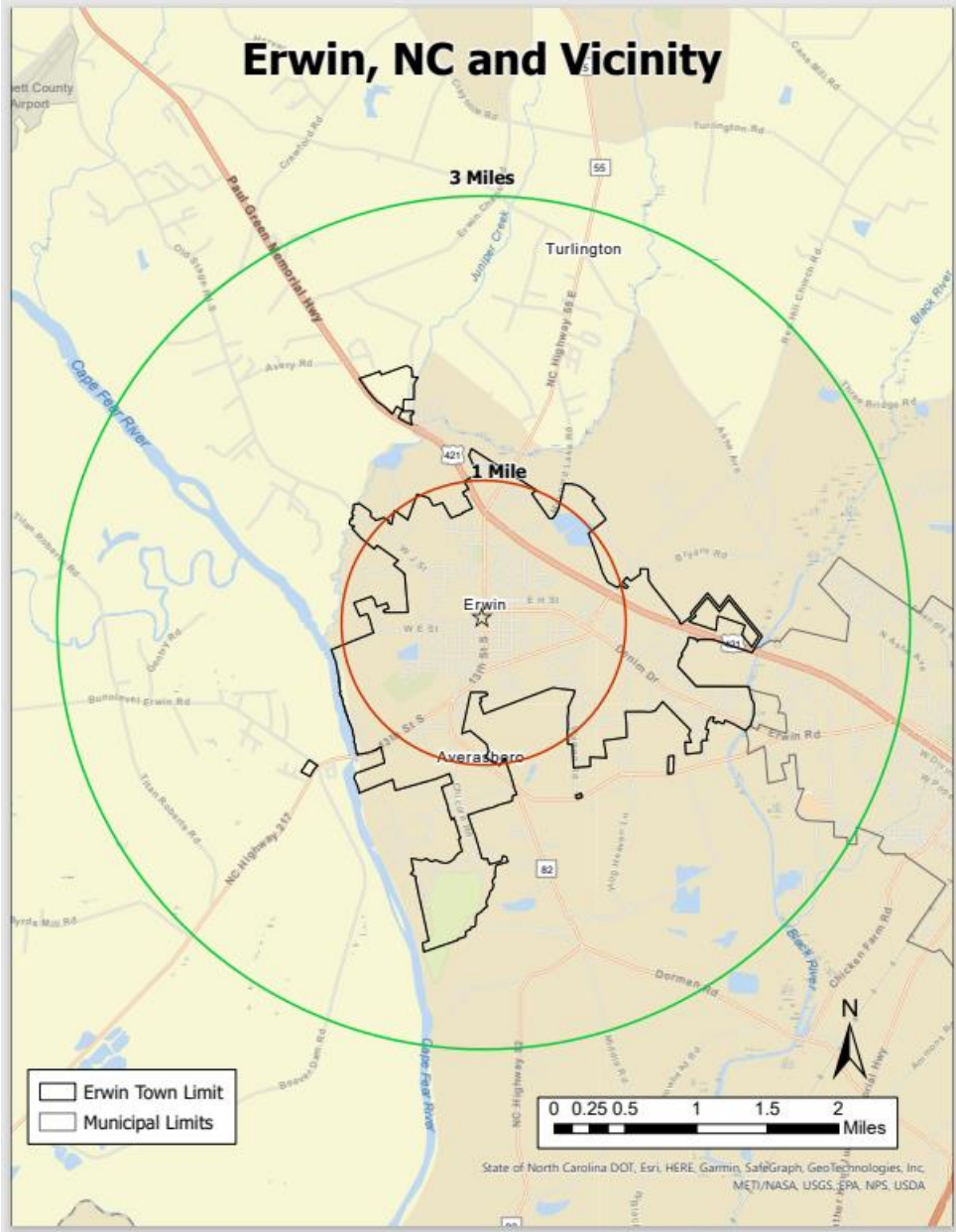
- Understand how well the retail needs of residents are being met.
- Uncover unmet demand and possible opportunities.
- Understand the strengths and weaknesses of the local retail sector.

When consumers spend their dollars outside the specific radii of Downtown Erwin this is known as “Retail Gap” throughout this report. Retail Gap or leakage indicates an **unmet demand in the trade area**. This suggests the possibility the community can support additional retail for those business categories. Residents within the specified primary trade areas are purchasing products outside that area indicating opportunity to capture those dollars within the downtown district.

There are also categories for which Downtown Erwin is exceeding the local market demand. Those are measured as red numbers on the below report. For the 1 and 3-mile radii information, this means that Downtown Erwin is exceeding its market potential in these categories. This retail surplus means the community’s trade area is capturing local market plus attracting non-local shoppers. Surplus means the community has possibly developed strong clusters of retail that have broad geographical appeal.

You can also seek additional retail market data that Harnett County Economic Development or the Mid-Carolina Council of Governments can provide. This report is based on the data collected and should serve as a starting point for your economic vitality efforts.

We highly encourage you to couple this report with consumer surveys to get a complete understanding of the Downtown Erwin potential. The NC Main Street and Rural Planning Center can share examples of consumer surveys and assist with this process as needed.



The above Harnett County map outlines the two trade areas within a 1- and 3-mile radii of downtown. Defining the downtown trade area is critical in determining retail opportunities for the downtown market. The NC Main Street & Rural Center staff only reviewed the data within

these two segments. Downtown Erwin should be targeting residents within these two areas. The goal is to capture the retail sales volume leaking to neighboring communities, such as Dunn. The chart below shows total industry summaries for the 1- and 3-mile downtown. It details the total retail sales gap, potential 10% capture and retail square footage needed to attract this sales volume.

The sales per square foot column in the charts is the average number based on recent research across the state. Typically, restaurant annual retail sales are higher than \$300 per square foot. There are variables that impact this number such as building owned versus rented, rental rates either higher or lower as well as overall expenses, such as employee wages, insurance, utilities, etc. **Surplus is shown as a red number and retail gap is shown as a black number.**

Distance	Total Retail Gap	10% Capture	Sales/SF	S.F. Needed
1-mile radius	\$4,636,699	\$463,670	\$300	1,546
3-mile radius	\$3,132,474	\$313,247	\$300	1,044

The above chart shows the aggregate number of potential sales within the 1-and 3-mile radii to Downtown Erwin. Below you will see these numbers broken down by retail category.

### 1-Mile Radius around Downtown

Erwin				
Primary Trade Area 1-mile around downtown		DOWNTOWN POTENTIAL		
Business Type	Retail Gap	10% of Retail Gap	Sales/SF	SF
		10%	\$300	Needed
Electronics Stores	\$ 516,836	\$ 51,684	\$ 300	172
Beer, Wine and Liquor Stores	\$ 526,844	\$ 52,684	\$ 300	176
Pharmacies and Drug Stores	\$ 1,013,080	\$ 101,308	\$ 300	338
Family Clothing Stores	\$ 693,491	\$ 69,349	\$ 300	231
Full Service Restaurants	\$ 1,886,448	\$ 188,645	\$ 300	629
<b>Total Gap</b>	<b>\$ 4,636,699</b>	<b>\$ 463,670</b>	<b>\$ 300</b>	<b>1,546</b>

### 3-Mile Radius around Downtown

Erwin				
Primary Trade Area 3-mile radius around downtown		DOWNTOWN POTENTIAL		
Business Type	Retail Gap	10% of Retail Gap	Sales/SF	SF
		10%	\$300	Needed
Electronics Stores	\$ 739,116	\$ 73,912	\$ 300	246
Pharmacies and Drug Stores	\$ 538,946	\$ 53,895	\$ 300	180
Family Clothing Stores	\$ 1,328,571	\$ 132,857	\$ 300	443
Drinking Places	\$ 525,841	\$ 52,584	\$ 300	175
<b>Total Gap</b>	<b>\$ 3,132,474</b>	<b>\$ 313,247</b>	<b>\$ 300</b>	<b>1,044</b>

## 1-Mile Radius Retail Surplus

Category	Retail Surplus
Furniture Stores	\$ 599,696
Home Furnishing Stores	\$ 216,517
Home Centers	\$ 8,448,542
Grocery Stores	\$ 3,070,283
Department Stores	\$ 2,063,480
Limited-Service Restaurants	\$ 1,111,357
<b>Total</b>	<b>\$ 15,509,875</b>

## 3-Mile Radius Retail Surplus

Category	Retail Surplus
Furniture Stores	\$ 3,673,108
Home Furnishing Stores	\$ 2,051,066
Appliance Stores	\$ 328,758
Home Centers	\$ 9,299,950
Paint and Wallpaper Stores	\$ 906,632
Nursery, and Garden Supply Stores	\$ 1,138,776
Grocery Stores	\$ 9,284,244
Specialty Food Stores	\$ 481,407
Beer, Wine, and Liquor Stores	\$ 913,522
Book Stores	\$ 667,996
Department Stores	\$ 6,379,712
Limited-Service Restaurants	\$ 3,553,953
<b>Total</b>	<b>\$ 38,679,124</b>

The retail surpluses confirm that Downtown Erwin is attracting a disproportionate amount of retail sales in these categories and potential exists to attract additional retail and restaurant establishments to take advantage of the additional business potential.

Below are two tables showing the projected sales growth in different commercial categories. This information can help your recruitment process.

## 1-Mile Radius Measurement

Erwin Demand Growth by Retail Store Types				
Primary Trade Area: 1 Mile Radius				Compound
Business Type	2023	2028	Growth	Growth
	Demand	Demand	\$	Rate (%)
<b>Furniture Stores</b>	\$ 635,334	\$ 708,009	\$ 72,676	2
<b>Electronics Stores</b>	\$ 604,765	\$ 688,730	\$ 83,965	3
<b>Home Centers</b>	\$ 1,814,266	\$ 2,174,631	\$ 360,365	4
<b>Grocery Stores</b>	\$ 5,931,554	\$ 6,729,318	\$ 797,764	3
<b>Beer, Wine and Liquor Stores</b>	\$ 526,844	\$ 603,813	\$ 76,969	3
<b>Pharmacies and Drug Stores</b>	\$ 2,537,722	\$ 2,819,421	\$ 281,699	2
<b>Full Service Restaurants</b>	\$ 2,719,230	\$ 3,172,974	\$ 453,744	3
<b>Limited Service Restaurants</b>	\$ 2,307,244	\$ 2,671,737	\$ 364,494	3
<b>Total Sales</b>	<b>\$ 17,076,959</b>	<b>\$ 19,568,633</b>	<b>\$ 2,491,676</b>	

Note: The compound annual growth rate (CAGR) is the annualized average rate of revenue growth between two given years, assuming growth takes place at an exponentially compounded rate. The most important factor in both charts is the amount of projected growth per category.

## 3-Mile Radius Measurement

Erwin Demand Growth by Retail Store Types				
Primary Trade Area 3 Mile Radius				Compound
Business Type	2023	2028	Growth	Growth
	Demand	Demand	\$	Rate (%)
<b>Furniture Stores</b>	\$ 1,595,363	\$ 1,788,904	\$ 193,541	2
<b>Home Furnishings Stores</b>	\$ 1,138,821	\$ 1,301,112	\$ 162,291	3
<b>Electronics Stores</b>	\$ 1,548,991	\$ 1,752,330	\$ 203,339	3
<b>Home Centers</b>	\$ 4,627,817	\$ 5,511,208	\$ 893,391	4
<b>Paint and Wallpaper Stores</b>	\$ 321,728	\$ 436,467	\$ 114,739	6
<b>Hardware Stores</b>	\$ 680,136	\$ 811,706	\$ 131,570	4
<b>Nursery, Garden and Farm Supply Stores</b>	\$ 862,690	\$ 1,002,588	\$ 139,898	3
<b>Grocery Stores</b>	\$ 15,224,916	\$ 17,197,507	\$ 1,972,591	3
<b>Specialty Food Stores</b>	\$ 458,302	\$ 518,628	\$ 60,326	3
<b>Beer, Wine and Liquor Stores</b>	\$ 1,341,271	\$ 1,537,543	\$ 196,272	3
<b>Pharmacies and Drug Stores</b>	\$ 6,478,246	\$ 7,162,567	\$ 684,321	2
<b>Sporting Goods Stores</b>	\$ 931,539	\$ 1,009,800	\$ 78,261	2
<b>Pet and Pet Supply Stores</b>	\$ 452,123	\$ 533,509	\$ 81,386	3
<b>Drinking Places</b>	\$ 525,841	\$ 631,249	\$ 105,408	4
<b>Full Service Restaurants</b>	\$ 6,906,231	\$ 8,021,003	\$ 1,114,772	3
<b>Limited Service Restaurants</b>	\$ 5,888,401	\$ 6,783,089	\$ 894,688	3
<b>Total Sales</b>	<b>\$ 48,982,416</b>	<b>\$ 55,999,210</b>	<b>\$ 7,026,794</b>	

Note: The compound annual growth rate (CAGR) is the annualized average rate of revenue growth between two given years, assuming growth takes place at an exponentially compounded rate. The most important factor in both charts is the amount of projected growth per category.

## 1-Mile Radius Income Distribution (Similar to the 3-mile radius income distribution)

### HOUSEHOLD INCOME



Median Household Income

**\$46,587**

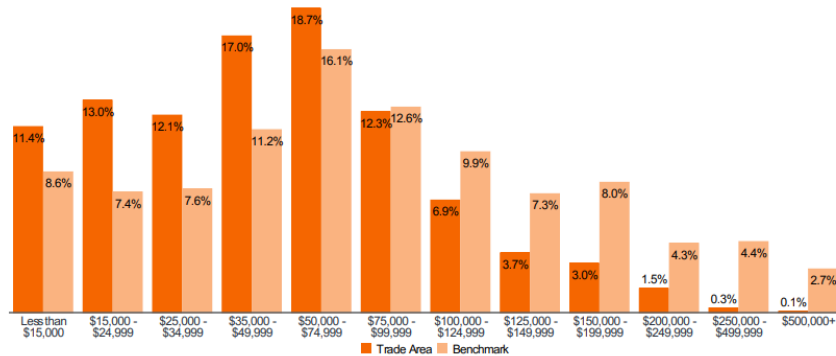
Index:64

Average Household Income

**\$59,964**

Index:57

### HOUSEHOLD INCOME DISTRIBUTION



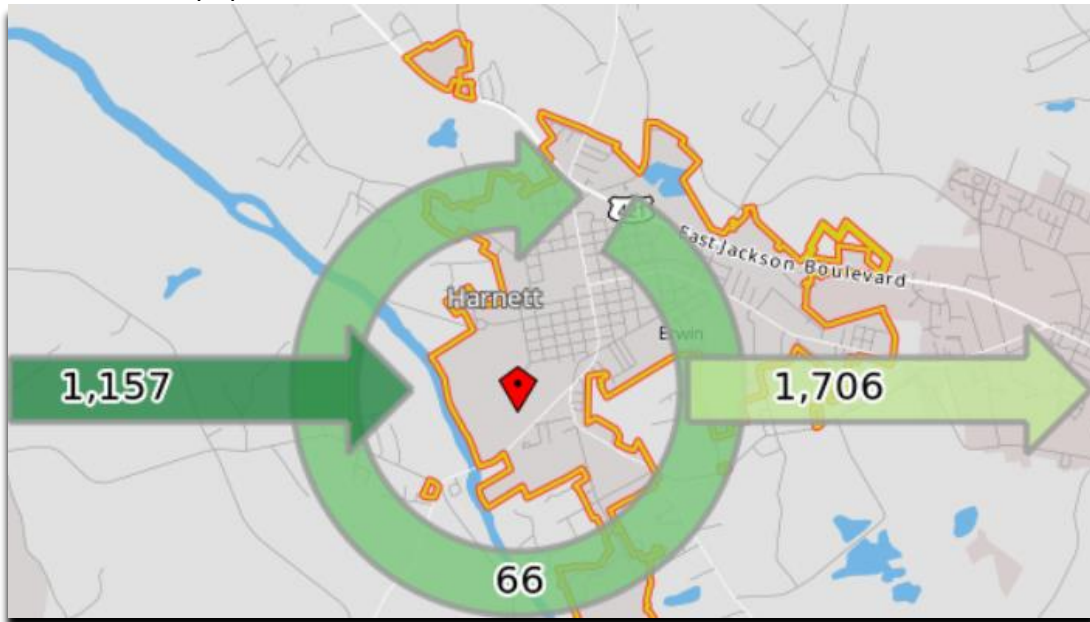
Benchmark:USA

© 2023 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2023.  
<https://claritas.easpolight.com/Spotlight/About/3/2023>

\*Ranked by percent composition

Index Colors: <80 80 - 110 110+

- \$46,587 Median Household Income
- \$59,964 Average Household Income
- \$50,000-\$74,999 Highest income distribution
- 53.5% of the population earns below \$50,000.
- 46.5% of the population earns above \$50,000.



(U.S. Census on the Map)

- 1,157 workers commute into Erwin daily.
- 66 workers live and work in Erwin daily.
- 1,706 workers leave Erwin daily for employment.
- 1,223 workers commute into and live and work in Erwin daily.
  - 26.9% of the Erwin population. These are potential consumers.



The above data can be used to help recruit businesses to Downtown Erwin to meet the unmet potential and reduce the retail gap or leakage. The priorities are to first retain, then expand and finally to recruit new businesses. The categories that show the most potential should be focused on first, especially within the 3-mile radius of downtown. This data can help existing businesses realize there may be potential to expand to capture additional retail sales.

## Tapestry Segmentation identified by ESRI On-Line Business Analyst

We find that studying the Tapestry Segments helps to identify a retail mix based on demographics that could enhance the shopping experience. Tapestry Segmentations provide detailed descriptions of America’s neighborhoods. U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition, then further classifies the segments into LifeMode and Urbanization Groups. Each radius has numerous LifeMode groups for a total of 100%. The detailed information can give Downtown Erwin a sense of who its customer is and insight into how to market to and what types of products to possibly add to existing inventory. By diving deeper into each Tapestry Segment’s LifeMode and Urbanization Group there may be an entirely new business that could emerge and possibly be a good fit for downtown.

The information provided reflects the U.S. characteristics. The table below shows the top three segments for each category with brief descriptions. Detailed descriptions are obtained by going to the raw ESRI data’s Tapestry information and clicking on each segment for the specific drive times. Visit <http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation>

### Top 3 Tapestries for each location

<b>Total Community</b>	<b>1-mile radius</b>		<b>3-mile radius</b>		
Southern Satellites	38.1%	Midlife Constants	42.0%	Southern Satellites	43.6%
Mid-life Constants	34.0%	Heartland Communities	35.3%	Mid-life Constants	19.4%
Heartland Communities	27.9%	Southern Satellites	22.8%	Heartland Communities	14.9%

Southern Satellites is the top segment of those living within the entire Erwin community, the third largest segment of those living within a 1-mile radius of town and the top segment of those living within 3 miles of town. Midlife Constants is the second largest segment of those living within the entire Erwin community, the first segment of those living within a 1-mile radius of town and the second largest segment of those living within a 3-mile radius of town. Heartland Communities is the third largest segment of those living within the entire Erwin community, the second largest segment of those living within 1 mile of town and the third largest segment of those living within a 3-mile radius of town. Each of these segments will be addressed below:

<b>Southern Satellites</b>		
	Total Households (U.S.)	\$3,856,800
	Average Household Size	2.67
	Median Age	40.3

Average HH Income      \$47,800

#### WHO ARE WE?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

#### SOCIOECONOMIC TRAITS

- Education: almost 40% have a high school diploma only; 45% have college education.
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

<b>Mid-Life Constants</b>	Total Households (U.S.)	3,068,400
	Average Household Size	2.31
	Median Age	47.0
	Average HH Income	\$53,200

#### WHO ARE WE?

Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

#### SOCIOECONOMIC TRAITS

- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market.
- Almost 42% of households are receiving Social Security; 27% also receive retirement income.
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television.)

<b>Heartland Communities</b>	Total Households (U.S.)	2,850,600
	Average Household Size	2.39
	Median Age	42.3
	Average HH Income	\$42,400

## WHO ARE WE?

Well settled and close-knit, Heartland Communities residents are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

## SOCIOECONOMIC TRAITS

- Retirees in this market depress the average labor force participation rate to less than 60%. More workers are white collar than blue collar; more skilled than unskilled.
- The rural economy of this market provides employment in the manufacturing, construction, utilities, health-care, and agriculture industries.
- These are budget-savvy consumers; they stick to brands they grew up with and know the price of goods they purchase. Buying American is important.
- Daily life is busy but routine. Working on the weekends is not uncommon.
- Residents trust TV and newspapers more than any other media.
- Skeptical about their financial future, they stick to community banks and low-risk investments.

## AARP Livability Index

The AARP Livability Index for Downtown Erwin is 46 on a scale ranging from 0 to 100. The higher the score the more livable the community. Erwin ranks below average on this scale. It is important to consider the different index categories, such as health, environment, neighborhood, and opportunity to help you determine what needs to be done to improve this score. Some areas of particular interest include:

The positive.....

<u>Category</u>	<u>2022</u>	<u>2022 Median U.S. Neighborhood</u>
<b>Housing (51 out of 100)</b>		
Zero-Step Entrances	50.1%	50.1%
Housing Costs (Costs per month)	\$743	\$1,057
Housing Cost Burden	13.8%	16.3%
Availability of subsidized housing (Units per 10,000)	0	0
<b>Neighborhoods (51 out of 100)</b>		
Access to Grocery Stores & Farmer's Mkts (# of stores or markets)	0	0.0

<u>Category</u>	<u>2022</u>	<u>2022 Median U.S. Neighborhood</u>
<b>Neighborhoods (51 out of 100)</b>		
Access to parks	2	1
Access to libraries	1	0
Access to Jobs by Transit	0	0
Diversity of Destinations (Index from 0 to 1)	0.79	0.65
<b>Transportation (46 out of 100)</b>		
Frequency of local transit (Buses and trains per hour)	0	0
Walk Trips (Trips per household per day)	0.73	0.73
Congestion (Hours per person per year)	2.5	25.5
<b>Environment (65 out of 100)</b>		
Drinking Water Quality (% of people exposed to violation)	0%	0%
Local Industrial Pollution (ORSE score from 0 to 9,070)	0	0.00
Near-roadway pollution (% of people exposed to violations)	0.00%	0.00%
<b>Engagement (38 out of 100)</b>		
Broadband cost and speed (% of residents who have high speed and competitively priced internet)	96.4%	93.7%
Opportunity for Civic Involvement (Number of organizations per 10,000 ppl.)	7.1	1.18
Social Involvement Index (Index 0 to 2.5)	0.96	0.96

<u>Category</u>	<u>2022</u>	<u>2022 Median U.S. Neighborhood</u>
<b>Opportunity (52 out of 100)</b>		
Income inequality (Index from 0 to 1)	0.41	0.46
Age Diversity (Index 0 to 1)	0.95	0.85
The negative.....		
<b>Housing (51 out of 100)</b>		
Availability of multi-family housing (% of units multi-family)	2.2%	18%
<b>Neighborhood (51 out of 100)</b>		
Access to jobs by auto	9,198	44,198
Activity Density (Jobs and people per sq. mile)	651	3,056
Crime rate (Crimes per 10,000 people)	302	217.4
Vacancy rate (% of units vacant)	10%	8.6%
<b>Transportation (46 out of 100)</b>		
ADA-accessible stations and vehicles (% of stations and vehicles accessible)	82.5%	82.9%
Household transportation costs (Costs per year)	\$16,542	\$15,331
Speed limits (Miles per hour)	31	28.0
Crash rate (Fatal crashes per 100,000 people per year)	13.8	7.7
<b>Environment (65 out of 100)</b>		
Regional air quality (Unhealthy air quality days per year)	4.4	4.37

<u>Category</u>	<u>2022</u>	<u>2022 Median U.S. Neighborhood</u>
<b>Health (21 out of 100)</b>		
Smoking prevalence (% of pop. who smoke)	22.5%	18%
Obesity prevalence (% of adults who are obese)	36.3%	32.2%
Access to exercise equipment (% of people who have access)	55.5%	90.1%
Healthcare Professional Shortage Areas (Index 0 to 26)	11	0
Preventable hospitalization rate (% of preventable hospitalizations per 1,000 patients)	128.7	48.5%
Patient satisfactions (% of patients satisfied)	71.3%	71.8%
<b>Engagement (38 out of 100)</b>		
Voting Rate (% of people who vote)	59.4%	61.9%
Cultural, Arts and Entertainment Institutions (Institutions per 100 people)	0.1	8.01
<b>Opportunity (52 out of 100)</b>		
Jobs per worker (Jobs per worker)	0.48	0.80
High school graduation rate (% of students who graduate)	87.0%	88.5%

# Walkscore

**Walk Score** Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

**100 W F St**  
A location in Erwin  
Commute to **Downtown Fuquay-Varina**  
47 min 60+ min 60+ min View Routes

Favorite Map Nearby Apartments

**Walk Score 54** **Somewhat Walkable**  
Some errands can be accomplished on foot.

**Bike Score 61** **Bikeable**  
Some bike infrastructure.

[About your score](#)  
[Add scores to your site](#)

Map showing the location of 100 W F St in Erwin, NC, with nearby streets and landmarks like the Erwin Recreation Department.

Visit <https://www.walkscore.com> for more information.

## Summary and Recommendations

### 1. Retail Gap

At both the 1-mile and 3-mile radii, retail gaps are seen in electronics, pharmacies and drug stores, and family clothing. At just the 1-mile radius, a retail gap is seen in beer, wine, and liquor, while at just the 3-mile radius, a retail gap is seen in drinking places.

### 2. Retail Surplus

At both the 1-mile and 3-mile radii, retail surpluses are seen in furniture, home furnishings, home centers, groceries, department stores and limited-service restaurants. At just the 3-mile radius, retail surpluses are seen in appliances, paint and wallpaper stores, nursery, garden and farm supply stores, specialty food stores, beer, wine and liquor stores and book stores.

Baker's Family Furniture Mart and Aaron's contribute to the furniture and home furnishings surpluses, Carlie C's and Wal-Mart SuperCenter contribute to the pharmacy surpluses, Lowe's Home Improvement produces the home centers surpluses, Wal-Mart SuperCenter and Burke's

Outlet contribute to the department store surpluses. Wendy’s, Zaxby’s, Hardees and Subway contribute to the limited-service restaurant surpluses.

**3. Intersection of Retail Gaps and Projected Sales Growth**

These categories show both retail gaps and projected sales growth:

Category	Retail Gaps		Projected Growth	
	1-mile radius	3-mile radius	1-mile radius	3-mile radius
Electronics	\$ 516,836	\$739,116	\$ 72,676	\$ 203,339
Beer, Wine and Liquor	\$ 526,844	-----	\$ 76,969	\$ 196,272
Pharmacies	\$1,013,080	\$538,946	\$ 281,699	\$ 684,321
Family Clothing	\$ 693,491	\$1,328,571	\$-----	\$-----
Full-Service Rest.	\$1,886,448	\$-----	\$ 453,744	\$1,114,772
Drinking Places	\$-----	\$525,841	\$-----	\$ 105,408

For recruiting purposes, those categories that show both retail sales potential and projected growth, will give a potential business operator more confidence in the market sales potential for their products.

**4. Walkability and Bikeability**

The Downtown Erwin Walkscore of 54 is above average. Concerning bikeability, Downtown scores 61, which is also above average. You will want to work with the local NCDOT division to incorporate bike lanes into their streets in downtown as well as those controlled by the Town of Erwin.

According to a study by real estate advising company Robert Charles Lesser & Co., homebuyers are increasingly looking for green space and trail systems for walking, running, and biking. In fact, green space and trail systems were the No. 1 and No. 2 desirable community features in this referenced article---Source: New Home Source:

<https://www.newhomesource.com/learn/top-community-amenities/>

The list is below:

Parks and green spaces

Paved trail systems for walking, jogging, biking, etc.

Note that in addition to the walking and biking trail amenities, the #3 amenity that new homeowners want is:

**Main street village centers with retail services and cafes for gathering and socializing.**

Downtown Erwin fits the #3 desired community amenity and will want to see ways to increase walkability and biking options to meet consumer demands.



## 5. Redevelopment and Business Recruitment

Former Main Street Director Diane Young created the Downtown Directors' Guide to Working with Development Projects--<https://www.ncmainstreetandplanning.com/economic-vitality>-- an invaluable resource for downtown revitalization. Hilary Greenberg of Greenberg Development Services created business recruitment and retention guides that are also available on the NC Main Street and Rural Planning Center web site. These guides are recommended for Pembroke's redevelopment, recruitment, and retention efforts.

There is additional Claritas retail data to support your retail recruitment efforts.

If you have any questions concerning the above information, do not hesitate to contact Downtown Development Specialist Mike Dougherty at [mike.dougherty@commerce.nc.gov](mailto:mike.dougherty@commerce.nc.gov) or 919-817-7086.

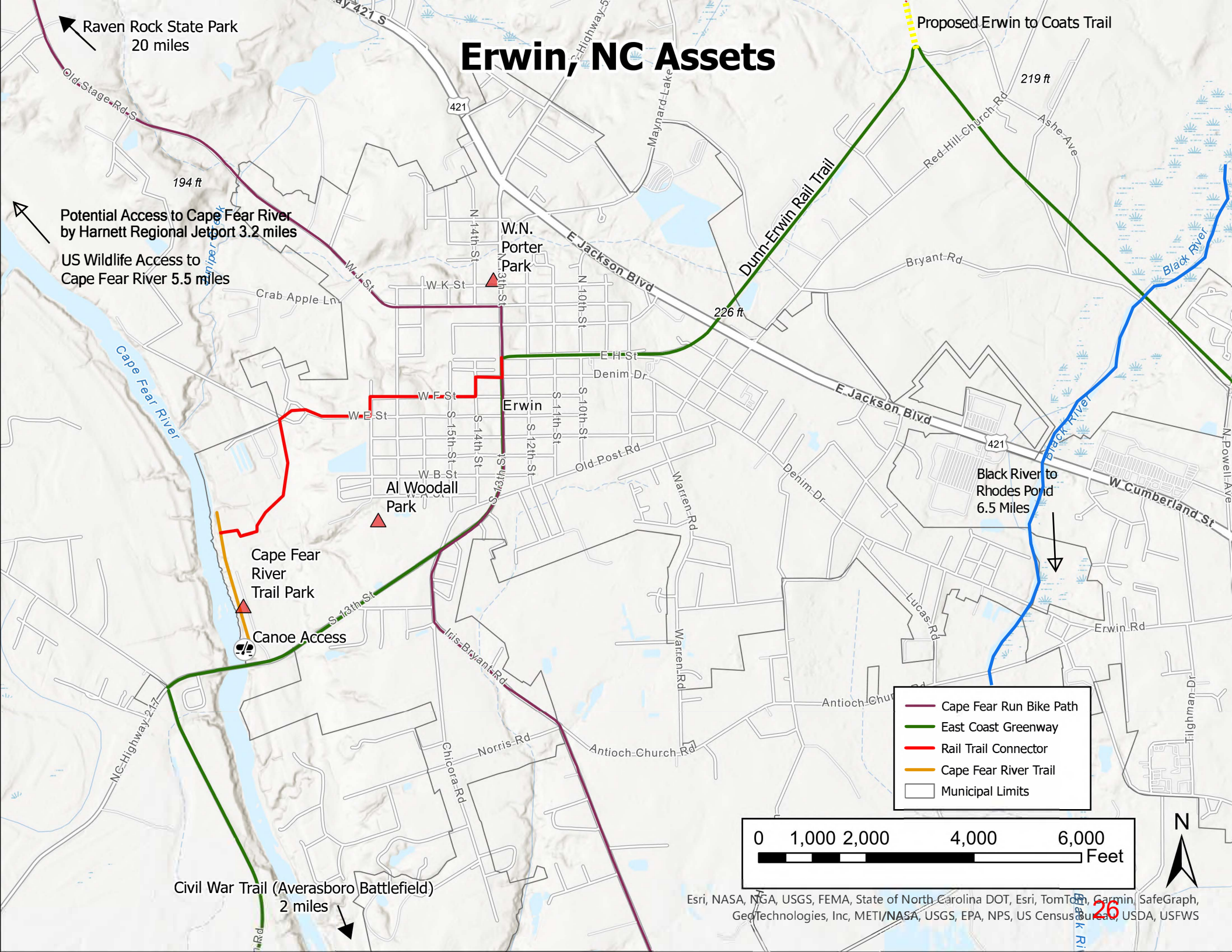
Sources: Claritas Retail Data

<http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation>

[Livabilityindex.aarp.org](http://Livabilityindex.aarp.org)

Harnett County map—Glen Locascio, NC Department of Commerce

# Erwin, NC Assets



Raven Rock State Park  
20 miles

Potential Access to Cape Fear River  
by Harnett Regional Jetport 3.2 miles

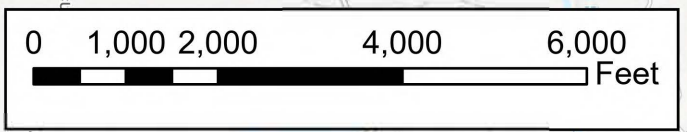
US Wildlife Access to  
Cape Fear River 5.5 miles

Proposed Erwin to Coats Trail

Civil War Trail (Averasboro Battlefield)  
2 miles

Black River to  
Rhodes Pond  
6.5 Miles

- Cape Fear Run Bike Path
- East Coast Greenway
- Rail Trail Connector
- Cape Fear River Trail
- Municipal Limits



## Economic Drivers

5k Runs/Races on Rail Trail

Nutcracker Run in December

Denim Days (2,000+ attendance)

Cape Fear River & Park (put out at Park)

Rail Trail Users - 200 per day - counter system?

Statewide Bike Ride (every so often)

Tournaments - Baseball 9-14 yr olds

Tournaments - Softball

Chicora Golf Course

Community Assets	Natural Assets
Dunn-Erwin Rail Trail (greenway)	Black River
Canoe Access to Cape Fear River	Cape Fear River
Cape Fear River Park	Cape Fear River Park
Cape Fear Walking Trail	Cape Fear Walking Trail
East Coast Greenway Trail	Dunn-Erwin Rail Trail
Mountain to Sea Trail	Erwin is one of two places to cross Cape Fear River in Harnett County
NC Bicycle Route	Park - Al Woodall Park
	Park - W.N. Porter Park
	Raven Rock State Park (20 miles)

Institutional Assets	Human Resource Assets
Aversboro Battlefield Commission	5k Runs/Races on Rail Trail
Campbell University (Buies Creek)	Cape Fear River & Park (put out at Park)
Carolina Wetlands Association	Christmas Parade (1st Mon December)
Central Carolina Community College	Denim Days (1st Saturday September)
Dunn Tourism Authority	Denim Days (2,000+ attendance)
Dunn-Erwin Trail Board	Erwin Wilderness Challenge (off & on event)
Erwin Board of Commissioners	Movie Nights
Erwin Chamber of Commerce	Nutcracker Run in December
Erwin Elementary School	Rail Trail Users - 200 per day - counter system?
Erwin Historical Society	Senior Games
Erwin Parks & Recreation Department	Summer Concerts
Fort Liberty	
Harnett County Board of Commissioners	
Harnett County Economic Development Commission	
Harnett Soil & Water	

Mid-Carolina Council  
Visit Harnett NC (District H Tourism Authority)

Cultural Assets
Golf cart community
Historic District
History Museum (Historic Society)



# SWOT

Opportunities - External	Threats - External
Athletic store	Environmental issues like flooding
ATV Park (Linden) (13-15 miles from Erwin)	Potential private development of prime outdoor rec-adjacent properties
ATV/Off Road Vehicle	Property development happening before preferred guidance/ordinances are in place. <i>i.e. requiring greenway easements, etc.</i>
BIKE SHOP!	Swimming in Cape Fear River not recommended - educational signs might be needed
Bike shop/rentals	
Black River to Rhodes Pond connectivity	
Campbell University - leverage students - large number living in Coats apartments - availability	
Camping	
Collaboration between Public/Private/Non-Profit entities/partners	
Create activities for "game weekends" at Campbell and other entities	
Creation of Blueways	
Disc golf	
Campbell University	
Easier access to river and trail	
Equipment rental	
Equipment rentals would thrive in Erwin	
Fort Liberty market	
Harnett County funds most costs for maintenance/expansion of Rail Trail and River Park/Trail	
Harnett Regional Airport	
Historic Walking and Bike Trails	
Indigo Room (downtown venue) Fraternities from Campbell use it	
Kayak/Boat shop and rentals	
Lack of ride-sharing (Uber) and local transportation	
Land Conservancy/Land easements	
Large Mines/Gravel Pits	
Mill property development "Millside" to include: Brewery, Retail, Foodhall "Eatertainment", Mfg,	
More activity options	
More shopping opportunities	
Mountain biking	
New Sporting Events	
Old Ferry Dock signage	
Old Ferry Docks/Lines? May not be usable but may be worth a look	
Outfitter store	
Park Expansions	
Rail Trail Expansion to Coats to Campbell U to Lillington	
Raven Rock State Park often closes gates early in the day due to capacity - how to exploit overflow?	
Regional Tourism Outdoor Recreation <i>is this a current strategy or project?</i>	
<i>Reservoir fishing? (Harnett Regional Water)</i>	
Retail shop specific to the rail trail	
Running shoes and attire	
<i>Sidewalk expansion/Improvement (grant seeking underway)</i>	
<i>Three Rivers Land Trust (Check with Wesley Johnson for contacts)</i>	
<i>Wayfinding &amp; Conformity of signage</i>	



**Unique Identifier**

A rich history
Al Woodall Park
Averasboro/Erwin/Dunn development history - involves Coharie Tribe, Colonists and civil war
Cape Fear River
Dunn-Erwin Rail Trail
Dunn-Erwin Rail Trail is unique stretching from Dunn, to Erwin, to Harnett County.
Erwin started out as Duke
Historic Downtown – Mill
Mill Lawn

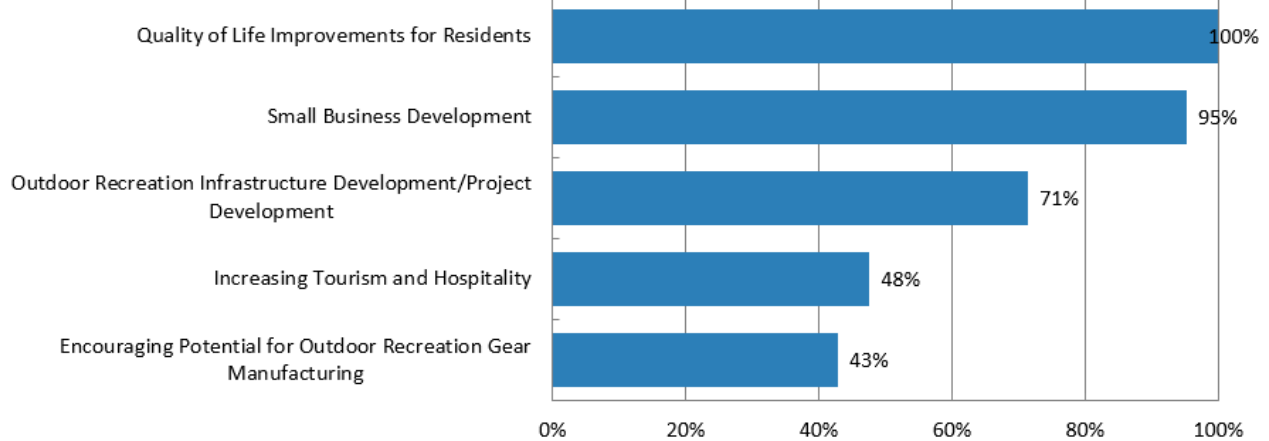
Stakeholders List Stakeholders Under each Category	Role	Partners Put a "P" next to the name or entity if they are a Partner or potential Partner	Address	Phone	E-mail
Illia Smirnov	Cape Fear River Adventures & Mermaid Point (Restaurant)- formerly Howard's BBQ		100 S Main St Lillington	919-495-5555	
Chris Brown	Owner, Outback Running Store Dunn		306 E Broad St Dunn	910-304-1001	<a href="mailto:info@outbackrunning.com">info@outbackrunning.com</a>
Patrick Riley	President, Rail Trail	P		919-437-9527	<a href="mailto:pmriley3@gmail.com">pmriley3@gmail.com</a>
Si Harrington III	Military Collection Historian				
Dr. Brad Creed	President, Campbell University				
Britt Davis	Campbell University				
NOTE: appears to be a home-based business, in Winnabow, but no website	Cape Fear Outfitters	add to CORE group or stakeholder interview	199 Tylers Cove Way, Winnabow, NC	910-262-5817	

# Erwin

## CORE Primary Planning Group Questionnaire Results

02/15/24 – 10 Responses

### 1. Primary Topics to Address During Strategic Planning Process



### 2. What are the most significant outdoor recreation assets (parks, trails, bodies of water, other) in your community.

Al Woodall Park
Averasboro Civil War Battlefield
Black River
Cape Fear River
Cape Fear River Park
Cape Fear Walking Trail
Dunn-Erwin Rail Trail
Raven Rock State Park (20 miles)
Rhodes Pond
W.N. Porter Park

### 3. What outdoor recreation activities are most common in your community?

Hiking/Walking	100%
Canoeing/Kayaking	90%
Fishing	70%
Hunting	70%
Road Cycling (and other leisure biking)	40%
Birdwatching/Nature Viewing	30%
Horseback Riding/Equestrian	30%
ATV/Off-Road Vehicle Activity	30%
Motorized Boating	20%
Camping (RV, Tent, etc.)	10%
Disc Golf	0%

**4. What outdoor recreation activities are not available in your community that you would like to have available?**

Camping (RV/Tent/Etc.)	70%
Mountain Biking	70%
Disc Golf	60%
ATV/Off Road Vehicle	40%
Motorized Boating	40%
Horseback Riding/Equestrian	30%
Road Cycling and Leisure	10%
Birdwatching/Nature Viewing	10%

**5. In your view, which outdoor recreation activities provide the most economic impact, or have the potential to provide increased economic impact, in your community? (List 3)**

Boating
Canoeing & Kayaking
Cape Fear River
Concert Venues
Cycling
Disc Golf
Dunn-Erwin Rail Trail
Flea/Farmers Market-type things
Organized Sporting Tournaments
Walking & Riding Trails
Walking/Hiking
Camping
Connectivity to trails & downtown

**6. When thinking about outdoor recreation in your community, what improvements are needed to enhance outdoor recreation assets/infrastructure?** *List needed improvements from most impactful to least impactful: For example: Is there an existing trail or water access point that needs parking/trailhead improvements? Is there an existing trail or park that could be better connected to the downtown business district? Is their adequate public access to local bodies of water?*

Access/Amenities
Easier & inviting access at drop off to the river and rail trail
More knowledge about what we have to offer
We need something to keep people in Erwin. The Cape Fear River brings them here and then they turn around and go back to where they came from. We need come sort of camping in Erwin. Raven Rock is great but that is in the County and not specific to Erwin.
Disc golf course
More security for the Dunn-Erwin Rail Trail
More trails connecting to attractions
Access to slow moving open water (i.e. Black River)
Cape Fear River Trail but not a significant trail
Parks in town are ok, but not the greatest for children

**7. Rank the importance of benefits to be gained from your community’s outdoor recreation assets and experiences. Please select the level of importance for each topic area.**

Topic	Less Important	Somewhat Important	Important	Most Important	Combined*
Greater quality of life and amenities for residents			10%	90%	100
Attracting new business or industry	10%		40%	50%	90
Encouraging local entrepreneurship around outdoor recreation-related businesses		10%	60%	30%	90
Increasing revenue for existing businesses	10%	10%	70%	10%	80
Increased non-traditional overnight lodging options (Airbnb; Campgrounds)	10%	30%	40%	20%	60
Increased traditional overnight lodging options	10%	40%	20%	30%	50
Workforce development to prepare individuals to work in outdoor recreation		60%	20%	20%	40

\*Combined Most Important & Important

**8. What are the local features that make your community unique?** *These could be related to outdoor recreation such as unique geographic features, activities available that are not available elsewhere. Or, cultural or historical in nature such as a quaint downtown, important local history, an annual festival or event, a famous person from the area, etc. List all that apply:*

A rich history
Al Woodall Park
Cape Fear River
Denim Days Festival
Dunn-Erwin Rail Trail
Flanked by Cape Fear River and Black River, we're historically relevant from time of Native Americans through to Colonial and Civil War era. Fishing and kayaking opportunities in tandem with historical information is a gold mine.
Historic Downtown - Mill
Mill Lawn
Rail Trail is unique stretching from Dunn, to Erwin, to Harnett County. It could be so great, but safety is such an issue on the Trail.
Residents that have deep roots and are passionate about the community
Since we are on the Cape Fear we could really take advantage of this by developing the area around it and having an inviting space for residents and visitors to go and visit the river.
The historical nature of the denim factory in town is great but it is currently a large eye-sore. The proximity to the Cape Fear River and the historical nature of the downtown area.

**9. Are there any other improvements that could be made locally to enhance the quality, accessibility, or otherwise improve the experience of residents' and visitors' ability to engage in outdoor recreation within your community?**

Athletic store
Bike shop/rentals
Develop tour guides
Easier access to river and trail
Historic Walking and Bike Trails
Kayak/Boat shop and rentals
More activity options
More attractive downtown area
More shopping opportunities
More signage, and more coverage of local events reaching out to a larger audience.
More special events to bring community together
New Sporting Events
Park Expansions
Retail shop specific to the rail trail
Running shoes and attire
Signage and Advertising materials (Short form videos)
There is nothing at the Cape Fear River park to bring people there. There is a 'boat ramp' that isn't highly functional and the area is not well kept.

**10. When thinking about general tourism in your community what are the main tourist attractions?** *These could be outdoor recreation related, or other attractions such as historical sites, museums, restaurants, art, etc. Please list all that apply:*

Al Woodall Park with the splash pad and ball fields
Averasboro Battlefield
Cape Fear River
Denim Days
Erwin has a museum that explains the history of the town when it was the township of Duke which is pretty cool.
Erwin History Room/Museum
Historical related events
Park related activities
River Trail
Sporting events
The (Dunn-Erwin) Rail Trail, and the Cape Fear River.
There is not a lot to choose from for restaurants besides fast food
There's not much here in the Erwin area, but Dunn has some interesting tourist sites. We only have the Historical Society and Averasboro Battlefield. Both need more funding and staff.
To be personal, I lived in Lillington and Linden for a total of 10 years. If it wasn't for our church (FBCE) and Walmart, I would never venture into town
Trails & River

**11. When thinking about general tourism in your community, what are the first two activities that come to mind?**

Biking
Canoeing
Cape Fear River
Cape Fear River Trail Park
Denim Days
Kayaking on Cape Fear
Sporting Events At The Park
Tubing down the Cape Fear River
Walking on the Dunn-Erwin Rail Trail

**12. When thinking about general tourism in your community, what are the first two potential issues/problems that come to mind?**

Access to the river and trail
Accessibility
Areas are not well lit or populated with litter everywhere
False local reputation
Lack of activities
Lack of facilities
Lack of lodging
Lack of marketing
Lack of Restaurants
Lack of stores
Lack of things to do
No big attractions
No entertainment
Options for safe overnight lodging
Safety & Cleanliness
Security

**13. Do you believe that tourism is an important part of the community’s economy?** *(Select one option)*

YES – 50%

NO – 30%

Not Sure – 20%

**14. Is tourism generally viewed favorably within the community?** *In the question below please describe why or why not?*

Not Sure – 50%

YES – 30%

NO – 20%

**15. As a follow up to the question above, please describe why tourism is or is not viewed favorably within the community.**

Erwin is a small town where everyone knows everyone. The town can put money into tourism but it would be much better spent on the citizens that are already here as well as the current infrastructure.
I feel that many people in Erwin would encourage growth and tourism in Town.
Lack of community involvement
Laid back atmosphere
More visitors equal more business
Never heard anyone mention it
No one speaks of it because it has not been a factor considered in the past
Some feel that any type of growth would stunt the community from the "Small Town Feel"
There are not a lot of overnight lodging options
There are not many things to do here
We don't have much, so I don't think it could be seen as unfavorable.

**16. Should your community leaders take active steps to increase tourism within your community?** *In the question below please describe why or why not?*

YES – 80%  
 NO – 10%  
 Not Sure – 10%

**17. As a follow-up to the question above, please describe why community leaders should or should not actively try to increase tourism.**

Actively support the funding of outdoor beautification and recreational activity.
Additional revenue dollars
Erwin could try and partner with Visit Harnett and Dunn Tourism
Funds would be best allocated to what the town already offers rather than bringing 'tourism' that frankly will most likely never kick off in a small town like this.
Help provide commerce and enhance the quality of life for the citizens
Increased revenues in Town are needed and would be good for everyone in Town
Make the community more attractive for businesses which will also increase the citizens quality of life
Our community needs visitors and new residents to inspire growth and prosperity.
This is a great place to live but there are several small towns around that do not have the horsepower to attract a lot of people to visit, it's better suited as a great place to live but pulling in outside people just to visit is not that important to me. Don't get me wrong there is no place in the world I would rather live than here

**18. Do you feel that your community is an attractive, welcoming, and desirable place for visitors/tourists?**

YES – 70%  
 Not Sure – 20%  
 NO – 10%



**19. Based on your response above, why do you feel your community is or is not an attractive, welcoming, and desirable place for visitors?**

Historical factors
I do feel that we are welcoming and desirable but attractive is a strong word. Our main attractions are the Rail Trail and Cape Fear River, if you are not into athletic activities, there really is not anything for you. No restaurants or stores. Nothing for kids to do to attract young families.
Natural resources - cape fear river
Scenic beauty
Kind people
Can drive golf carts around town
It is Classic small-town life.
There are no attractions to bring tourists in
There are houses and businesses in need of uplift to fully show a vibrant, up-and-coming feel.
Is it attractive and welcoming? Yes. Is it desirable? I think that goes a bit far. I don't foresee someone taking the exit off of I-95 to come 'visit Erwin'. Erwin is a fantastic community. However, focusing on tourism is a big step in the wrong direction.

**20. What type of improvements could help increase tourism within your community? (Select all that apply):**

Downtown revitalization/improvements	90%
Increased promotion and marketing of existing attractions	80%
More local attractions	70%
Improvements to existing attractions	70%
More traditional hotels or lodging	40%
More Air BnB/Short term rental options	30%
Dedicated staff/personnel to advocate for tourism-based opportunities	10%
<i>Other (please specify)</i>	0%

**21. Are there any existing outdoor recreation related businesses in or near your community (retail shops, guides, bike shops, manufacturing companies, etc.)? List all that apply:**

A running store in downtown Dunn
In Dunn and Lillington NC
Nearest one that comes to mind is in Lillington / Broken Paddle
None in the community

**22. Are there any other existing businesses in or near your community that depend on, or benefit from, people engaging in outdoor recreation activities?** (*Hospitality businesses that cater to outdoor recreation participants, restaurants, breweries, lodging, etc.*)? List all that apply:

All the restaurants would likely benefit, especially Burney's and the Pizza House.
Businesses that benefit from Cape Fear River are in Lillington. Which, obviously makes sense because the size of the river and the access to the water is much greater.
In Dunn and Lillington NC
None come to mind
Working on that as we speak

**23. Are there any additional business types or needed services** (*such as a bike shop, tackle shop, guide service, equipment rental, etc.*) **to support outdoor recreation in the community? If so, please describe.**

All that are mentioned are needed
BIKE SHOP!
Equipment rentals would thrive in Erwin
Fitness shops
Kayak rentals
Outfitter store
Tackle shop

**24. Are the business assistance resources available in your community adequate to support the needs of existing businesses and prospective entrepreneurs?**

Not Sure – 78%  
 NO – 11%  
 YES – 11%

**25. If yes, what business assistance resources are available?**

Small Business center
Central Carolina Community College
Local Chambers of Commerce
Harnett County Chamber of Commerce

**26. If not, what could be done to improve the resources and support available for existing businesses and prospective entrepreneurs?**

More business resources with the Chamber
--

**27. Is improving quality of life for residents an economic development strategy within your community?**

YES – 78%  
Not Sure – 22%  
NO – 0%

**28. Is it common for individuals in your community to participate in outdoor recreation activities to improve their health?**

YES – 56%  
Not Sure – 33%  
NO – 17%

**29. If you answered no, please explain why, in your opinion, individuals do not participate in outdoor recreation to benefit their health?**

Not sure

**30. Do you feel that all members of your community have easy access to places where they can participate in outdoor recreation?**

YES – 56%  
NO – 22%  
Not Sure – 22%

**31. If not, what could be done to increase access and accessibility to outdoor recreation for more members of the community? Are there specific populations that do not have easy access to outdoor recreation assets?**

Advertising
Beautification
Signage

**32. Are there sufficient opportunities for youth to participate in outdoor recreation activities?**

YES – 78%  
NO – 22%  
Not Sure – 0%

**33. If not, what could be done to encourage more youth participation in outdoor recreation activities?**

Youth tailored events
-----------------------

**Please Enter the Following Information:**

Full Name	Lauren Evans	Town of Erwin
Email Address	levans@erwin-nc.org	

Full Name	Tim Marbell	
Email Address	timmarbell@yahoo.com	Marbells Guns and Ammo

Full Name	MacDonald Snow Bowden Jr.
-----------	---------------------------

Email Address	townmanager@erwin-nc.org	Town Manger/ Town of Erwin, NC
---------------	--------------------------	-----------------------------------

Full Name	Dylan Eure	
Email Address	Deure@erwin-nc.org	Town of Erwin

Full Name	Frank Toth	
Email Address	frankt19851976@gmail.com	Erwin Area Chamber of Commerce

Full Name	Wesley Johnson	The Millside / Central Carolina Industrial Park
Email Address	wesley@themillside.com	

Full Name	Pamela Collins	Erwin Area Chamber of Commerce
Email Address	contact@erwinchamber.org	

**Creating Outdoor Recreation Economies (CORE)  
UNC System Partners for Strategic Plan Implementation Services**

UNC System Partners	Primary Contact	Proposed Services	Number of Communities Proposed to Be Served	Approximate Timeframe to Provide CORE Services <i>All work to be completed by 12/31/2025</i>
<b>NCGrowth - UNC Chapel Hill</b> <a href="https://ncgrowth.kenaninstitute.unc.edu/">https://ncgrowth.kenaninstitute.unc.edu/</a>	Carolyn Fryberger, Assistant Director of Economic Development, NCGrowth	Teams of graduate student analysts, with support from staff and faculty, will provide technical assistance and consulting services to CORE communities to support strategic plan implementation and advance specific projects identified in the plans. Services will be tailored to communities' needs and could include: • Feasibility Studies • Market Analyses • Economic Impact Analyses • Financial Analyses.	Up to 17	November 2023 - October 2025
<b>Initiative for Community Growth and Development - NC State University</b> <a href="https://design.ncsu.edu/about/community-growth-initiative/">https://design.ncsu.edu/about/community-growth-initiative/</a>	Adam Walters, PLA, ASLA, Associate Director, Initiative for Community Growth and Development	Faculty from the landscape architecture program at NC State University (NCSU) and students from the landscape architecture programs at NCSU and NC Agricultural & Technical State University will provide landscape architecture design study services and related support to CORE communities. Design studies may vary in scale and complexity, depending on communities' needs, and may include preparation of conceptual renderings to support projects identified in CORE strategic plans and/or to spotlight, illustrate or further detail potential opportunities or constraints relevant to the CORE plans.	8 to 10	October 2023 - September 2025
<b>Crisp Small Business Resource Center, Miller School of Entrepreneurship, College of Business - East Carolina University</b> <a href="https://business.ecu.edu/msoe/crisp/">https://business.ecu.edu/msoe/crisp/</a>	Emily P. Yeager, Ph.D., Assistant Professor, Department of Recreation Sciences, and Interim Director of the Crisp Small Business Resource Center in the Miller School of Entrepreneurship	Faculty will provide technical assistance and consulting services to CORE communities to support strategic plan implementation and advance specific projects identified in the plans. Services will be tailored to communities' needs and could include: • Assistance with Executing Strategic Planning • Feasibility Studies • Market Analyses • Economic Impact Analyses • Financial Analyses.	2 to 3	January 2024 - December 2025
<b>Center for Industry Research and Engagement (CIRE), Bryan School of Business and Economics - University of North Carolina at Greensboro</b> <a href="https://bryan.uncg.edu/research/research-resources/">https://bryan.uncg.edu/research/research-resources/</a>	Erick T. Byrd, Ph.D., Associate Professor, Department of Marketing, Entrepreneurship, Hospitality, and Tourism, and Dean of the Bryan School of Business and Economics	Faculty-led student teams will work with CORE communities to develop projects that are specific to the individual community's goals, needs, and resources. Most projects can be done at a community, organizational, and individual business level. Projects may include: • Community Event Portfolios and Economic Impact Analyses • Operations Assessments • Community Resource Audits and Strategic Plans • Operations Feasibility Studies • Community Strategic Plans • Outdoor Recreation Consumer Profile Reports • Competition Analyses • Outdoor Recreation Needs Analyses • Consumer Market Analyses • Product/Service Feasibility Studies • Destination Management and Marketing Plans • Service Quality Audits • Family Business Strategic Plans • Stakeholder Management Plans • Feasibility Analyses • Sustainability Feasibility Studies • Financial Feasibility Studies • Tourism Plan • Human Resource Practice Reviews • Visitor Direct Expenditure Studies • Market/Industry Feasibility Studies • Website and Social Media Evaluations and Recommendations • Marketing Plans.	Up to 10 (+ up to 10 more if renew for another year)	January 2024 - December 2024 with option to renew for one year

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: Eagle Scout at Al Woodall Park- Cole Stevens

---

Cole Stevens (no relation to our Recreation Director Doug Stevens) will be here tonight to discuss a potential project that he would like to complete for his Eagle Scout project down at Al Woodall Park. The project would be to build a new ramp/landing pad for the Judy McLean Girl Scout Hut at Al Woodall Park. Lowe's Home Improvement of Erwin has agreed to donate the materials needed for this project as well. Mr. Tyrus Clayton, Jr., PE has agreed to help oversee the project to ensure that the ramp is built to the proper code. We have spoke to Mrs. McLean and she was excited to hear about this potential improvement. There is no cost to the Town for this project. We have just always presented potential Eagle Scout projects to the Town Board for approval before the work can take place.



**TOWN OF ERWIN**  
 Post Office Box 459  
 Erwin, NC 28339  
 (910) 897-5140

<b>M-E-M-O-R-A-N-D-U-M</b>
----------------------------

**DATE:** November 1, 2024  
**TO:** Snow Bowden, Town Manager  
**FROM:** Bill Dreitzler, P.E., Town Engineer  
**RE:** Town of Erwin Stormwater Management Plan

Mr. Bowden,

As a recap, the Town received a Letter of Intent to Fund the Town's proposed Stormwater Management Plan under S.L. 2023-134 Appropriations Act Directed Project. The DWI Project Number is SRP-S-134-0117. The appropriation is in the amount of \$492,500. Based on the Letter of Intent to Fund, the Town advertised a Request for Qualifications on August 16, 2024. The submittal deadline was 3:00 PM on September 12, 2024. The Town received 9 submittals that were independently scored by yourself and me based on the scoring criteria within the RFQ. The following firms submitted a qualification package:

- TRC
- KCI
- ms consultants
- Gradient
- Kimley-Horn
- McAdams
- Withers Ravenel
- Timmons
- McCormick Taylor

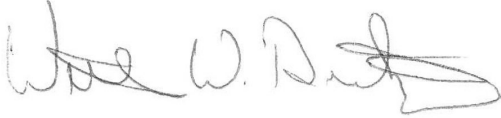
The top scoring firms were TRC, ms consultants and Withers Ravenel. TRC and ms consultants had a score of 96 out of 100 and Withers Ravenel had a score of 97. The scoring of qualification submittals is for the purpose of separating firms, scores are not considered exact. After a re-review of the top 3 firms, my recommendation of award is to TRC. The Principal in Charge for TRC is Tyrus Clayton who has a long history and knowledge of the Town's drainage and flooding issues. In my professional opinion, that is a key benefit for the Town and the separating factor in the final selection. Attachments to this recommendation memorandum will include the following:

- Advertised RFQ
- RFQ Submittals (9)

- RFQ Evaluation Scoresheet

As noted, my recommendation is to select TRC for the project and begin a fee agreement negotiation for presentation to the Board of Commissioners. An alternative approach is to set up interviews with the top 3 scoring firms. If you have any questions or comments, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "W. W. Dreitzler". The signature is fluid and cursive, with a large, sweeping flourish at the end.

William W. Dreitzler, P.E.  
Town Engineer



**RFQ Evaluation - TOWN OF ERWIN STORMWATER MANAGEMENT PLAN  
DWI PROJECT NO. SRP-S-134-0117**

Criteria Evaluation	Points	TRC			KCI			ms consultants		
		Dreitzler	Bowden		Dreitzler	Bowden		Dreitzler	Bowden	
Firm Experience with ARP and DWI Projects	35	33	32		30	34		31	33	
Project Understanding and Approach	45	42	45		44	45		45	45	
RFQ Quality and Responsiveness	10	10	10		10	10		10	10	
Reference Projects	10	10	10		7	10		8	10	
Individual total	100	95	97	0	91	99	0	94	98	0
<b>AVERAGE</b>		<b>96.00</b>			<b>95.00</b>			<b>96.00</b>		

Criteria Evaluation	Points	Gradient			Kimley-Horn			McAdams		
		Dreitzler	Bowden		Dreitzler	Bowden		Dreitzler	Bowden	
Firm Experience with ARP and DWI Projects	35	34	33		30	35		30	33	
Project Understanding and Approach	45	30	45		40	45		40	44	
RFQ Quality and Responsiveness	10	10	10		10	10		10	10	
Reference Projects	10	10	8		10	8		10	9	
Individual total	100	84	96	0	90	98	0	90	96	0
<b>AVERAGE</b>		<b>90.00</b>			<b>94.00</b>			<b>93.00</b>		

Criteria Evaluation	Points	Withers Ravenel			Timmons			McCormick Taylor		
		Dreitzler	Bowden		Dreitzler	Bowden		Dreitzler	Bowden	
Firm Experience with ARP and DWI Projects	35	32	35		25	29		30	32	
Project Understanding and Approach	45	43	44		30	40		33	41	
RFQ Quality and Responsiveness	10	10	10		10	8		10	7	
Reference Projects	10	10	10		6	8		8	7	
Individual total	100	95	99	0	71	85	0	81	87	0
<b>AVERAGE</b>		<b>97.00</b>			<b>78.00</b>			<b>84.00</b>		



# **REQUEST FOR QUALIFICATIONS**

## **TOWN OF ERWIN STORMWATER MANAGEMENT PLAN**

### **REQUESTED BY:**

TOWN OF ERWIN

P.O. BOX 459

ERWIN, NC 29339

**DATE OF ISSUE: Friday, August 16, 2024**

**RFQ'S DUE: Thursday, September 12, 2024**

By 3:00 PM



# Request for Qualifications

## TOWN OF ERWIN STORMWATER MANAGEMENT PLAN

### PURPOSE OF RFQ

- The Town of Erwin (the “Town” or “Owner”) is soliciting submittals from qualified engineering consulting firms interested in providing professional services for the proposed Town of Erwin Stormwater Management Plan.
- The Town will follow a Qualifications Based Selection process as required by the N.C. General Statutes and select the most qualified firm to negotiate a contract for services. This RFQ provides complete information of the services being sought, the submittal requirements, and timeline. Copies of the RFQ and any addenda may be acquired from the Town of Erwin’s website: [www.erwin-nc.org](http://www.erwin-nc.org). Interested firms may submit a Statement of Qualifications meeting the requirements in the RFQ.

### SITE DESCRIPTION

- The project area can generally be described as the corporate limits; however, based on topography, the project area may extend into the ETJ in some locations.

### SCOPE OF WORK

Below is a general proposed scope of services to define the overall intent of the Stormwater Master Plan. The final scope may be refined and/or modified based on future discussion with the selected firm.

- Develop a drainage sub-basin map for the towns corporate limits. The purpose is to define specific basins that may be independently modeled.
- Provide an evaluation of the towns ditch network (private property and right-of-way) within each sub-basin. Right-of-Way will include both town and NCDOT maintained ditches.
- Develop a ranking system for the ditch network that will prioritize mitigation efforts needed to improve the overall drainage system.
- Complete a flood study/model for at a minimum the sub-basin that is considered to be the most significant contributor as it relates to existing flooding conditions. The study/model shall include proposed mitigation measures.
- Identify the drainage basin / flow path for runoff beginning generally in the area of the intersection of E H Street and N 9<sup>th</sup> Street. This area has experienced flooding for a significant period of time.
- Provide a flood study/model of the E H Street and N 9<sup>th</sup> Street area as noted in the bullet above and provide recommended mitigation measures.
- Prepare engineering plans for the recommended mitigation measures and submit for permitting.



## Request for Qualifications

- Assess the drainage course that generally runs from the intersection of Duke Street and Butler Drive north into an existing drainage ditch that flows east under Butch Street. The parcels along Butler Drive in this area flood frequently.
- Provide mitigation recommendations to reduce the flooding along Butler Drive based on the assessment of the drainage course described in the bullet above.
- Identify stormwater infrastructure deficiencies within each of the sub-basins identified (see bullet 1)
- Based on the infrastructure deficiencies identified, develop a Stormwater Management Capital Improvement Plan.

### **PROPOSAL REQUIREMENTS**

To evaluate responses efficiently and equitably, qualifications responses must be submitted as identified below. Failure to submit this information may render your proposal void. Each respondent shall provide the following company information:

#### **Section 1: Introduction: Company Profile**

- Company name and business address, telephone number, email address, and website address.
- The type of company (individual, partnership, corporation, etc.) and the names of all partners, principals, etc.
- Year established. Include former company name(s) and year(s) established, if applicable.
- The name, title, address, and telephone number of the company's authorized negotiator. The person identified must be empowered to make binding commitments for the company.

#### **Section 2: Experience**

- Describe the firm's experience with similar projects.

#### **Section 3: Description of Design-Team**

- Include a list of key personnel who may be assigned to this project, their project roles, and relevant qualifications and experience.

#### **Section 4: Project Approach**

- Provide a description of the proposed approach to the project. Include a response to the preliminary scope but do not simply restate the scope. Identify key risks / challenges / concerns you anticipate and any mitigation steps to achieve successful delivery. Describe the team's approach to design document quality assurance and quality control. Describe the team's track record delivering projects with minimal change orders. Describe the



## Request for Qualifications

team's level of experience with working with municipal government and past elevated water storage tank projects. Provide an outline project schedule, showing major tasks, milestones and deliverables including review meetings with the Town project team.

### Section 5: Current Workload

- Provide a listing of ongoing projects (workload of the firm) and your commitment to provide adequate personnel resources to our project.

### Section 6: References

- Provide at least three references for similar projects; include summary of the project, the date completed, if completed on time, original proposed cost, final cost, and entity name, point of contact, address, and verified telephone number of each to contact.

### Section 7: Exceptions

- **Exceptions to the Scope of Services.** All exceptions/deviations to the required scope of services shall be documented on a separate page and submitted in this Section.
- **Litigation.** Provide pending, ongoing, or prior litigation within the last 10 years.

### CONTRACT TERMS AND CONDITIONS

- Town of Erwin reserves the right to award this contract in whole or in part, in the best interest of the Town and further reserves the right to accept or reject any or all submittals.
- Town of Erwin reserves the right to request clarification or supplemental material if it feels necessary to make a qualified judgment to the firm's ability to perform the work.
- Town of Erwin reserves the right to amend the RFQ at anytime; to modify or incorporate additional steps in the evaluation process in the interest of having a thorough and comprehensive body of information to make a selection.
- Town of Erwin also reserves the right to cancel or reissue the RFQ, to reject any or all submissions, to waive any irregularities or informalities in the selection process, and to accept or reject any item or combination of items.
- The awarded firm shall not commence work under this contract until all insurance required by the Town has been submitted and approved. The firm must maintain insurance coverage for the duration of the contract period.
- This RFQ does not obligate the Town of Erwin to accept or contract for any expressed or implied services.
- Town will not reimburse the firm for any of the cost involved in the preparation and submission of responses to this RFQ or in the preparation for any attendance at subsequent interviews.



# Request for Qualifications

## **SUBMISSION OF PROPOSALS**

If the submittal does not meet all requirements, it will be disqualified. Qualifications should be submitted by no later than 3:00 PM on Thursday, September 12, 2024. Submittals may be via email or hard copy. Hard copies (submit 4) shall be sent to:

Town of Erwin  
Attn: Town Engineer  
P.O. Box 459  
Erwin, NC 28339

Emailed submittals and/or Questions should be directed to William (Bill) W. Dreitzler, P.E., Town Engineer at [bdreitzler@dm2engineering.com](mailto:bdreitzler@dm2engineering.com). Phone: 919-818-2235 or Snow Bowden, Town Manager at [townmanager@erwin-nc.org](mailto:townmanager@erwin-nc.org).

## **SELECTION CRITERIA**

- The Town staff will review proposals based on the criteria below and make a recommendation to negotiate a tentative contract. Each RFQ response will be evaluated on their Statement of Qualifications score (100 points maximum) as determined by a qualification review process and the scoring criteria noted below:
  1. Design Team Experience and Qualifications with Similar Project (35 points)
  2. Project Understanding and Approach (45 points)
  3. RFQ Quality and Responsiveness (10 points)
  4. Reference Projects (10 points)

**END RFQ**

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: 2024-2025 Street Resurfacing Recommendations

---

Our Town Engineer Bill Dreizler will be here tonight to present his recommendations for the streets to be resurfaced in the 2024-2025 cycle. One item that I would like to point out is that we have included the portion of East H Street from South 12<sup>th</sup> Street to 4<sup>th</sup> Street. In the past, we have discussed the need to resurface this section of East H Street near Good Hope Hospital.

Attachments:

- Memo from Town Engineer Bill Dreizler



**TOWN OF ERWIN**

Post Office Box 459

Erwin, NC 28339

(910) 897-5140

**M-E-M-O-R-A-N-D-U-M**

**DATE:** December 11, 2024  
**TO:** Mayor and Town Board of Commissioners  
**FROM:** Bill Dreitzler, P.E., Town Engineer  
**RE:** 2024-202 Powell Bill Street Re-surfacing Priority Recommendations

---

Snow,

After review of our street resurfacing locations over the last few years, recommendations from last year's memorandum, review of the 2023 Pavement Condition Survey, and our continued field condition evaluation, please consider the following recommendations:

1. E H Street (S 12<sup>th</sup> Street to 4<sup>th</sup> Street - Approx. 4,460 LF)  
Estimated Cost: \$133,800
2. Don Ron Road (Approx. 2,000 LF)  
Estimated Cost: \$60,000

The 2023 Street Pavement Condition Report assigned a Pavement Condition Index (PCI) to each section of the Town's Street system. The street condition is considered very poor with a PCI in the range of 0-26 and considered poor with a PCI in the range of 25-65. The streets recommended above for resurfacing had some of the lower PCI ratings. E H Street from S 12<sup>th</sup> Street to 4<sup>th</sup> Street had a PCI that ranged from 41.4 to 51.7 with the section from S 12<sup>th</sup> Street to S 11<sup>th</sup> Street rated the poorest. Don Ron Road had a PCI that ranged from 37.2 to 37.0.

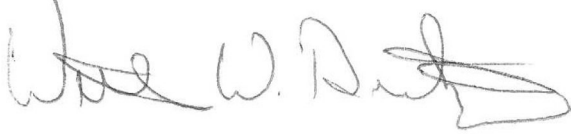
The opinion of cost is based on an evaluation of the re-surfacing cost over the last few years. Based on the opinion of cost above, the estimate for resurfacing is \$193,800 plus any additional cost for patching and pothole repairs.

Although the resurfacing estimate exceeds the Powell Bill resurfacing budget amount, bids over the last 2 years have been very competitive and below the engineer's opinion of cost. I would recommend moving forward with E H Street (S 12<sup>th</sup> Street to 4<sup>th</sup> Street) and



Don Ron Road. If required, we will have the ability to shorten the length of the E H Street resurfacing and complete this street in the next budget cycle. Please advise if you have any questions or comments and if you have any additional streets you would like evaluated prior to finalizing these recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill W. Dreitzler". The signature is fluid and cursive, with a large, stylized initial "B" and "D".

Bill Dreitzler, P.E.  
Town Engineer

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: West K Street

---

Our Town Engineer Bill Dreizler has an update on the status of the West K Street project.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: BOA 2025-05 & BOA 2025-06

---

### BOA 2024-05

- This is a proposed budget amendment to the grant project ordinance that was approved for the improvements to the tennis courts at Al Woodall Park. This project was funded primarily by a \$50,000 grant that the Town of Erwin received from the State of North Carolina. The Town transferred funds from the community enhancement fund to cover the remainder of the project. We had a change order that caused the project to go over the initial estimate by \$3,000. We have funds that were approved in the operating budget, but we are requesting this budget amendment because this will help close this project out officially and it will be much cleaner in our accounting system. We are requesting a transfer of \$3,000 from the Priebe Fund to this grant project.

### BOA 2024-006

- This is a proposed budget amendment to increase the approved expenditures line item in the maintenance and repair line item in the Police Department by \$4,754.00 to \$14,754.00. The Town has received a total of \$4,754.00 from two different insurance claim payments.

### Attachments

- BOA 2024-005
- BOA 2024-006

**BUDGET ORDINANCE AMENDMENT  
BOA 2025 – 05  
FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Governing Board of the Town of Erwin, North Carolina that the following amendments are made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. This Budget Ordinance Amendment seeks to Increase Revenues and Increase Expenditures by \$3,000.00. This amendment is for the Al Woodall - Parks and Recreation Tennis/Pickleball Court project. Transfer Funds from the Priebe Fund to To the Capital Project Ordinance for Harnett County Grant# 20285.

Section 2. To amend the Harnett County Grant Fund #20285: The revenues are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
31-3390-020	Al Woodall Project Rev.	75,339	(+) \$3,000	\$ 78,339

Section 3. To amend the General Fund: The Expenditures are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
31-2750-450	Contract Serv.	75,339	(+) \$3,000	\$78,339

Section 4. Copies of this budget amendment shall be furnished to the Clerk, the Governing Board, the Budget Officer and the Finance Director for their direction.

Adopted this 6<sup>th</sup> day of February 2025.

\_\_\_\_\_  
Randy L. Baker, Mayor

ATTEST:

\_\_\_\_\_  
Lauren Evans, Town Clerk

**BUDGET ORDINANCE AMENDMENT  
BOA 2025 – 06  
FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Governing Board of the Town of Erwin, North Carolina that the following amendments are made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Section 1. This Budget Ordinance Amendment seeks to Increase Revenues and Increase Expenditures by \$4,754. This amendment is to account for accident repairs on the 2021 Dodge Charger Police Cars. (claim 3240118445: \$2,177 and claim 3240118444: \$2,577). The Town has received payments for these repairs from the Insurance Company for these claims.

Section 2. To amend the General Fund: The Revenues are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-3350-000	Misc. Revenue	-0-	(+) \$4,754	\$ 4,754

Section 3. To amend the General Fund: The Expenditures are to be changed as follows:

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-5100-170	Maint. & Repair Auto.	\$10,000.00	(+) \$4,754	\$14,754

Section 4. Copies of this budget amendment shall be furnished to the Clerk, the Governing Board, the Budget Officer and the Finance Director for their direction.

Adopted this 6<sup>th</sup> day of February 2025.

\_\_\_\_\_  
Randy L. Baker, Mayor

ATTEST:

\_\_\_\_\_  
Lauren Evans, Town Clerk

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: SU-2024-002 Letter of Approval

---

Town Staff has prepared a written decision on the outcome of the special use public hearing case (SU-2024-002) that we had at our January Town Board meeting. Town Staff is happy to make any changes if necessary.



# TOWN OF ERWIN

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

To: Whitney Stokes

From: Erwin Board of Commissioners

Subject: SU-2024-002 Approval

Date: 2/06/2025

Please accept this letter of correspondence from the Town of Erwin as verification that the special use permit petitioned by Whitney Stokes to allow for a duplex to be constructed located by its Harnett County PIN 0597-66-3942 was heard by the Erwin Board of Commissioners on 1/02/2025 during a public hearing at the regularly scheduled January meeting.

After the public hearing concluded the Erwin Board of Commissioners engaged in final deliberation which was followed by a vote that resulted in 5-0 approval of the proposed special use within one member of the Erwin Board of Commissioners being absent.

If there is any further questions please contact Erwin's Town Planner, Dylan Eure at 910-591-4201 or by email at [deure@erwin-nc.org](mailto:deure@erwin-nc.org).

Regards.

**ATTEST:**

---

Randy Baker  
Mayor

---

Lauren Evans, NCCMC  
Town Clerk

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: SU-2025-001

---

The Town has received a special use permit application for a 64-unit apartment complex to be built on a vacant parcel at the end of Barnes Drive. The parcel can be identified by its Harnett County Tax PIN #0597-77-7438.000. The Town of Erwin has previously approved two other special use permits for apartments to be built on this parcel. One of the permits expired due to no action being taken within a year. The most recent special use permit approved for apartments at this location was for an apartment complex with two (2) buildings and 48 units. The current applicant wishes to obtain a special use permit for an apartment complex with four (4) buildings and 64 units.





# 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

2/06/2025

## **SU-2025-001** **Memorandum**

### **Special Use Description**

The Town of Erwin has received a special land use application for Harnett County Tax Pin 0597-77-7438. Bobby Funk at contract with Coastal Plains LLC has submitted a special land use application to construct 5 multi-family apartments totaling 64 units a long with 1 office building to be built. In February of 2024, the same application was submitted to the town and was approved for 48 units and 2 buildings. Since the the applicant has increase the units by 16 along with adding an additional 4 buildings. Due to this change, this requires the applicant to resubmit a special use application.

### **Property Description**

This parcel of land is 6.68 acres in total area with no existing developments on the property under both B-2 and R-6 zoning. Although the total acreage of the parcel is 6.68, the developer only intends to disturb 5.70 for the multi-family project that is zoned under R-6. There is a public sewer easement going through the Southwest corner of the parcel, however, according to the developers submitted plans that area is intended to remain undeveloped. The intended use for the multi-family dwelling is to provide income controlled units for tenants.

### **Findings of Fact**

As stated above the parcel does have both B-2 and R-6 zoning, however, the developer is not developing the area of the parcel that is zoned under B-2 zoning which neighbors East Jackson Blvd. Along East Jackson Blvd all zoning is under B-2 regulation. The other surrounding zoning regulations are all R-6 classifications that abut the property with R-15 to the North. Triton High School is also near this property along with the Educational Development Center. According to their site plan the only entry and exit to the property will be along Maynard Lake Rd.

Regards,

Dylan Eure  
Town Planner

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: Close Unopened Easement off of 4<sup>th</sup> Street

---

Town Staff would like to request that the Erwin Board of Commissioners adopt a resolution to withdraw a portion of an undeveloped section of 4<sup>th</sup> Street. Pursuant to NCGS 136-96e (2). This section of the road was never developed and extends to the parcel that Miller's Landscaping is located on currently. Miller's is accessed from HWY 421. There would never be a need to develop this section of the undeveloped road. Town Staff wishes to close this easement and return the portion of the land to each property owner so it will be considered private property. Town Staff is currently looking at all the unopened easements in the Town of Erwin that could potentially be closed. We do not have that many more are eligible to be closed. There are a few unopened easements, but they are used to access property and therefore they cannot be closed.

### Attachments:

- NCGS 136-96
- Harnett County GIS image
- Proposed resolution
- More to come later

**§ 136-96. Road or street not used within 15 years after dedication deemed abandoned; declaration of withdrawal recorded; joint tenants or tenants in common; defunct corporations.**

(a) Every strip, piece, or parcel of land that has been at any time dedicated to public use as a road, highway, street, avenue, or for any other purpose whatsoever, by a deed, grant, map, plat, or other means, and that has not been actually opened and used by the public within 15 years after its dedication is conclusively presumed to have been abandoned by the public for the purposes for which it was dedicated; and no person shall have any right or cause of action thereafter to enforce any public or private easement in the land.

(b) Notwithstanding subsection (a) of this section, no abandonment of any public or private right or easement shall be presumed until the dedicator or a person claiming under the dedicator files or causes to be recorded in the register's office of the county where the land lies a declaration withdrawing the strip, piece, or parcel of land from the public or private use to which it was dedicated.

(c) When the fee simple title is vested in tenants in common or joint tenants of any land embraced within the boundaries of a road, highway, street, avenue, or other land dedicated for any public purpose whatsoever, as described in this section, any one or more of the cotenants, on the cotenant's behalf and on behalf of the other cotenants, may execute and cause to be registered in the office of the register of deeds of the county where the land is situated the declaration of withdrawal provided for in this section. Under Chapter 46A (Partition) of the General Statutes and Article 29A (Judicial Sales) of Chapter 1 of the General Statutes, and on petition of any one or more of the cotenants, the land thereafter may be partitioned by sale only as between or among the cotenants, irrespective of who may be in actual possession of the land. In the partition proceeding, any cotenant may object to the withdrawal certificate and the court shall thereupon order the certificate cancelled of record.

(d) When any corporation has dedicated any strip, piece, or parcel of land in the manner set out in this section, and the dedicating corporation is no longer in existence, the corporation is conclusively presumed to have no further right, title, or interest in the land, regardless of the provisions of conveyances from the corporation, or those holding under the corporation, retaining title and interest in the land. The right, title, and interest in the land is conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to it, subject to the provisions of this section.







(e) This section does not apply in any of the following circumstances:

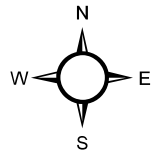
- (1) When the continued use of any strip of land dedicated for street or highway purposes is necessary to afford convenient ingress or egress to any lot or parcel of land sold and conveyed by the dedicator of the street or highway.
- (2) When the public dedication is part of a future street shown on the street plan adopted pursuant to G.S. 136-66.2. Upon request, a city shall adopt a resolution indicating that the dedication described in the proposed declaration of withdrawal is or is not part of the street plan adopted under G.S. 136-66.2. This resolution shall be attached to the declaration of withdrawal and shall be registered in the office of the register of deeds of the county where the land is situated. (1921, c. 174; C.S., ss. 3846(rr), 3846(ss), 3846(tt); 1939, c. 406; 1953, c. 1091; 1957, c. 517; 1987, c. 428, s. 1; 2020-23, s. 16.)



Harnett.org/GIS

January 17, 2025

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





# 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

## **TOWN OF ERWIN RESOLUTION DECLARING INTENT TO CLOSE UNDEVELOPED SECTION OF 4<sup>TH</sup> STREET 2024-2025---014**

**WHEREAS**, the Erwin Town Board is authorized by G.S. 160A-299 to permanently close unopened municipal street rights-of-way with its jurisdiction, if it is determined that said street closure is not found to be contrary to the public interest and will not deprive any property owner in the vicinity of the street closure reasonable means of ingress and egress to his/her property; and,

**WHEREAS**, a request has been made of the Erwin Town Board to consider permanently closing the undeveloped section of 4<sup>th</sup> Street that extends to the parcel that Miller’s Landscaping is located on currently.

**NOW THEREFORE BE IT RESOLVED**, that it is the intent of the Erwin Town Board to permanently close undeveloped section of 4<sup>th</sup> Street as previously described, and it hereby establishes a public hearing to be held on March 6, 2025 at 7:00 p.m. in the Erwin Municipal Building Board Room; and,

**BE IT FURTHER RESOLVED**, that the purpose of the public hearing will be to determine if undeveloped section of 4<sup>th</sup> Street being requested for permanent closure would be detrimental to the public interest, or to the property rights of any individual.

**DULY ADOPTED**, this the 6<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
**Randy Baker**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lauren Evans**  
**Town Clerk**

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: Schedule Budget Retreat

---

Town Staff would like to schedule a special called meeting to discuss the budget for Fiscal Year 2025-2026. Of course, the meeting is an open meeting and open to the public. We would like to invite a representative from the Erwin Historical Society and the Erwin Area Chamber of Commerce to attend this meeting and speak about their needs. This meeting will be mostly an informative meeting to help plan the budget for the next Fiscal Year. I will have budget requests from our department heads by February 21<sup>st</sup>. We should have the data from our salary survey by the end of February as well.

### Potential Dates:

- Thursday, March 13<sup>th</sup>
- Tuesday, March 18<sup>th</sup>
- Thursday, March 20<sup>th</sup>

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: NCLM Town and State Dinner

---

The North Carolina League of Municipalities is hosting their annual Town and State Dinner on February 26, 2025, in Raleigh from 5:00 PM to 8:30 PM. We don't need to know tonight but if you can let us know who would like to attend by our meeting next Thursday, February 6<sup>th</sup> that would be fine. We need to get everyone registered as soon as possible.

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

---

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: January 27, 2025

Subject: Stage at Al Woodall Park

---

Town Staff has researched and looked at other municipalities with permanent stages. There were a lot of nice stages. Several of the stages were large and would not fit well in the area that we wanted to place it at Al Woodall Park. The ideal spot for a stage is right next to the office building at Al Woodall Park. The stage will face towards the wood and the Lion's Club gazebo. We can have food trucks set up close by and people can sit at the tables at the gazebo and enjoy their food while listening to music. A while back we shared a picture of a stage that was built in Roseboro, North Carolina. Town Staff thinks that something similar would fit in well at Al Woodall Park. We have included a picture in this packet. We wanted to get some feedback on this idea before moving forward.



