

**THE ERWIN BOARD OF COMMISSIONERS  
FEBRUARY 2025 REGULAR MEETING  
THURSDAY, FEBRUARY 6, 2025 @ 7:00 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. **CONSENT**

*All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen requests discussion of an item, the item will be removed from the Consent Agenda and considered under New Business.*

  - A. Regular Meeting on January 2, 2025 **(Page 2)**
  - B. Eagle Scout Project at Al Woodall Park- Cole Stevens **(Page 14)**
  - C. BOA-2025-05 **(Page 15)**
  - D. BOA-2025-06 **(Page 16)**
  - E. SU-2024-002 Letter of Approval **(Page 17)**
  - F. Resolution Declaring Intent to Close Undeveloped Section of 4<sup>th</sup> Street **(Page 18)**
4. **PROCLAMATION RECOGNIZING CAPE FEAR CHRISTIAN ACADEMY TENNIS TEAM (Page 19)**
5. **SPECIAL PRESENTATION**
6. **PUBLIC HEARING**
  - A. SU-2025-001 **(Page 20)**
7. **PUBLIC COMMENT**

*Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 30 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on the subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff, and other speakers. §160A-81.1*
8. **MANAGER’S REPORT**
9. **ATTORNEY’S REPORT**
10. **ADJOURNMENT**

**\*\*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT (910) 591-4202 AT LEAST 48 HOURS PRIOR TO THE MEETING.\*\***

**ERWIN BOARD OF COMMISSIONERS****REGULAR MINUTES****JANUARY 2, 2025****ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Baker presiding held its Regular Meeting in the Erwin Municipal Building Board Room on Thursday, January 2, 2025, at 7:00 P.M. in Erwin, North Carolina.

Board Members present were Mayor Randy Baker, Mayor Pro Tem Ricky Blackmon, and Commissioners David Nelson, Alvester McKoy, Charles Byrd, and Billy Turnage.

Board Member Absent was Commissioner Timothy Marbell.

Town Manager Snow Bowden, Deputy Town Clerk Katelan Blount, Town Attorney Tim Morris, Town Planner Dylan Eure, and Police Chief Jonathan Johnson were present.

Mayor Baker called the meeting to order at 7:00 PM.

Commissioner McKoy gave the invocation.

Town Attorney Tim Morris led the Pledge of Allegiance.

**AGENDA ADJUSTMENT/APPROVAL OF AGENDA**

Town Manager Snow Bowden requested that Item 4, Proclamation Recognizing Cape Fear Christian Academy Tennis Team, be removed and placed on the agenda at our regularly scheduled meeting in February.

Commissioner McKoy made a motion to approve the agenda as amended and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

**CONSENT**

Commissioner Blackmon made a motion to approve **(ITEM A)** Minutes of Special Called Meeting on November 14, 2024 **(ITEM B)** Minutes of Regular Meeting on December 5, 2024 and was seconded by Commissioner McKoy. **The Board voted unanimously.**

## MINUTES CONTINUED FROM JANUARY 2, 2025

### PUBLIC HEARING

#### ZT-2024-007

Commissioner Blackmon made a motion to open the Public Hearing and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Town Planner Dylan Eure came forward and informed the Board that the Town of Erwin received a rezoning request for the parcel located at 4507 NC 55 Erwin, NC. This parcel was at the corner of NC 55 and Maynard Lake Road and was being petitioned to be zoned to B-2 from the current classification of RD. There was a current business, a daycare, that sat on that site. If the request was approved, the daycare would be subdivided off of the parcel and the rezoning would not affect the daycare in any way. According to NCDOT, this area was set to be the future 421 bypass although we did not know when that would occur. According to our Land Use Plan, this area was potentially zoned in the future for commercial and mixed-use development. The petitioner was present to answer any questions and provide a presentation for the Board.

Commissioner Blackmon verified with Town Planner Dylan Eure that this request met all our Town Regulations and aligned with our Land Use Plan.

Town Planner Dylan Eure stated that was correct. The only item he did not have was the landscaping plan but that would be provided if the rezoning was approved.

Mayor Baker asked if anyone was present to speak in favor of the request.

***A PowerPoint presentation was presented to the Town Board by the applicants and is part of these minutes as an attachment.***

Thomas Neville, counsel for the owner and developers of the property, came forward to speak. He thanked the Board for entertaining them. As the Board was aware, this request came before the Board a couple of years ago and the applicants were back because they felt they could adequately address the concerns related to traffic. The developers and the engineer were present to represent the request and present the changes to the site plan. He showed the Board the various businesses located around the site. There was planning and then there was good planning. Development is coming whether we like it or not so the question is "Can we plan smartly?" Part of planning smartly was looking to the future and the best tool for the Board was the comprehensive land use plan. The Town's Land Use Plan clearly identified that this area would have development and he felt that the request for rezoning to B-2 was completely within those guidelines.

Mayor Baker asked Mr. Neville if the parcel outlined in yellow was where the reflected subdivision would be.

Mr. Neville included in the presentation a copy of the Future Land Use Map from the Town of Erwin Land Use Plan. He stated Town Staff agreed that the rezoning request was compatible with the Land Use Plan. The permitted use within B-2 was the daycare centers and the churches so already, the surrounding uses were within B-2 and that was indicative of smart planning. The old and new site plans will be addressed by Mr. Stewart. The engineer would address the interactions they have had with NCDOT. There have been meetings and discussions with NCDOT and they felt that the new site plan adhered to their requests and addressed traffic impact situations. This request came before the Town Board twice now. Town Staff recommended approval of the new plan and found it was

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compatible with the Future Land Use Plan. He was happy to answer any questions the Town Board may have.

Greg Stewart, representative of the owners of the parcel and developer of the project, came forward and addressed the Board. He was present to answer any questions. He showed a comparison of the initial site plan vs. the updated site plan after collaboration with NCDOT. The first change was that the entire entrance was closer to the intersection. The biggest change was that there was no left turn on Hwy 55. NCDOT requires a right turn in or a right turn out only and will place a 4 ft island to prevent drivers from turning left. Engineer Matt Lowder was present to answer any questions the Town Board may have. In the presentation, he provided a map showing the average daily traffic counts for each area surrounding the site. He stated their traffic counts anticipated a 14-vehicle increase per hour at the peak hour of 7:30 AM and a 25-vehicle increase per hour at the peak hour of 5:30 PM as a result of the site development. At the Planning Board Meeting, members expressed their concern about the traffic at Triton High School. Triton High School dismissed their car riders at 2:45 PM and the peak hour was 5:30 PM so there was plenty of time in between. He stated they have done everything in their power to address traffic. Included in the presentation was an email from Travis B Salazar, Assistant District Engineer for NCDOT, stating that "Your proposed site plan matches what was discussed with Earl, so it is good to go. Let me know the driveway permit number once you have submitted for a driveway permit." At that point, NCDOT would not allow the developers to submit a packet for civil approval until the parcel had been rezoned. They will submit a full driveway package to NCDOT and any requirement by NCDOT will not be optional and the developers will have to comply. They have gone as far as they could prior to the zoning hopefully being approved. The permitting process had checks and balances in place and approval must be given by NCDOT, NCDEQ, the Town of Erwin, and Harnett County before the building can begin. He and Mr. Lowder were prepared to answer any questions the Board may have.

Commissioner Blackmon clarified in the traffic count that the peak time in the morning was 7:30 AM to what time?

Mr. Stewart stated that the peak time would be 7:30 AM - 8:30 AM.

Commissioner Blackmon inquired about the total estimated number of vehicles a day.

Mr. Stewart stated that the count would be estimated at 100-125 maximum cars a day.

Mayor Baker asked if anyone else was present to speak in favor of the request, in opposition to the request, or to ask a question.

Wendy Miller of 90 Scramble Road was present to speak on behalf of herself, her family, and her neighbor, Dale Ryals, who was unable to attend the meeting. They appreciated all the Town Board did for the Town. She understood they had busy schedules and hard decisions, but they desired to maintain their community as a rural district. The developer calls the buildings around the site businesses. There are daycares, churches, and farms. She has lived on Scramble Road for 52 years and her sons were blessed to grow up in a rural area. Their road had been fairly quiet until about a year and a half ago when more people started walking on the road, there was a homeless area down at the creek, and items were being stolen from their vehicles. Due to being outside of city limits, when there is trouble in their area, they cannot call the Town of Erwin. She and her neighbors have to call the county and wait for a sheriff's deputy to arrive. The safety of the residents and children in the area was a concern. She stated she had no objections to change but she was concerned that they do not have what she considers businesses in that area. With the current zoning, single-family dwellings,



**MINUTES CONTINUED FROM JANUARY 2, 2025**

daycare facilities and other religious uses could be placed on that lot. She asked the Board to consider if the rezoning enhanced the community. In her opinion, the answer was no. There will be safety concerns with whatever retail establishment was being placed there, abutting against the daycare center. These types of establishments may attract the types of people who you rather not have to watch the children playing outside of the daycare center. There was a dead body found at the creek where the homeless camp was located. She wanted to know if the pond on the parcel would be fenced in. She still felt the traffic was a true concern. She expressed her concern for the back of the building facing HWY 55. Was the trash in the back of the building really what we wanted people to see coming into Erwin from HWY 55? Do the benefits of the rezoning outweigh the impact, inconvenience, or harm to the community? In her opinion, the answer was no. She inquired whether Police presence would increase to ensure unsavory people do not gather at this building. If this retail establishment goes out of business and the parcel is rezoned to B-2, there are several things it could be changed to with a special use application including a private recreation facility and for-profit operations. If the Planning Board used a study when determining that the benefits outweighed the potential inconveniences, she would like to see that study. What were their findings that showed enhancement to public safety? She did not see how it would enhance the area. She prayed that the comments she made would give the Board a better understanding of why their community wished to stay a rural district and they respectfully requested that this rezoning be denied for the safety, peace, continued enjoyment, and welfare of the local daycare center, churches, and community.

Paula Roberts of 876 Bill Avery Road in Coats. She stated she and many of the other people present for this meeting were also present in February 2023 when this rezoning was first heard. They did know that it was probably a Dollar General. She lived in Coats but the 17-acre land across the street was owned by her parents. Her father died in 2020, and she and her siblings were present to support her mother. The land had been passed down for over 200 years. She asked the Board to put themselves in someone else's shoes and imagine a Dollar General being built across the street from their homes. She felt the Board members would not be happy about it. She expressed that she was sure the developers were good men, and she had family who were contractors and builders but these developers kept concentrating on the daycares and the church surrounding the property. One of her family members even owned one of the daycare facilities. Daycares and churches are not just businesses, they are for the community. A Dollar General or convenience store was very different from a daycare or church. The developers stated lastly that there was residential surrounding the property as if it did not matter. Her children attend Triton High School. She agreed with the morning traffic from 7:30 AM – 8:30 AM but the evening traffic was wrong. The 5:30 PM traffic may be when people get off work but the 2:35 PM traffic from the school will be busy and there will be 16 and 17-year-olds driving. She stated they all knew it was a Dollar General; it was told in February 2023 by the developer's map.

Mayor Baker stated that this was not a conditional rezoning and that we would not go and name names. The Board could not hear that or consider that as a testimony.

Ms. Roberts continued that they were asking as owners of property for over 200 years, for the Town Board to say no to this rezoning request. She and her family members will come as many times as it takes. She asked the Board to put the residents first.

Kenneth Coley of 26 Ivor Lane came forward and addressed the Board. He stated that it appeared to him that the project before the meeting was the same other than the entrance difference. He felt that this project would have a huge negative impact on our community as they had no current business.

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He built his home in 1986 and chose to raise his children in that area. This project would not enhance our community, and he felt it would have a negative impact on the established businesses in Erwin that pay city taxes and are struggling to survive. This was the second hearing he had sat through for this proposal and at either meeting, no one has spoken in favor of the request other than the applicants. He asked the Board to permit him to read a statement from Ms. Dale Ryals. Ms. Ryals was unable to attend the meeting due to having been hospitalized and just recently been released. "This change request will affect the adjoining landowners, our surrounding community, along with anyone who travels Hwy 55 and Maynard Lake Road which goes by Triton High School. The requested rezoning will undermine the integrity of our surrounding neighborhood. The existing businesses, two daycares and a church, are service-related industries, not retail. The two daycares have low traffic volume 5 days a week during daylight hours. The church has low traffic volumes with Sunday the main day of the week, Wednesday night services, and other occasional events. The church traffic is during low-traffic periods of the week. The business asking to join our neighborhood is retail and has no indication of what type of retail was going to join our community. Retail establishments are usually open longer hours of the day and more days of the week, and this retail could even possibly be open 24 hours a day, seven days a week, and all 52 weeks of the year. Retail will have 18-wheelers making deliveries and where will deliveries be offloaded? In the parking lot? Or will the 18-wheelers park on Maynard Lake Road or Hwy 55 to offload? The intersection was already highly used by Triton High School and Coats Erwin Middle School traffic. Hwy 55 was already heavily traveled by vehicles that were just passing through. There was already more traffic coming in from the subdivision, going in a mile away at Turlington Crossroads and tripping into the traffic on Maynard Lake Road. There will be a 64-unit apartment complex at the intersection of 421 and Maynard Lake Road, across from the Triton Mart. Along with the cut-through coming from the Bryant Road and St Matthews Road subdivision of 250+ units, the retail would definitely have more traffic than any of the other businesses that were there now. Retail will require much more illumination of the parking lot and the three existing businesses which will cause more light pollution in our area. It was a known fact that lighting caused a negative impact on local wildlife and other species that migrate. Any business that encourages a particular customer base, so what type of customer base was this retail encouraging to come to our community? When one retail business comes in, there is sure to be more to follow, using existing houses or building new structures. She would prefer for her neighborhood to remain residential with single-family homes along the highway which enhances the entrance to the Town of Erwin." Mr. Coley stated he employed the Board to leave their community the way it was.

Derek Avery of 4799 NC 55 E came forward and stated his family was one of the families whose land had been passed down for generations. Who was this project benefitting? It was his opinion that it was not benefiting the Town. The traffic was pointed towards Coats. It was stated that a bypass was going to go through that area in the future. The retail facility will be torn down if the bypass comes. Why spend all that money for it to be torn down? He just did not understand it.

Brian Avery of 970 Old Fairground Road in Willow Spring came forward. His mother owned the property across the street. He spent 23 years in the military and he had been on the streets and markets. When you build a retail business across the street from this family's farm, that retail establishment brings a certain type of people to the store. If you have never seen blue lights in front of a Dollar General then you live under a rock. When he walked into a store like Dollar General, he felt like he needed to clear the store aisle by aisle because he did not feel safe in there with his family. That land across the street raised him, his siblings, and his cousins for over 200 years. His family has been very generous to the community. His grandfather traced all the way back to

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Averasboro, from the municipal buildings in Angier to the land Erwin's Town Hall sat on. His Grandfather gave away the land to help the Towns, Cities, and their community. He asked the Board to not let this rezoning be approved.

Jerry Bayles of 236 Olde Ferry Lane of Dunn came forward. He stated he has been in Erwin for 81 years. He did not live near this request but his wife's side of the family does. He stated most people do not have the excitement to get up and speak for something but he was going to stand up for it because the Town Board sitting up there and plays God with everyone in the Erwin area, their lives, their revenue, and their livelihood. He listened to people stand up tonight and say they did not want lights in their yards and did not want to look at the back of a store but there were people down the road who were putting up with the lights, the trucks, and the congestions so that they can stop by and get a quart of milk or a loaf of bread on the way home. In the past, he had spoken with people in the Turlington Crossroads area who were for this request but they did not have the nerve or the backbone to come up to the meeting and express their opinion due to fear of offending someone. He stated he was 81 years old and he did not care who he offended. He lived on Dunn Erwin Road for 50 years and there was a bump in his front yard so every time a truck went why it would wake him up. People asked him why he did not do something about it and he thought about that. He stated for 81 years he has driven around Dunn and Erwin. When he went to the hospital, he didn't think about the congestion it caused, he thought about the service that the hospital was rendering to people. He went across the street to the High School and the post office and he was building that had been in Erwin for over 100 years. He looked at the back of a drug store, grocery store, and hardware store. They did not care about having to look at the back of the stores and the cardboard boxes because they knew they could ride around the corner and get a loaf of bread and a quart of milk, prescriptions filled, or a pair of shoelaces for their kids. People in the room stated they did not want to look at the back of a building on Hwy 55, wouldn't you rather see a productive business rather than an empty car lot, a junkyard, or a dilapidated mobile home? The growth of Erwin was people coming to Erwin and if all they see are negative pessimistic people then we would have a big problem. A big subdivision was recently built at Turlington Crossroads. Over 100 people live there and those people would have to drive 4 miles to IGA in Erwin or 4 miles to Coats. When he was growing up, Mr. Turlington had a store at Turlington Crossroads, Mr. Stewart had a grocery store, and a grocery store was about halfway to where this site was located. No one ever complained about the trucks because they could get the services they needed. He stated that the Town Board needed to open their minds and open their eyes to our growth and it was not going to come from Wondertown or across the river. The growth was coming from Coats where this building needed to be because those people at Turlington Crossroads deserved every right to be able to pull in and get a loaf of bread or a quart of milk as the people on this side of Town. He lived on Dunn Erwin Road and listened to the bump of the trucks over and over and when people asked him why he didn't do anything about it, his answer was if the grease got too hot then get out of the pan. He moved away and if these people did not like where they lived, then they could move but they should not expect the young people to be deprived of a Dollar General or whatever this retail store is called. The store wasn't going to put any money in his pocket but he much rather see a small business than an empty car lot. He stated he was friends with most of the people in the audience but he was speaking for this request. He was speaking for the people in Turlington Crossroads who did not come to speak. He was speaking for the growth of our community.

Sharon Hayes of 915 Maynard Lake Road came forward. She stated she lived across the street from the property. The person who was just speaking did not live in their area and she did not see how he had a right to speak. She did know that the traffic on Maynard Lake Road was not as bad as people

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want to think it was, just the school hours. She did not want this across the street where she had to look out her front door and see all types of things go on. That would not be a neighborhood or a place to raise a child. We did not need any development on that property at all. A house, church, or daycare would be fine.

Mayor Baker asked if anyone else was present to speak in favor of the request, in opposition to the request, or to ask a question.

No one came forward.

Mayor Baker asked if the Board had any further questions before closing the Public Hearing.

Commissioner Blackmon asked if the retention pond would be fenced in.

Mayor Baker asked the applicants to come forward and address their concerns.

Matt Lowder of Bowman Consulting, the engineer for the project, came forward. He stated yes, there would be a stormwater pond on the site. He was unsure of what type but in some period of time it will hold water and they did intend to put a fence around it. If they did not do stormwater, they would have excess water that would run downstream and affect the neighbors so the balance was that they do stormwater so that it would not impact downstream. They will also be looking at water quality. Those were state requirements that they must meet. There was an issue regarding trucks coming onto the site, that was something that will need to be accommodated. There will be delivery trucks but garbage trucks and emergency services such as firetrucks as well. The site will have to be able to accommodate those large trucks and that was a conversation they will have with NCDOT on how to minimize the impact as much as possible. There will be landscaping on the project and a dumpster with a screened enclosure to minimize the impact on the neighbors as much as possible.

Mayor Baker asked if there would be any screening, buffering, or safety measures taking place when subdividing the property to take away the retail establishment from the daycare and address the safety concerns.

Mr. Lowder stated obviously the pond was the most critical and would be screened in. There would be landscaping. He could not say off the top of his head all the measures that would be included. They will definitely look at additional landscaping, small fences, and things like that.

Commissioner Nelson asked if the plan for delivery trucks to unload on Maynard Lake Road or on the property.

Mr. Lowder stated the trucks would not be allowed to park on Maynard Lake Road or Hwy 55. The site was designed for the trucks to be able to swing into the parking lot and back up to the back side of the building to unload.

Commissioner Turnage stated this was a hard decision for the Board to make. He heard the pros and cons from both sides. He felt that people should have a right to say what goes on in their neighborhood. If people want to keep their neighborhood as it is, he shouldn't have a vote to change that.

Commissioner Blackmon made a motion to close the Public Hearing and was seconded by Commissioner Byrd. **The Board voted unanimously.**

**MINUTES CONTINUED FROM JANUARY 2, 2025**

Commissioner Blackmon stated that he felt that both sides had valid points. When preparing our Land Use Plan, this was one of the areas the Town Board looked at for mixed-use of commercial and residential.

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that there is a convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group. Reasoning that according to the 2023 Land Use Plan, this area allowed for small-scale commercial development and would enhance the general welfare of the community.

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Byrd, and unanimously approved by the Board that there is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.) Reasoning that he was basing the entire parcel on B-2 along with the permitted uses, all of which would not prove to be detrimental to the surrounding community in the future.

Mayor Baker asked to have the permitted uses in B-2 placed on the monitor for public review.

*Commissioner Byrd asked to be excused at 8:12 PM.*

The Town Board reviewed and discussed the permitted uses in the B-2 District.

*Commissioner Byrd returned at 8:14 PM.*

Commissioner Byrd made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that there is a convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. Reasoning that according to the 2023 Land Use Plan, this area is designated for commercial development which is the primary purpose of B-2 zoning.

Commissioner Nelson made a motion in the affirmative, seconded by Commissioner Blackmon, and unanimously approved by the Board that the proposed change is in accord with the Land Development Plan and sound planning principles. The Erwin 2023 Land Use Plan has this parcel of land to be zoned under commercial development classifications and by the rezoning would solve the issue of being split-zoned.

Commissioner Byrd made a motion seconded by Commissioner Blackmon, and **approved by the Board 4-1 (Turnage)** that the requested rezoning from RD to B-2 classification for the property at 4507 NC 55, Erwin NC 28339 is compatible with all of the Town of Erwin's regulatory documents. According to Erwin's 2023 Land Use Plan and Erwin's Code of Ordinances the uses

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defined within the B-2 zoning classification would best serve the above-stated parcel. It is recommended that this rezoning request be **Approved**.

Commissioner Blackmon made a motion to adopt Ordinance for Map Amendment Case # ZT-2024-007 Amendment To The Official Zoning Map To Rezone From RD to B-2 Per Zoning Ordinance Article XXIII For Harnett County Pin 0598-92-2261.000 Ord 2024-2025: 019 and was seconded by Commissioner Nelson. **The Board voted unanimously.**

**SU-2024-002**

Commissioner Blackmon made a motion to open the Public Hearing and was seconded by Commissioner Byrd. **The Board voted unanimously.**

Town Planner Dylan Eure stated we received a special land use application for Harnett County Tax PIN #0597-66-3942. This request was petitioned by Ms. Whitney Stokes in order to construct a duplex two-family home at the said location. The parcel was approximately 9,100 square feet with approximately 100 feet of road frontage. This was a special use item within the zoning district, RD, but there were additional requirements for multifamily or duplex living quarters. Those requirements were to have a minimum of 8,000 square feet and a width of 75 feet, which this parcel did meet. There was water at the property, however the sewer stops just before the property. Harnett Regional Water had confirmed that a private line can with a force pump could be installed off of N 14<sup>th</sup> Street to be accessible to the property. The only other information he had was that two lots to the left of the parcel on the other side of N 14<sup>th</sup> Street there was a similar property with a duplex. There was a site plan included in the agenda that did meet all of our requirements as far as buffering from other developments since it was a two-family home and not a single-family dwelling. It was good to go and met our requirements.

Mayor Baker clarified that there were similar structures within that area being proposed.

Mayor Baker asked that the applicant come forward and present their application.

Whitney Stokes of 610 N 13<sup>th</sup> Street came forward and was sworn in by Deputy Town Clerk Katelan Blount.

Mayor Baker stated that Staff had presented the application and asked if there was anything Ms. Stokes would like to add.

Ms. Stokes stated this was the beginning of a journey she was very excited about. She had always wanted to go into real estate. Much like the family earlier in the meeting, her mother got that land from her father along with the other two parcels there. If she could construct this property and show the rest of her family that this was prosperous and completely possible, then it was very possible she would be able to develop the other two parcels which would clear out that whole side of W N Street across from the garage. It would bring in new tenants because she wanted to do more duplexes. Depending on how it goes and how fast Erwin grows, because she was sure with that traffic was changing and she knew everyone noticed it took an extra 10 minutes to get where they were going now, so more people were coming. That would bring in tax money, bring in more people for business, and we are growing. She wanted to be a part of the growth.

Mayor Baker asked if the applicant felt that the application submitted would impair or have any bearing on the integrity or character of that surrounding area.



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Ms. Stokes stated no, if anything, it may have kind of put everybody in a position to do better because this would meet all of the ordinances, it will have the landscaping, the trees, the shrubs, the fence, it will have the whole look. Everyone else might have to step it up.

Mayor Baker asked if Ms. Stokes felt that the proposed development would affect any adjoining property values.

Ms. Stokes stated no, if anything they will have to do better like mow their lawns and be more responsible about property they should be responsible with anyway.

Mayor Baker asked if the Board had any questions for Ms. Stokes.

Commissioner Blackmon stated in their request it stated that she would be putting in a modular unit. A modular unit, not a manufactured home?

Ms. Stokes answered yes, manufactured homes were not allowed. She had learned so much.

Commissioner Blackmon stated that's correct so he just wanted to make sure.

Ms. Stokes stated she and Town Planner Dylan Eure had worked for months. So many phone calls, so many voicemails and then they added in Harnett Regional Water. Then she played phone tag with Harnett Regional Water and added in engineering and Mr. Eure was playing tag on emails. We learned a lot together.

Mayor Baker stated he was glad the applicant had a pleasant experience with Town Planner Dylan Eure in this process.

Ms. Stokes stated her background was in education. She worked with autistic children and she liked to learn things. Especially things she was interested in and real estate was one of those things.

Commissioner McKoy stated he had never met Ms. Stokes. He knew some of her family members. He liked what she said about if this request was approved, it may make people clean their yards.

Ms. Stokes stated that was what this was for. She was going to change the perspective and prove it could be changed. With most people, since she has been home from college in Greenville for four years due to COVID-19, what she had come to realize was something a lot of people have in common here was their lack of faith. If you have a lack of faith then you will have a lack of follow through. She believed in her skills, was very capable, and had a college degree to prove it. She had a minor in business just because she liked to learn about things she found interesting. Anybody could pursue their interests.

Commissioner Turnage stated he had a gentleman come to his house on Christmas Eve complaining about them not picking up trash down at his house. He got ahold of Public Works Director Mark Byrd and he appreciated Mr. Byrd going out there so the man was satisfied.

Mayor Baker asked if anyone was present to speak in favor of, opposition to, or ask a question about the request.

No one came forward.

Commissioner Nelson made a motion to close the Public Hearing and was seconded by Commissioner McKoy. **The Board voted unanimously.**

Commissioner Byrd made a motion in the affirmative, seconded by Commissioner Blackmon, and unanimously approved by the Board that the requested use is listed among the special uses in

**MINUTES CONTINUED FROM JANUARY 2, 2025**

the district for which the application is made. Reasoning that two-family developments are listed as special use in the R-6 district.

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that the requested use is essential or desirable to the public convenience or welfare. Reasoning that approving this request would increase the amount variety of homes within Erwin's corporate limits.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that the requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. Reasoning that there is a tract of land just west of the proposed parcel where a duplex is being built.

Commissioner Nelson made a motion in the affirmative, seconded by Commissioner Byrd, and unanimously approved by the Board that the requested use will be in conformity with the Land Development Plan. Reasoning that according to Erwin's 2023 Land Use Plan allowing for a greater variety of residential uses in dense zoning classifications is desirable as well as the proposed landscaping plan also meets Erwin's requirements for buffering and screening for varying residential styles.

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Reasoning that the site does have access to Harnett County water and does have the ability to connect to Harnett County sewer through the connection of a private line and force pump.

Commissioner Byrd made a motion in the affirmative, seconded by Commissioner McKoy, and unanimously approved by the Board that adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. Reasoning that according to the applicant's site plan, there will be two driveways in order to provide adequate parking for the duplex which will allow inhabitants easier access to get on and off the property.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except such regulations may, in each instance, be modified by the Board of Commissioners. Reasoning that everything is in agreeance with Erwin's Zoning Ordinances at its current state upon submittal.

Commissioner Byrd made a motion seconded by Commissioner Nelson, and unanimously approved by the Board that according to Erwin's 2023 Land Use Plan and the Code of Ordinances the proposed two-family dwelling located off W N St. by its Tax Pin 0597-66-3942 is desirable and has met all of the requirements for the special use to be granted, including landscaping, setbacks, and parking. It is recommended that this rezoning request be **Approved**.



**MINUTES CONTINUED FROM JANUARY 2, 2025****PUBLIC COMMENT**

No one was present to speak for Public Comment. Everyone who signed up to speak had already left the room.

**MANAGER'S REPORT**

Town Manager Snow Bowden provided the Board with a detailed report at their seats. He stated if they had any questions to give him a call.

*The Manager's Report is part of these minutes as an attachment.*

**ATTORNEY'S REPORT**

Town Attorney Tim Morris thanked the Board for allowing him to be their Town Attorney. He provided a job well done to the Town Board in making difficult decisions.

**ADJOURNMENT**

Commissioner Nelson made a motion to adjourn at 8:41 P.M. and was seconded by Commissioner Byrd. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY**

**LAUREN EVANS TOWN CLERK**

**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: February 6, 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.

**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



# TOWN OF ERWIN

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**Mayor**  
Randy L. Baker  
**Mayor Pro Tem**  
Ricky W. Blackmon  
**Commissioners**  
Alvester L. McKoy  
Timothy D. Marbell  
Charles L. Byrd  
David L. Nelson  
William R. Turnage

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



# TOWN OF ERWIN

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

**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

**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**



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Ricky W. Blackmon  
**Commissioners**  
Alvester L. McKoy  
Timothy D. Marbell  
Charles L. Byrd  
David L. Nelson  
William R. Turnage

## TOWN OF ERWIN PROCLAMATION TO CONGRATULATE CAPE FEAR CHRISTIAN ACADEMY TENNIS TEAM 2024-2025---004

**WHEREAS**, Coach Page Jackson, Assistant Coach Matthew Jones, and the players on the 2024 Cape Fear Christian Academy Tennis Team led the team to triumph by utilizing a combination of all the attributes of a championship-caliber tennis team; and

**WHEREAS**, the talented players of this championship team are Karson Hamilton, Ella Butts, Savannah Autry, Lily Kate Dupree, Addison Lanpher, Ava Jones, Maggie Motschenbacher, Glenna McLamb, Alexis Hood, Isabella Autry, Raylan Hood, Bijou Hester, Ally Eldridge, Ally Beasley, and Courtney Butts; and

**WHEREAS**, the 2024 CFCA Tennis Team began the year with 4 of their 6 starters returning. They had a record number of 16 girls come out to play on the team. Their starters were as follows: at number one senior Karson Hamilton, number two freshman Ella Butts, number three junior Savannah Autry, number four sophomore Lily Kate Dupree, number five eighth-grader Addison Lanpher and number six eighth-grader Ava Jones. Karson Hamilton, Ella Butts, and Savannah Autry all made the state team; and

**WHEREAS**, throughout the season the 2024 CFCA Tennis Team exhibited the tenacity and determination that would lead them to multiple victories. They went into the state tournament as the number two seed with a plan to work on their three doubles matches that started the matches, which worked very well for their first two matches. They beat Pungo Christian Academy 9-0 in the quarterfinals and Oakwood Academy 5-1 in the semifinals. In the finals, they played the number one seeded team, Lawrence Academy, and won all three doubles matches in very close matches securing them three of the five wins needed to win the championship. They then went on to win two more in singles matches which sealed the championship; and

**WHEREAS**, Coach Page Jackson and Assistant Coach Matthew Jones are to be commended for their hard work and dedication, which provided this team of young athletes with the achievement they will certainly cherish for the rest of their lives; and

**WHEREAS**, it is with great pleasure and Town of Erwin pride that the Town of Erwin Mayor and Board of Commissioners pause to recognize the accomplishments and dedication of these fine Town of Erwin athletes and their coaches and to congratulate them on their momentous success.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Board of Commissioners of the Town of Erwin, congratulate the 2024 Cape Fear Christian Academy Tennis Team and coaches on an amazing season.

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

**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: February 6, 2025

Subject: SU-2025-001

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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 (5) buildings and 64 units.





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**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



**TOWN OF ERWIN**  
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**SPECIAL USE PERMIT APPLICATION**

**In the Matter Of the Request to the Erwin Board of Commissioners**

Applicant Name	Bobby Funk	Property Owner Name	Coastal Plains Company, LLC
Mailing Address	PO Box 6171	Mailing Address	PO Box 6171
City, State, Zip	Raleigh, NC 27628	City, State, Zip	Raleigh, NC 27628
Telephone	828-551-6511	Telephone	828-551-6511
Email	bobby@millsconstructionco.com	Email	
Address of Subject Property	104 Maynard Lake Road, Erwin, NC 28339		
Parcel Identification Number(s) (PIN) of Subject Property	0597 - 77 - 7438 .000		
Legal Relationship of Applicant to Owner	Client	Floodplain SFHA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Legal Description:	Lot _____ Block _____ Subdivision Erwin Mills PC#C/ 199-C		
Zoning District	R6	Wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Public Water Available:	<input checked="" type="checkbox"/> Y or N	Public Sewer Available:	<input checked="" type="checkbox"/> Y or N
Existing Septic Tank:	<input type="checkbox"/> Y or <input checked="" type="checkbox"/> N		
Number of Buildings to Remain	Gross Floor Area to Remain		
Describe Proposed Project or Request with Conditions proposed by applicant: Construct 64 apartment units with clubhouse.			
Total Acreage or Square Footage to be Disturbed	5.6 acres		
Estimated Cost of Project \$	15,000,000		

Attach a scaled illustrative plot or site plan showing all lot dimensions, buildings, structures, driveways, parking spaces, and distances between structures and property lines.

Provide complete mailing addresses for each adjacent property owners (also property within 100 feet) and/or property owners directly across a street, if any. Names and addresses must be from current Harnett County tax listings.

<b>Office Use Only</b>	
Date Application Submitted <u>1/09</u>	Application Fee \$ <u>350</u> Received By <u>OME</u>
Case # <u>SU-2075-001</u>	



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## Special Use Signature Page

It is understood by the undersigned that the development and execution of the Special Use Permit is based upon the division of the Town into districts within which districts the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, is substantially uniform. It is recognized, however, that there are certain uses which, because of their characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular location. Such special uses fall into two categories.

1. Uses publicly operated or traditionally affected with a public interest
2. Uses entirely private in character, but of such unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

The Zoning Ordinance as originally adopted and as subsequently amended is presumed by the Town to be appropriate to the property involved and that the burden of proof for a Special Use approval rests with the applicant. Applicant is encouraged to discuss the proposed use with affected property owners.

It is further understood that prior to the granting of any special use, the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special use as it is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in 9- 411.5 of the Town Code. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

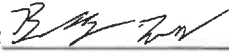
- Such conditions may include a time limitation;
- Conditions may be imposed which require that one or more things be done before the use requested can be initiated. (For example, “that a solid board fence be erected around the site to a height of 6 feet before the use requested is initiated”);
- Conditions of a continuing nature may be imposed. (For example, “exterior loud speakers shall not be used between hours of 10:00 p.m. and 9:00 a.m.”)

**Compliance with Other Codes:** Granting of a Special Use Permit does not exempt applicant from complying with all of the requirements of building codes and other ordinances.

**Revocation:** In any case where the conditions of the Special Use Permit have not been or are not being complied with, the Building Inspector shall give the permitted notice of intention to revoke such permit at least ten (10) days prior to a Board of Commissioners review thereof. After conclusion of the review, the Board of Commissioners may revoke such permit.

**Expiration:** In any case where a Special Use Permit has not been exercised within the time limit set by the Board of Commissioners, or within one year if no specific time limit has been set, then without further action, the permit shall be null and void. "Exercised" as set forth in this section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that pre-requisite conditions involving substantial investment are contracted for, in substantial development, or completion (sewer, drainage, etc.). When construction is not part of the use, "exercised" shall mean that the use is in operation in compliance with the conditions set for in the permit.

**Duration:** Duration of a special use and any conditions attached shall be perpetually binding to the property unless it is expressly limited.

Applicant Signature and Date:  1/7/24



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### SPECIAL USE APPLICATION Record of Adjacent Property Owners With Mailing Addresses Per Harnett County Land Records

Property Owner (1)	Sharda Holding of NC LLC	Mailing
Address	PO Box 1349 City Coats	ST <sup>NC</sup> Zip 27521
Property Owner (2)	Rosetta Green	Mailing
Address	103 Maynard Lake Rd City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (3)	LA Real Esate Properties LLC	Mailing
Address	9405 Purefoy Rd City Fuquay Varina	ST <sup>NC</sup> Zip 27526
Property Owner (4)	Donald & Kay Dean	Mailing
Address	9101 White Oak Rd City Garner	ST <sup>NC</sup> Zip 27529
Property Owner (5)	Ricky & Cindy McDougald	Mailing
Address	106 Mayanrd Lake Rd City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (6)	Keithy McNeill	Mailing
Address	1168 Norton Rd City Raeford	ST <sup>NC</sup> Zip 28376
Property Owner (7)	Crayton Willard Heirs	Mailing
Address	90 Carolyn LN City Godwin	ST <sup>NC</sup> Zip 28344
Property Owner (8)	Diane & Henry Hart	Mailing
Address	109 Maynanrd Lake Rd City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (9)	Shirley Soloman	Mailing
Address	3324 Crawford Rd City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (10)	Harnett Co. Board of Edu	Mailing
Address	PO Box 1029 City Lillington	ST <sup>NC</sup> Zip 27546
Property Owner (11)	Gladys & Bell Bailey	Mailing
Address	112 Porter Dr City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (12)	Patrick Rice	Mailing
Address	110 Porter Dr City Erwin	ST <sup>NC</sup> Zip 28339
Property Owner (13)	Tyrone & Debra Knight	Mailing
Address	3670 Oak Chase Dr City High Point	ST <sup>NC</sup> Zip 27265



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**SPECIAL USE APPLICATION**  
**Record of Adjacent Property Owners**  
With Mailing Addresses Per Harnett County Land Records

Property Owner (1) Darlene Gilbert Mailing  
Address PO Box 111 City Erwin ST NC Zip 28339

Property Owner (2) Ricky & Avis Smith Mailing  
Address PO Box 2652 City Lillington ST NC Zip 27546

Property Owner (3) John Stubbs & Debra Hartman Mailing  
Address PO Box 387 City Coats ST NC Zip 27521

Property Owner (4) Juan Anduray Maria Tejada Mailing  
Address 105 Hicks St City Erwin ST NC Zip 28339

Property Owner (5) Priscila Freeman Mailing  
Address PO Box 176 City Erwin ST NC Zip 28339

Property Owner (6) Mohamed Falih & Fatima Oulouah Mailing  
Address 604 Country Ln City Holly Springs ST NC Zip 27540

Property Owner (7) Tara McKoy Mailing  
Address 108 E Jackson Blvd City Erwin ST NC Zip 28339

Property Owner (8) Coastal Plains Company, LLC Mailing  
Address 1887 Oakton Church Rd City Fairmont ST NC Zip 28340

Property Owner (9) \_\_\_\_\_ Mailing  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner (10) \_\_\_\_\_ Mailing  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner (11) \_\_\_\_\_ Mailing  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner (12) \_\_\_\_\_ Mailing  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner (13) \_\_\_\_\_ Mailing  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

**Town of Erwin Planning Board  
Special Use Guidelines for Findings of Fact**

1. The use requested is listed among the special uses in the district for which application is made:

Yes    No \_\_\_\_\_  
\_\_\_\_\_

2. The requested use is essential or desirable to the public convenience or welfare

Yes    No \_\_\_\_\_  
\_\_\_\_\_

3. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare

Yes    No \_\_\_\_\_  
\_\_\_\_\_

4. The requested use will be in conformity with the Land Development Plan

Yes    No \_\_\_\_\_  
\_\_\_\_\_

5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided

Yes    No \_\_\_\_\_  
Stormwater management plan will be implimented with engineering.

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets

Yes    No \_\_\_\_\_  
\_\_\_\_\_

7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board

Yes    No \_\_\_\_\_  
Variance from 2.5 to 1.5 parking spaces per unit will need to be approved as

well as variance for additional 8 inches of building height.





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## **SPECIAL USE APPLICATION PROCEDURES**

1. Completed application for the Special Use Permit, signed by the applicant, shall be addressed to the Board of Commissioners and presented to the Administrative Official. Applications must be submitted by the first Friday of the month prior to the following Town Board.
2. Each application shall contain or be accompanied by such legal descriptions, maps, plans and other information so as to completely describe the proposed use and existing conditions.
3. Pay the Special Use Permit Fee as established by the Board of Commissioners and found in the Schedule of Fees in the Office of the Town Clerk. Current fee is \$300.

### **Conditions and Guarantees**

Prior to the granting of any special use, the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified by ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- Such conditions may include a time limitation;
  - Conditions may be imposed which require that one or more things be done before the use requested can be initiated. (For example, "that a solid board fence be erected around the site to a height of 6 feet before the use requested is initiated");
  - Conditions of a continuing nature may be imposed. (For example, "exterior loud speakers shall not be used between hours of 10:00 p.m. and 9:00 a.m.")
1. Administrative official posts property at least one (1) week prior to public hearing
  2. Newspaper advertisement once (1) each week for two (2) successive weeks prior to the public hearing
  3. The Board of Commissioners shall approve, modify or deny the application for Special Use Permit following the public hearing.



**Action by the Board of Commissioners**

In granting a Special Use Permit the Board of Commissioners shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which same is located, and official plans for future development, the Board of Commissioners shall also make written findings that the following provisions are fulfilled:

1. The use requested is listed among the special uses in the district for which application is made
2. The requested use is essential or desirable to the public convenience or welfare
3. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare
4. The requested use will be in conformity with the Land Development Plan
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners.



**TOWN OF ERWIN**  
100 West F St., Post Office Box 459  
Erwin, NC 28339  
(910) 897-5140 V (910) 897-5543 F  
[www.erwin-nc.org](http://www.erwin-nc.org)

## **IMPORTANT**

This is a complete Special Use Application package consisting of 10 pages. For this application to be accepted, it must be completed and returned with all required documents and entries.

Do be aware that under certain conditions the applicant may be required to obtain a Driveway Permit from the NC Department of Transportation prior to Special Use Permit approval.

### **Using the Zoning Ordinance**

- Go to the applicable zoning district in Article 3. That section will serve as a guide to begin the development of your site plan. This section will also direct you to pertinent requirements such as: parking, sign, lighting, and other general provisions such as streetscape requirements and other general development regulations that may apply to the proposed development.
- Be sure to read Article 11 – Special Uses.
- Complete the Special Use Permit Application, the Special Use Signature page, and the Record of Adjacent Property Owners sheet; and include other required information with the application. Use additional pages if necessary. Adjacent property owners' names must be from current Harnett County tax listing; so this requires that the applicant contact Harnett County. Addresses of the adjacent property owners must be complete which includes name, mailing address, and zip code.
- The submitted site plan must be drawn to scale and include all dimensions and required provisions. Of these dimensions and other requirements, be sure to include the following:
  - Existing structures on the proposed lot, their dimensions and distances between one another and the lot's property lines
  - Proposed structures including their dimensions and distances from other structures on the lot and proposed distances from property lines (i.e. setbacks)
  - All easements and rights-of-way located on the proposed lot
  - All natural features including tree lines, drainage ways, etc.
  - The location and dimensions of required parking area(s) as may be required by Ordinance
  - Proposed lighting plans as may be required by Ordinance
  - Demonstration of the placement of buffers and streetscape as may be required by ordinance



## **TOWN OF ERWIN**

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### **Processing Requirements**

Special Uses are not Uses by Right. It is the responsibility of the applicant to demonstrate that the requested use will meet the minimum requirements set forth in the Erwin Zoning Ordinance. The Board's decision will be greatly influenced by the completeness and neatness of the submitted application.

A requested and very necessary tool is the site plan. Its importance cannot be overstated. Applicant is encouraged to portray in detail and to accurately scale the property boundaries, improvements, and any natural features. In some cases, approval or denial may depend on the quality of the Site Plan.

If the proposed use involves business operations, description of the anticipated activity needs to be sufficiently disclosed. This will assist the Board in determining the Town's infrastructure capability, the public health and safety considerations such as traffic and noise, and how neighboring property may be affected.

All uses require dedicated parking spaces and some may require lighting, buffering, fences, landscaping, and other elements. It is suggested that the applicant spend some time reading the Town's Zoning Ordinance prior to application. Copies of the Zoning Ordinance may be purchased at Town Hall. Copies are available in the Erwin Library and Town Hall for review. An electronic copy of the Ordinance can be found on the Town website as well at [www.erwin-nc.org](http://www.erwin-nc.org).

A complete application consists of all documents included in the application package and any required maps, site plan, and/or related documents. These documents become the property of the Town. It is the applicant's responsibility to submit 10 copies of this completed application. Each member of the Governing Board receives a copy including the Town Manager, Town Clerk, Town Attorney, and Code Enforcement Officer.

The completed application and fees must be submitted no later than the first Friday of the month to be placed on following month's Town Board Agenda.

**Town of Erwin  
Record and Decisions**

**Office Use Only**

Notice Mailed \_\_\_\_\_ Property Posted \_\_\_\_\_ Newspaper Advertised Date \_\_\_\_\_

**Public Hearing Date and Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<u>Governing Body Motion</u>	Record of Decision:	Yea	Nay
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Town Board Decision and Date \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

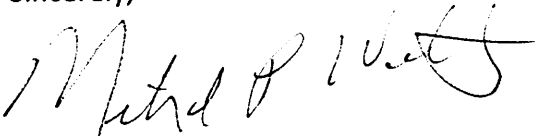
**Certified By:** \_\_\_\_\_

1/9/24

To Whom It May Concern:

Bobby Funk of Mills Property Development, LLC is hereby authorized to apply for a Special Use Permit on the property owned by Coastal Plains Company, LLC located at approximately 104 Maynard Lake Road, Erwin, NC; PIN 0597-77-7438 for the purposes of permitting the development of 64 units of multifamily housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Walters". The signature is written in a cursive style with a large initial "M".

Michael Walters

Manager, Coastal Plains Company, LLC



# MAYNARD CROSSING APARTMENTS

HARNETT COUNTY  
ERWIN, NC

Jones Architecture, PLLC  
2005 Forestham Circle  
Raleigh, NC 27607  
Tel (919) 302-0404

JA



## DRAWING INDEX

- Multifamily Apartments**
- Cover
  - A1.00 Architectural Preliminary Site Plan
  - A1.00L Preliminary Site Lighting Plan
  - A1.01 Building Plans
  - A1.02 Building Plans
  - A1.03 Building Plans
  - A2.01 1 Bedroom Unit Plans
  - A2.02 2 Bedroom Unit Plans
  - A2.03 3 Bedroom Unit Plans
  - A2.04 3 Bedroom Unit Plans
  - A5.01 Building Elevations
  - A5.02 Building Elevations
  - A5.03 Building Elevations
  - A5.04 Building Elevations

Family - Required Site Amenities - 2025 Appendix B	
X	Covered Picnic Area (150 SF with 2 tables and grill)
X	Multi-Purpose Room (250 SF)
X	Playground w/ 4 play stations
	- plus minimum of 3 of the following:
	Covered drive-through or drop-off at entry
	Covered patio with seating
	Covered Picnic Area (150 SF with 2 tables and grills)
	Outdoor sitting areas with benches (minimum of 3 locations)
	Exercise room with equipment
	Raised bed garden plots (elderly only)
X	Gazebo
X	Resident computer center
	Sunroom with chairs
	Screened porch
X	Tot lot (family projects only)
	Walking trails

Project Data Summary		Erwin Apartments							
		1/6/2025							
<b>Building Summary</b>									
Bldg. Number	Bldg. Type	1 BR	2 BR	3 BR	Gross	Net			Net to Gross
1	Comm. Ctr.				3,205	2,140			0.67
2	1221-2	4	4		9,054	8,092			0.89
3	322223-3		12	6	23,336	21,174			0.91
4	3223-2		4	4	10,547	9,600			0.91
5	1221-3	6			13,578	12,138			0.89
6	322223-3		12	6	23,336	21,174			0.91
<b>Total</b>		<b>10</b>	<b>38</b>	<b>16</b>	<b>83,056</b>	<b>74,318</b>			<b>0.89</b>
<b>Total number of residential units</b>		<b>64</b>	<b>16%</b>	<b>59%</b>	<b>25%</b>				
Building Ht. (Mean Roof Height - Residential Buildings)		36	Feet						
Bldg. Type		Gross SF / 1st Floor	Gross SF / Upper Floor(s)		Gross / Bldg				
	1221-2	4,664	4,390		9,054				
	3223-2	5,383	5,164		10,547				
	1221-3	4,798	4,390		13,578				
	322223-3	8,150	7,593		23,336				
	Community Center	3,205	0		3,205	2,140			0.67
<b>Residential Units SF</b>		<b>Net</b>	<b># Units</b>	<b>Net Total</b>	<b>Heated</b>				<b>Heated Total</b>
1 Bedroom Apartment Unit		894	10	8,940	848				8,480
2 Bedroom Apartment Unit		1,129	38	42,902	1,079				41,002
3 Bedroom Apartment Unit		1,271	16	20,336	1,213				19,408
Other (Community Building)				2,140	2,077				2,077
<b>Total Net SF</b>			<b>64</b>	<b>74,318</b>					<b>70,967</b>
Maximum number of stories in building		3							
Proposed number of residential buildings		5							
<b>Project Includes</b>									
Separate Community Building		2,140		SF (Floor Area)					
Community space within residential buildings		-		SF (Floor Area)					
Number of Elevators		0		SF (Floor Area)					
<b>Gross Footage Information</b>									
Gross Floor Square Footage		83,056							
Total Net Sq. Ft. (All Heated Areas)		74,318							
<b>HC Units</b>		<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>					
Type A		1	2	1		6.3%			
Type A with Roll in Shower		1	2	1		6.3%			
Subtotal		2	4	2					
Total Fully Accessible Units					8	12.5%			% of total units
<b>Sight and Hearing Impaired Units</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5%</b>			<b>% of total units</b>
Requirement is min. 2% of units									
<b>Parking</b>					Spaces				
Parking - Jurisdiction Requirement 2.5 per dwelling					160	minimum			
Parking if variance of 1.5 IAW NCHFA is approved					96				
<b>Parcel PIN (Master Parcel)</b>		PID.06059711010001							
Parcel Area - Subdivided from master		5.6 Acres Approx.							
<b>Setbacks</b>									
Front		25 Feet							
Side		8 Feet							
Rear		25 Feet							
Proposed Number of Units		64							
<b>Zoning</b>		R-6							
Conditional Use permit required for Multifamily									
Max density - 64 units based on previous conditional use permit									
Maximum Bldg Height Requirement		35 ft							
Owner will seek variance for 36 ft building height									



MAYNARD CROSSING APARTMENTS  
ERWIN  
NORTH CAROLINA  
64 RESIDENTIAL UNITS

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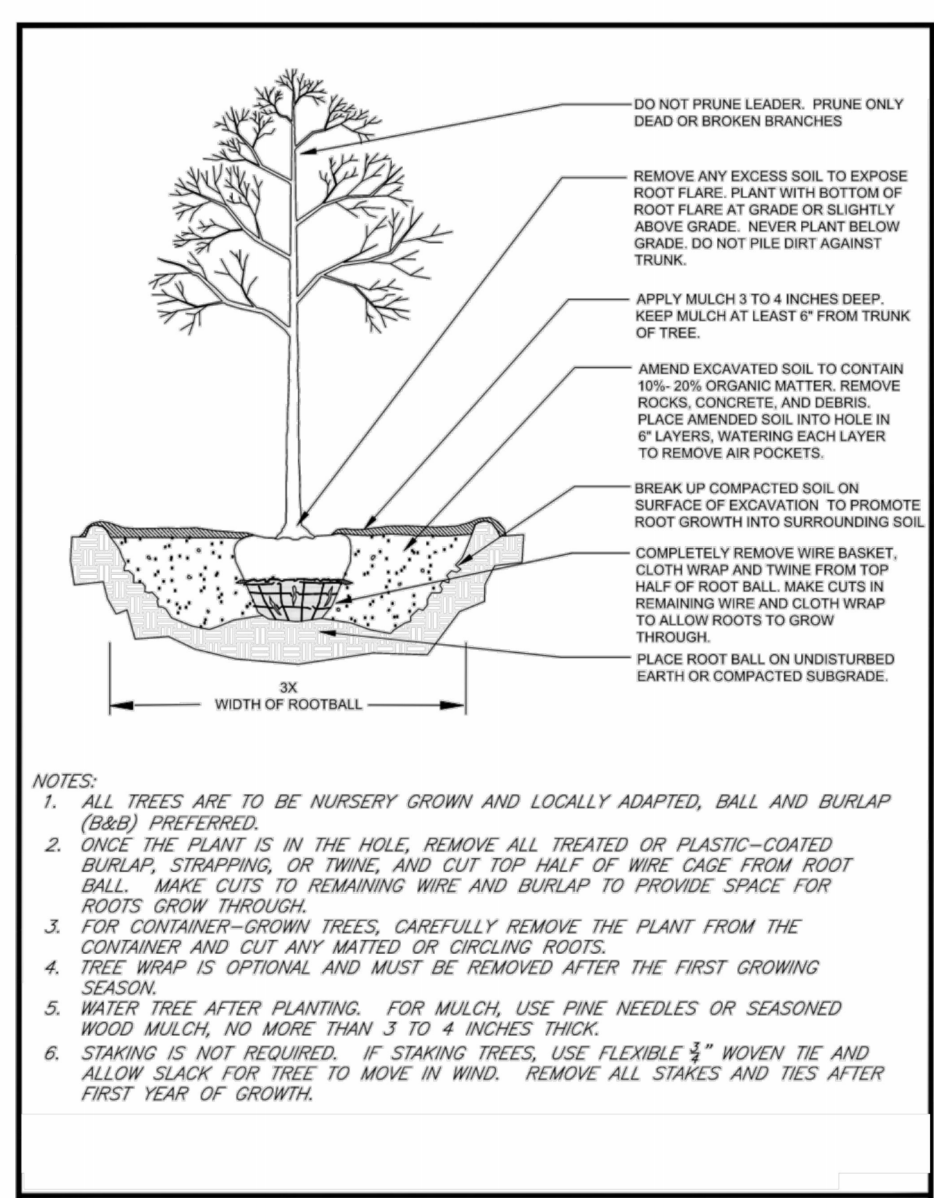
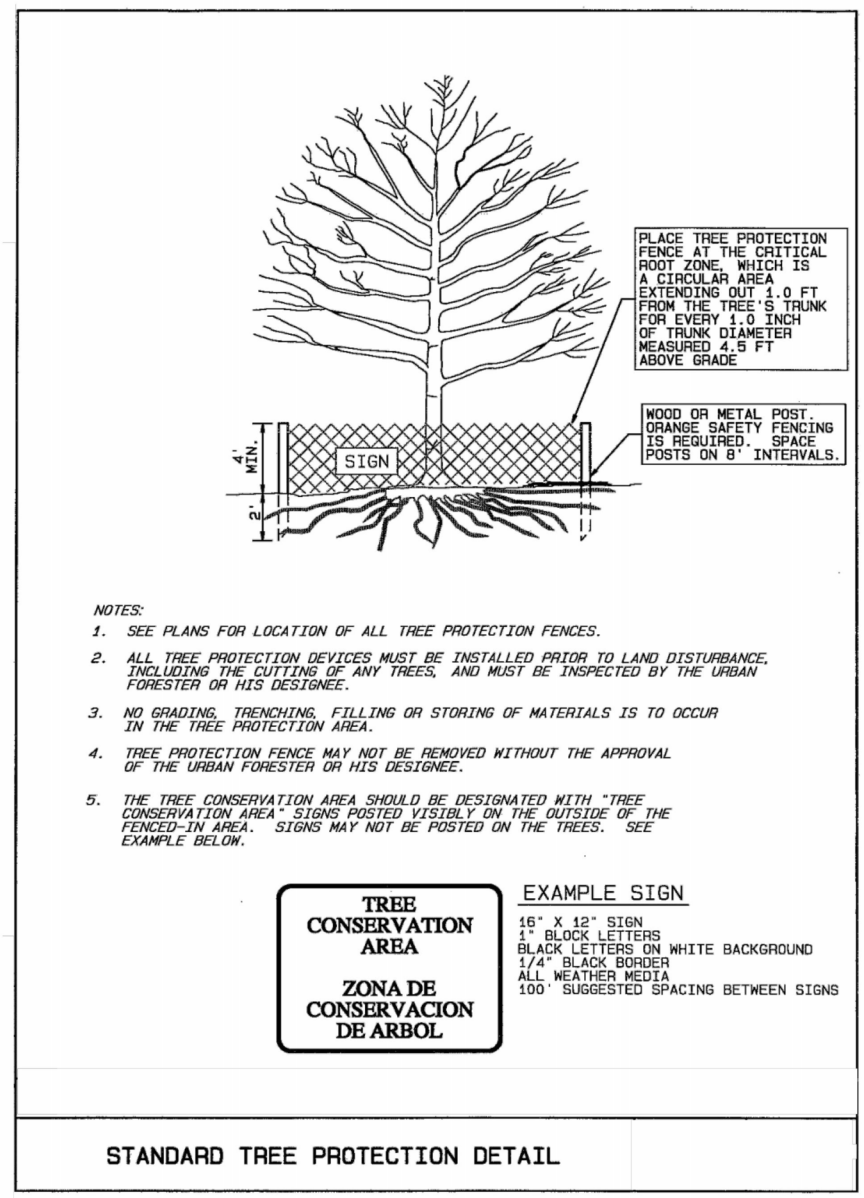
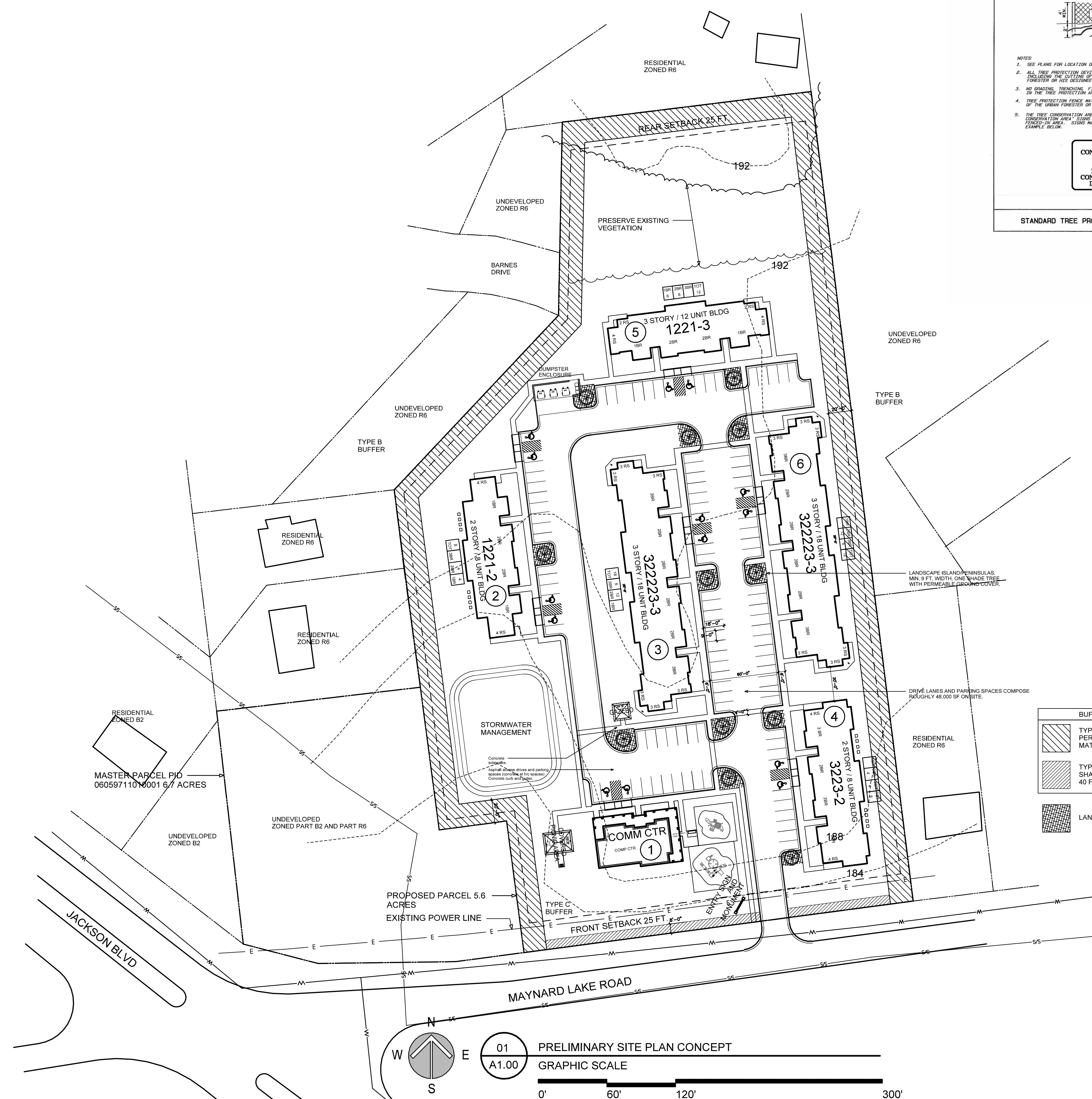
JA JOB# 2401 04  
DATE: 01-13-2025  
FILE:  
REV:  
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NCHFA PREL. APPLICATION NOT FOR CONSTRUCTION

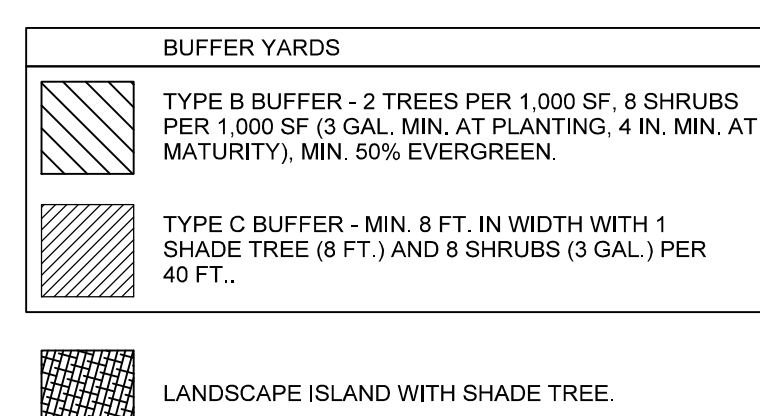
DRAWING INDEX

COVER





- GENERAL LANDSCAPE NOTES:**
- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
  - NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
  - ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR BEDS AND TYPES OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
  - GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
  - MINIMUM TREE SIZE AT PLANTING IS 2" CALIBER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
  - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
  - FOR NEW PLANTING AREAS REMOVE ALL PAVERMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES.
  - LARGE WATERING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNAL WIREMANS FOREST TO RESOLVE BEFORE PLANTING.
  - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
  - ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- LANDSCAPE NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOAKED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASES) AND MONUMENT PLANTINGS.
  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
  - IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
  - CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRAGILE, WITHOUT MIXTURE OF SUBSOL, MATERIALS AND ORIGINATED FROM A WELL DRAINER, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS: UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT OWNER OPENS FOR BUSINESS TO THE PUBLIC.
  - GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
  - PROVIDE LANDSCAPE PLANS TO OWNER AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
  - ALL LANDSCAPING, TREES, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF SIGNAGE.
  - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
  - OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.



Jones Architecture, PLLC  
2008 E. Peachtree, Suite 200  
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JA



MAYNARD CROSSING APARTMENTS  
ERWIN NORTH CAROLINA  
64 RESIDENTIAL UNITS

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NOTE THAT ANSI A117.1, OTHER AGENCY REQUIREMENTS, ACCESSIBILITY COUNT FOR RESIDENTIAL UNITS (DISTRIBUTION WITHIN PROJECT, BY UNIT CLASS, ETC.), ACCESSIBLE ROUTES, AND ADA, ETC. REQUIREMENTS ARE NOT ILLUSTRATED ON THIS PLAN. FINAL CONSTRUCTION DOCUMENTS WILL BE PREPARED TO BE IN COMPLIANCE WITH THOSE REQUIREMENTS.

NOTE THAT THIS IS A PRELIMINARY SITE PLAN, AND IS AN APPROXIMATION OF EXISTING CONDITIONS BASED ON LIMITED INFORMATION AND IS NOT INTENDED TO REPRESENT THE PRACTICE OF PROFESSIONAL ENGINEERING.

THE PROPERTY BOUNDARY AND OTHER EXISTING SITE INFORMATION, MAY HAVE BEEN APPROXIMATED FROM GIS OR SKETCH INFORMATION PROVIDED BY OTHERS, THE ACCURACY OF WHICH IS UNKNOWN. THIS DOCUMENT IS NOT INTENDED FOR THE CONVEYANCE OF PROPERTY RIGHTS.

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NCHFA PREL. APPLICATION NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN  
A1.00

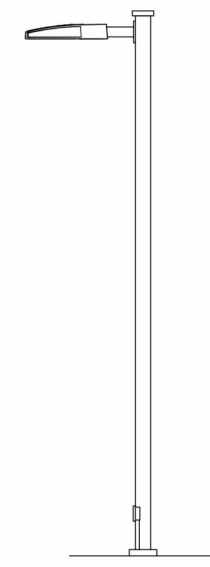
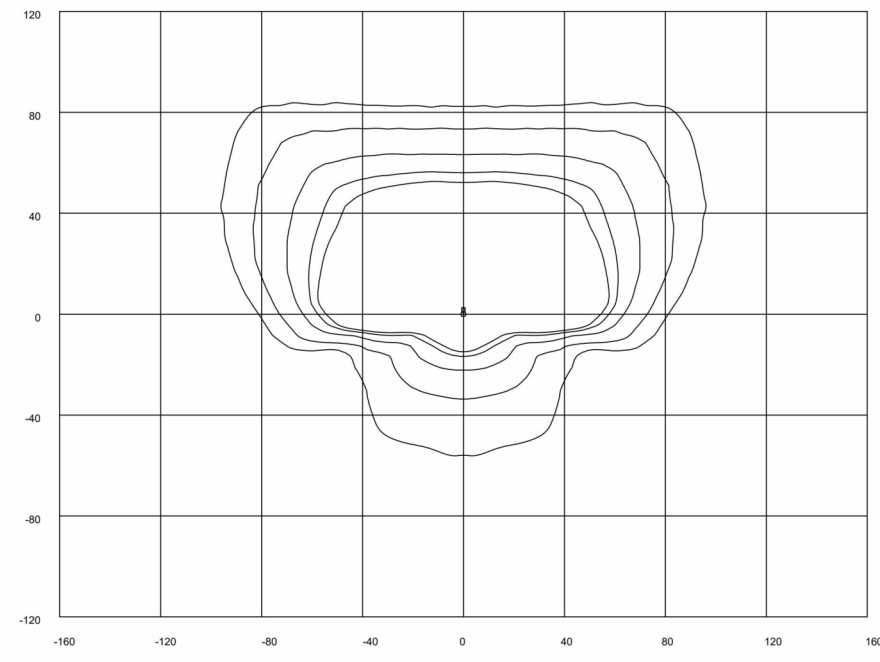


**ISOFOOTCANDLE CURVES**

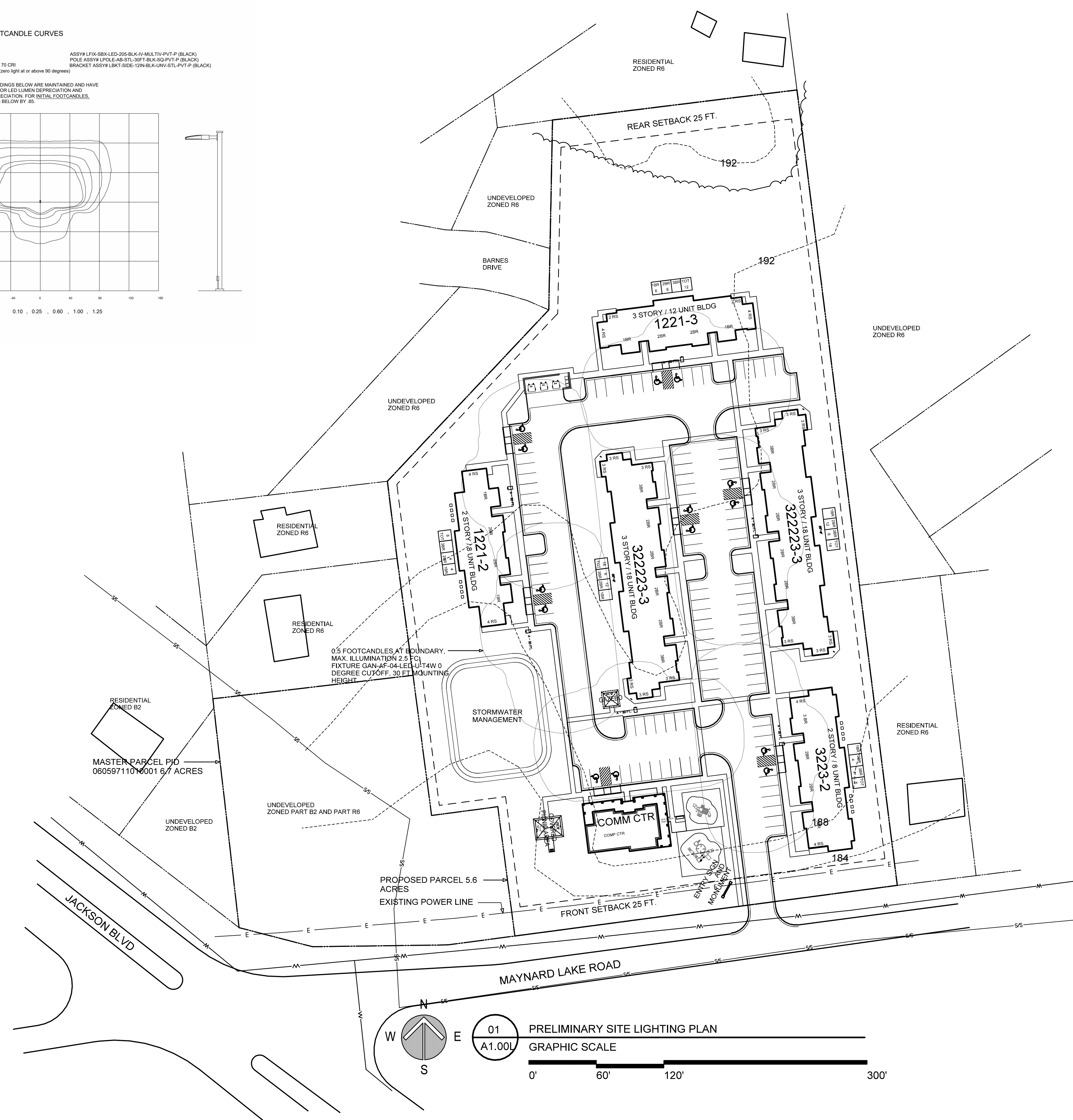
FIXTURE: LED220, GALLEON  
 MOUNTING HEIGHT: 25 FT  
 LIGHT SOURCE: LEDS, 4000K, 70 CRI  
 PATTERN: TYPE IV, R3-U0-G4 (zero light at or above 90 degrees)

ASSY9 LF1X-8BK-LED-205-BLK-V-MULTV-PVT-P (BLACK)  
 POLE ASSY9 UP0LE-48-RT-10FT-BLK-30-PVT-P (BLACK)  
 BRACKET ASSY9 LBKT-SIDE-12IN-BLK-INV-STL-PVT-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10, 0.25, 0.60, 1.00, 1.25



0.5 FOOTCANDLES AT BOUNDARY,  
 MAX. ILLUMINATION 2.5 FC,  
 FIXTURE GAN-AF-04-LED-U-T4W 0  
 DEGREE CUTOFF, 30 FT MOUNTING  
 HEIGHT

RESIDENTIAL ZONED B2  
 MASTER PARCEL P10  
 06059711010001 6.7 ACRES

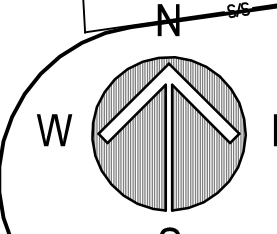
UNDEVELOPED ZONED PART B2 AND PART R6

PROPOSED PARCEL 5.6 ACRES  
 EXISTING POWER LINE

FRONT SETBACK 25 FT.

MAYNARD LAKE ROAD

JACKSON BLVD

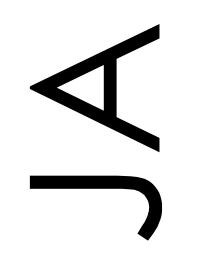


01 PRELIMINARY SITE LIGHTING PLAN

A1.00L GRAPHIC SCALE



Jones Architecture, PLLC  
 2005 E. Durham, Circle  
 Raleigh, NC 27607  
 Tel (919) 302-0404



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NCHFA PREL. APPLICATION  
 NOT FOR CONSTRUCTION

PRELIMINARY SITE  
 LIGHTING PLAN  
**A1.00L**





01 BUILDING TYPE 322223-3 SIDE ELEVATION  
A5.01 SCALE: 1/8" = 1'-0" (24X36)

- ARCHITECTURAL SHINGLE ROOF
- GABLE VENT
- TRIPLE 3" VINYL SIDING
- EXTERIOR CLADDING DESIGNATIONS TYPICAL ALL BUILDINGS.
- SLOPED ROWLOCK COURSE ACCENT BRICK, TYPICAL FOR ALL TOP OF BRICK VENEER CONDITIONS.
- ACCENT VINYL SIDING
- SHUTTERS
- VINYL WINDOWS
- CONDITIONS VARY: PROVIDE FDC SIGNAGE WHEN USED AS A RISER ROOM.
- DOUBLE 5" VINYL SIDING
- SOLDIER COURSE HEADER ACCENT BRICK, TYPICAL ALL WINDOWS IN BRICK ASSEMBLY.
- BRICK VENEER



TYPICAL FRONT ELEVATION (3223-3 SHOWN)  
SCALE: 1/8" = 1'-0" (24X36)



02 BUILDING TYPE 322223-3 FRONT ELEVATION  
A5.01 SCALE: 1/8" = 1'-0" (24X36)



04 BUILDING TYPE 322223-3 REAR ELEVATION  
A5.01 SCALE: 1/8" = 1'-0" (24X36)

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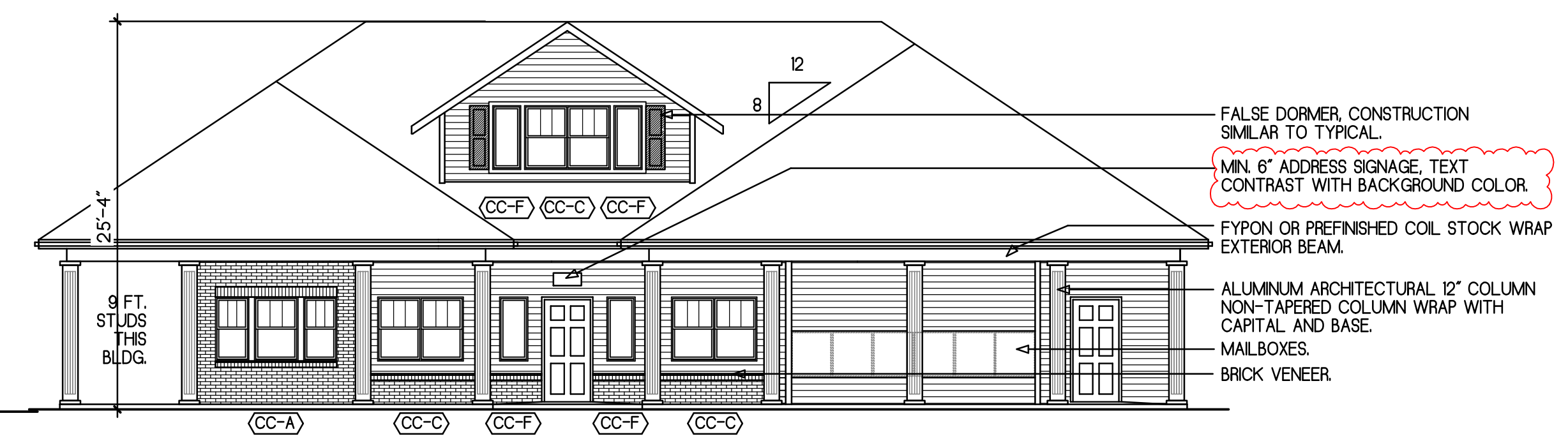
BUILDING ELEVATIONS

A5.01





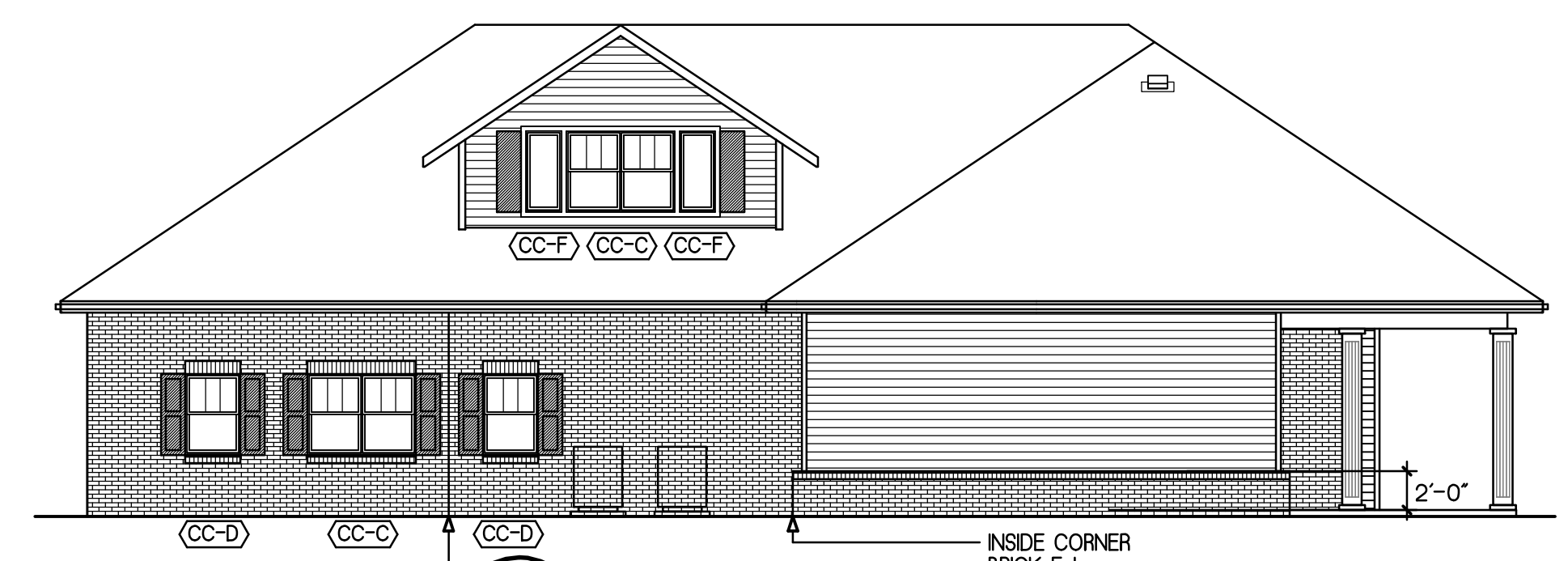
01 BLDG. TYPE 1221-3 REAR ELEVATION  
A5.02 SCALE: 1/8" = 1'-0" (24X36)



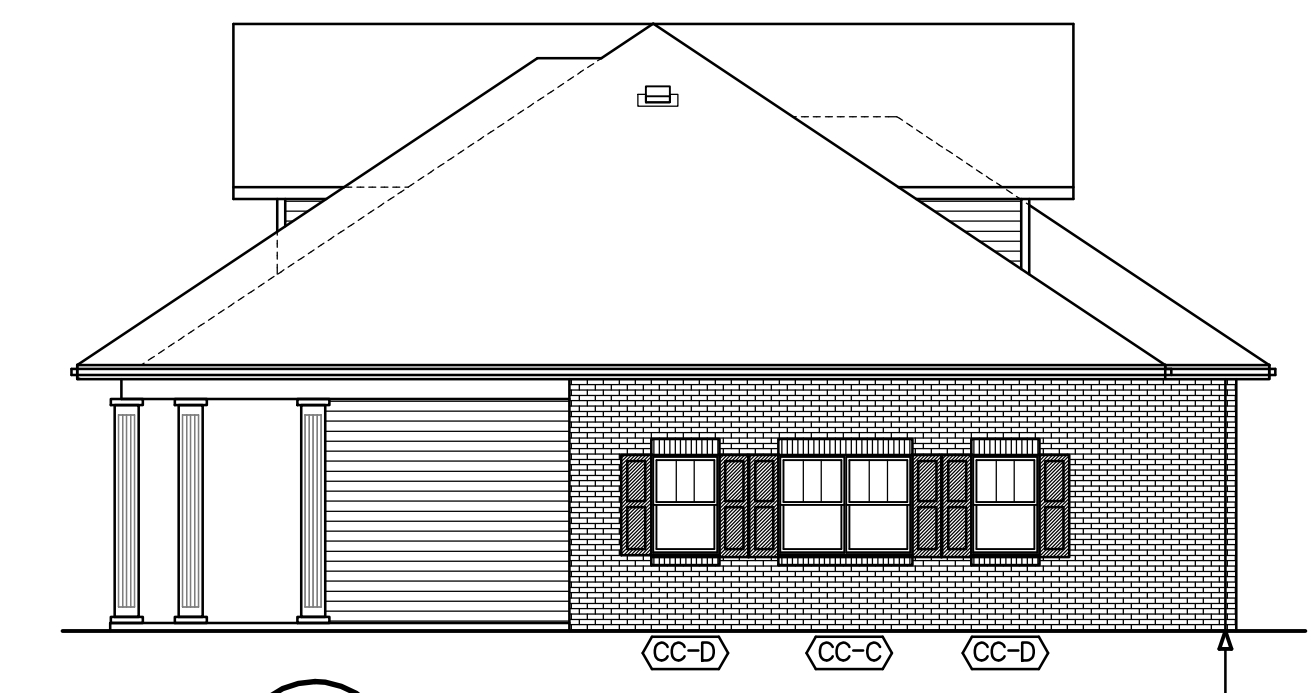
04 COMM. CENTER - FRONT ELEVATION  
A5.02 SCALE: 1/8" = 1'-0"



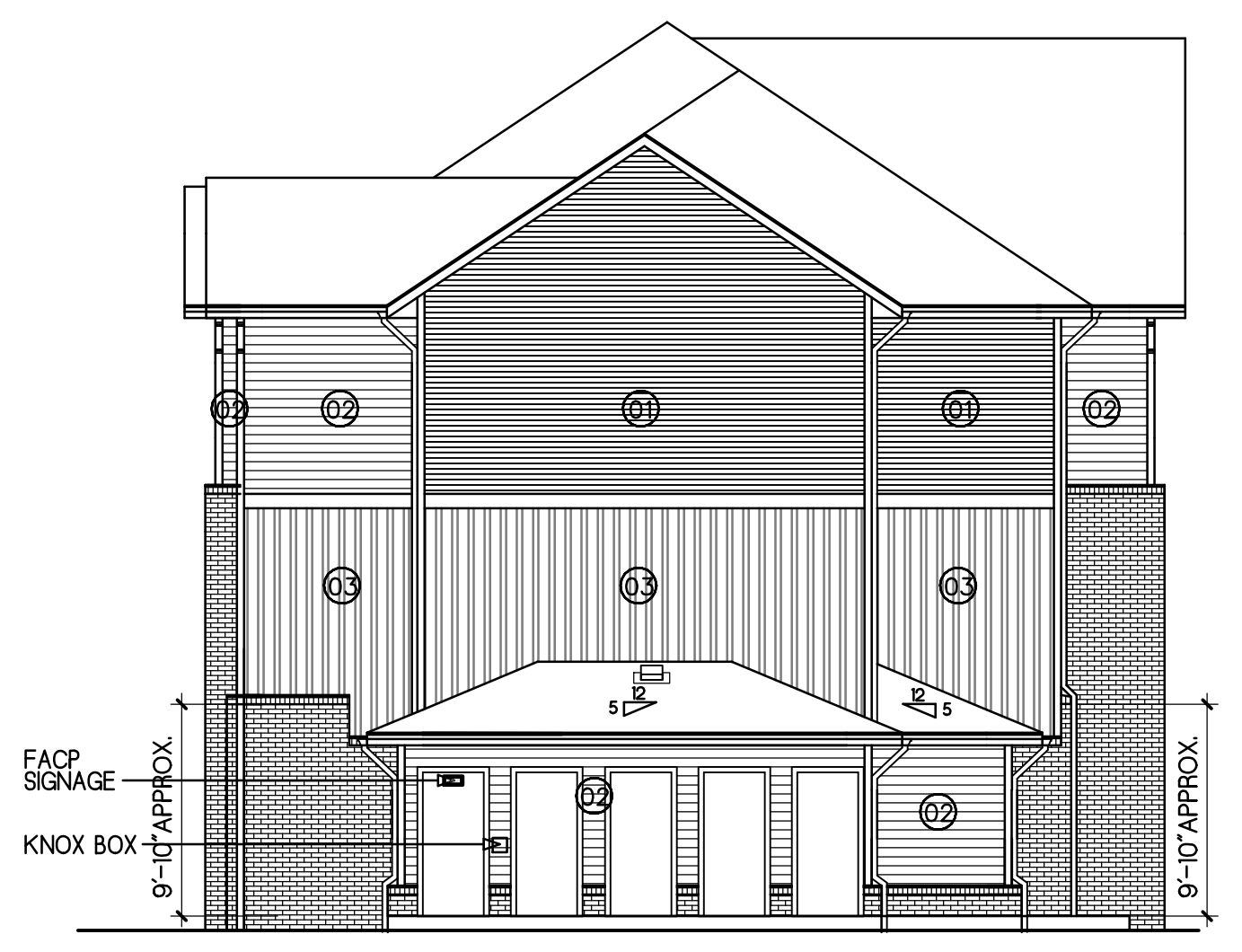
02 BLDG. TYPE 1221-3 REAR ELEVATION  
A5.02 SCALE: 1/8" = 1'-0" (24X36)



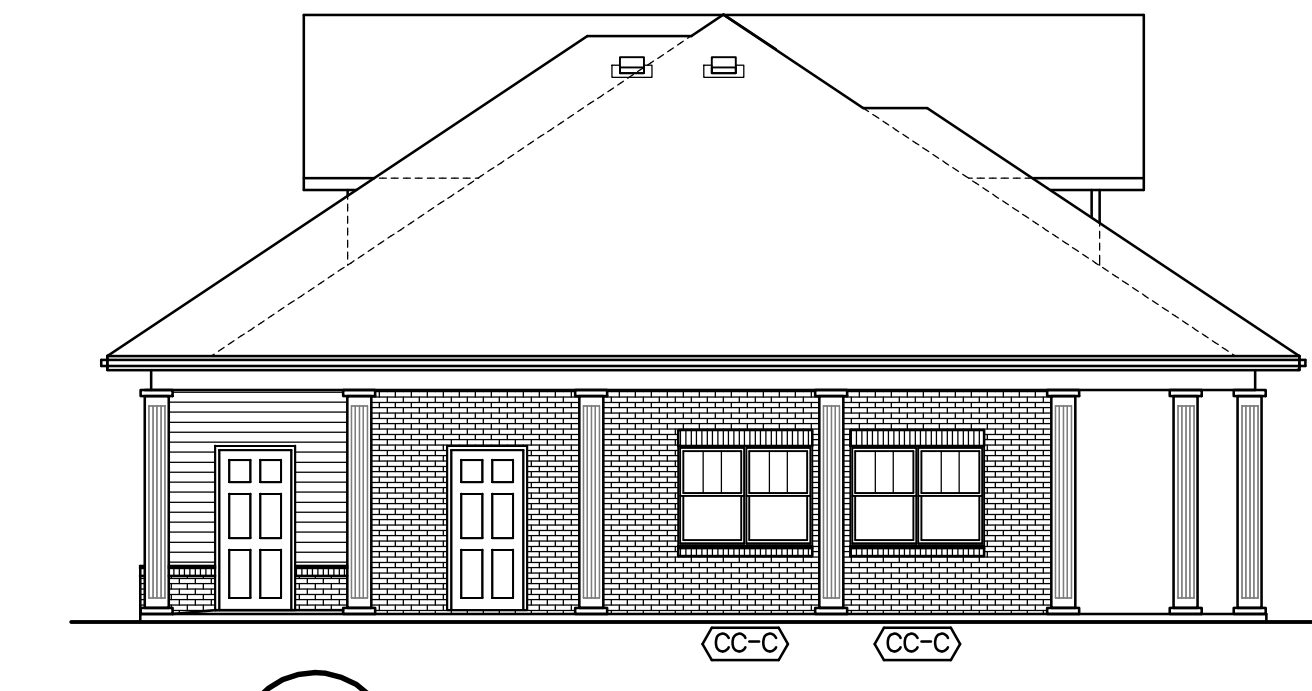
05 COMM. CENTER - REAR ELEVATION  
A5.02 SCALE: 1/8" = 1'-0"



06 COMM. CENTER - RIGHT SIDE ELEVATION  
A5.02 SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 1221-3 SIDE ELEVATION  
A5.02 SCALE: 1/8" = 1'-0" (24X36)



07 COMM. CENTER - LEFT SIDE ELEVATION  
A5.02 SCALE: 1/8" = 1'-0"

Jones Architecture, PLLC  
2005 E. Durham, Clats  
Raleigh, NC 27607  
Tel: (919) 302-0404

JA



MAYNARD CROSSING  
APARTMENTS  
ERWIN  
NORTH CAROLINA  
64 RESIDENTIAL UNITS

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JA JOB#: 2401 04  
DATE: 01-06-2025  
FILE:  
REV:  
REV:

NCHFA PREL. APPLICATION  
NOT FOR CONSTRUCTION

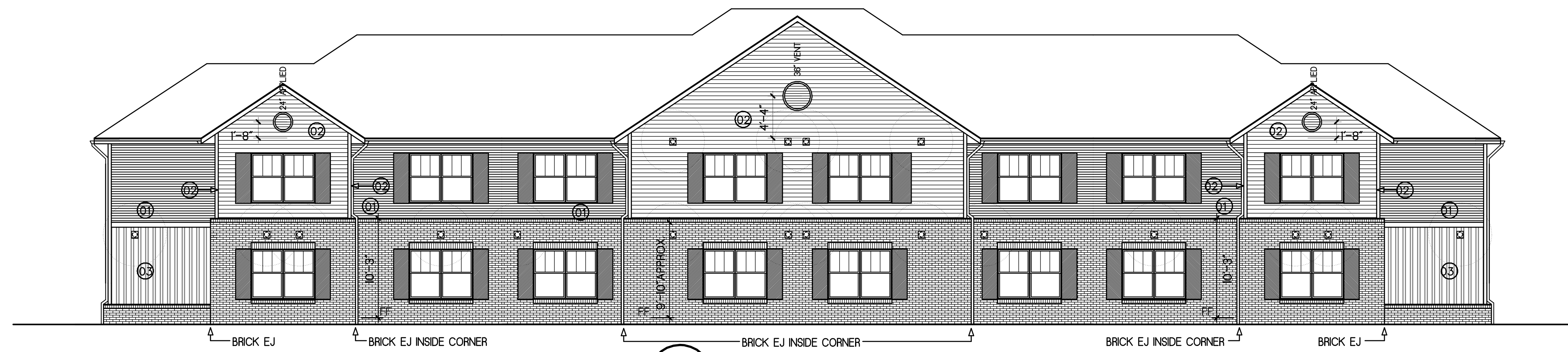
BUILDING ELEVATIONS

A5.02





01 BUILDING TYPE 3223-2 FRONT ELEVATION  
 A5.03 SCALE: 1/8" = 1'-0" (24X36)



02 BLDG. TYPE 3223-2 REAR ELEVATION  
 A5.03 SCALE: 1/8" = 1'-0" (24X36)



03 BLDG. TYPE 3223-2 - SIDE ELEVATION  
 A5.03 SCALE: 1/8" = 1'-0" (24X36)



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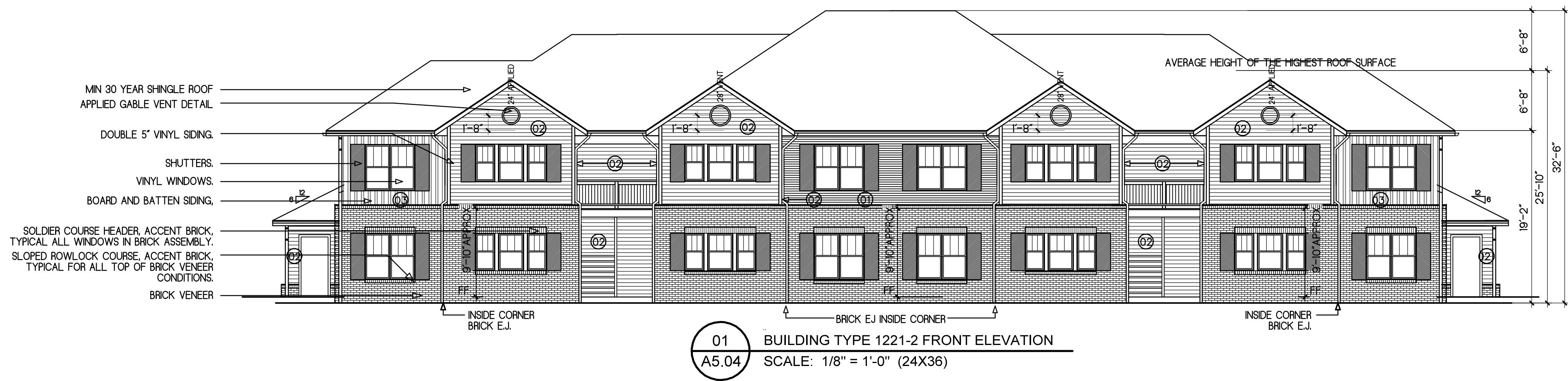
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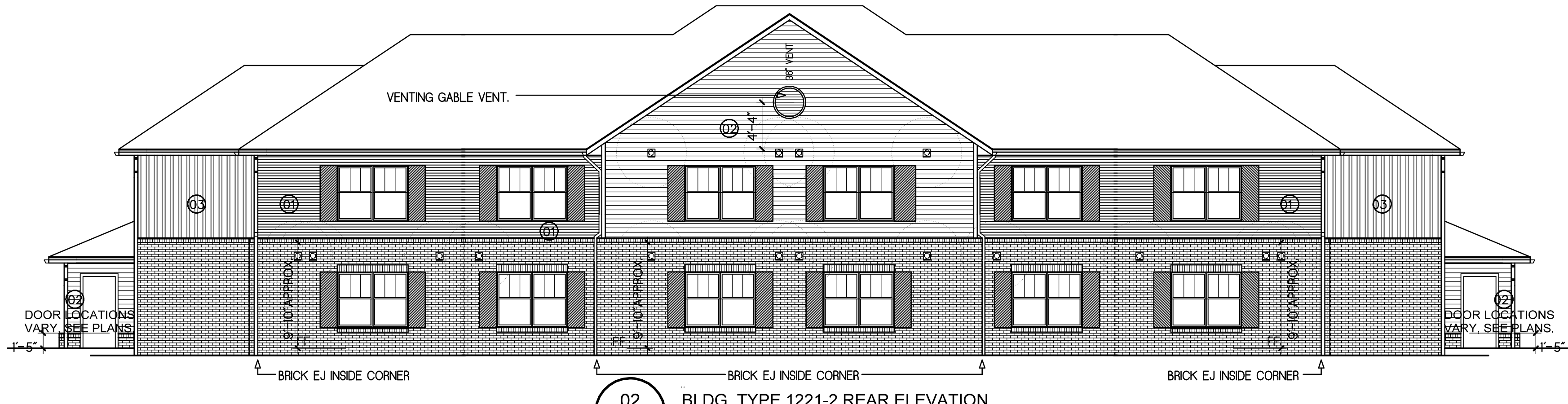
NCHFA PREL. APPLICATION  
 NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

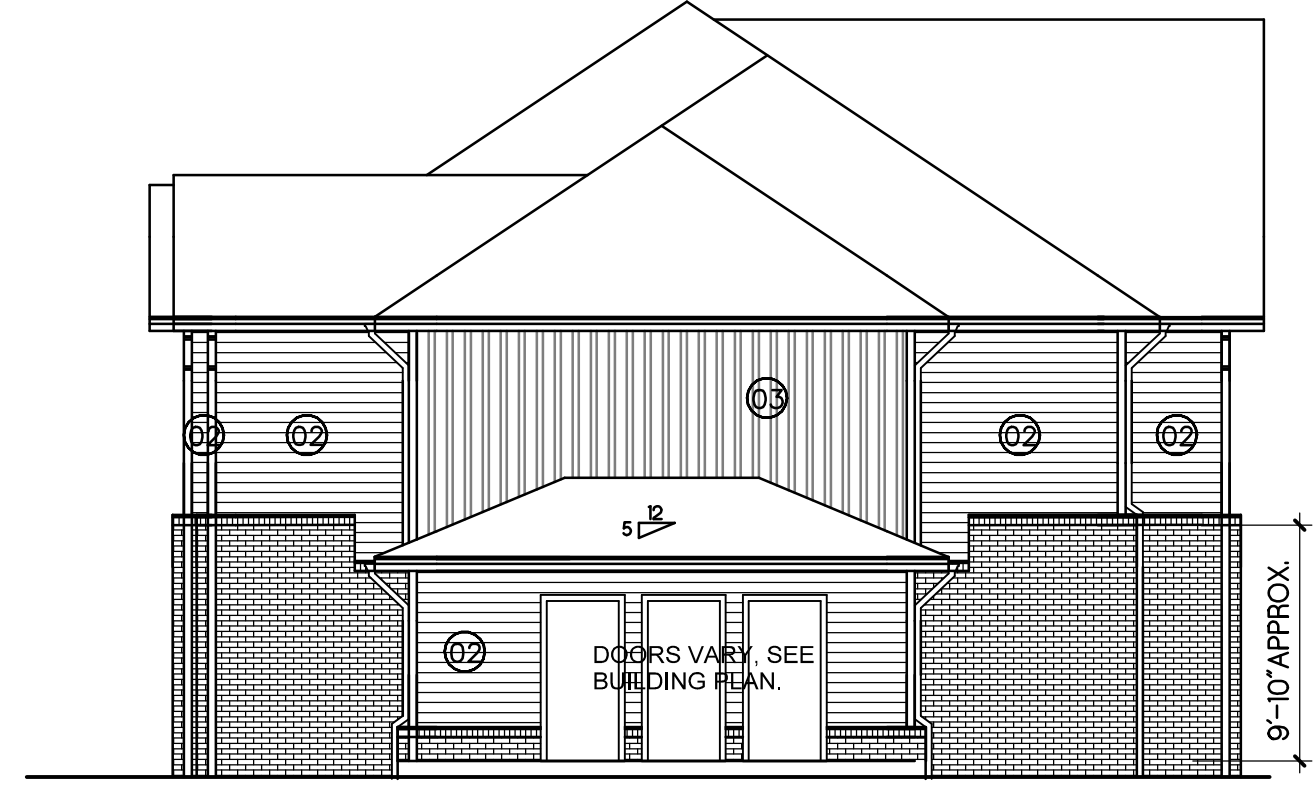
**A5.03**



01 BUILDING TYPE 1221-2 FRONT ELEVATION  
 A5.04 SCALE: 1/8" = 1'-0" (24X36)



02 BLDG. TYPE 1221-2 REAR ELEVATION  
 A5.04 SCALE: 1/8" = 1'-0" (24X36)



03 BUILDING TYPE 1221-2 SIDE ELEVATION  
 A5.04 SCALE: 1/8" = 1'-0" (24X36)



MAYNARD CROSSING  
 APARTMENTS  
 ERWIN  
 NORTH CAROLINA  
 64 RESIDENTIAL UNITS

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NCHFA PREL. APPLICATION  
 NOT FOR CONSTRUCTION

BLDG. ELEVATIONS

**A5.04**



## Mills Development Properties in North Carolina



Granite Falls, NC



Lexington, NC



Lillington, NC



Greenville, NC



# SPECIAL USE REQUEST STAFF REPORT

Case: SUP-2025-001

Dylan Eure, Town Planner  
deure@erwin-nc.org

Phone: (910) 591-4201 Fax: (910) 897-5543

Public Hearing Date: Thursday, February 6th, 2025

Request for special permitted use to construct 5 multi-family apartment buildings and 1 office space for a total of 64 units to be placed at the corner of Maynard Lake Rd and East Jackson Blvd at HC tax Pin 0597-77-7438.000 located in Erwin, NC.

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## Applicant Information

### **Owner of Record:**

Name: Coastal Plains Company, LLC  
Address: PO Box 6171  
City/State/Zip: Raleigh, NC 27628

### **Applicant:**

Name: Bobby Funk  
Address: PO Box 6171  
City/State/Zip: Raleigh, NC 27628

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## Property Description

Address of Property: Maynard Lake Rd Erwin, NC  
Harnett County Tax PIN: 0597-77-7438.000  
Acres: 6.68  
Zoning District: R-6, B-2

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## Vicinity Map

- See Attached Document

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## Physical Characteristics

Site 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 developer's 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.

Surrounding Land Uses: 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 about the property with R-15 to the North. Triton High School is also near this property along with the Educational Development Center.

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## Services Available

- Electricity (Duke Energy)
  - Harnett Regional Water and Sewer
- 
- 

## Zoning District Compatibility

Special Use	R-6
Multi-Family Dwellings	X

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## Staff Evaluation

### Staff Evaluation

Yes  No The use requested is listed among the special uses in the district for which the application is made.

- **Reasoning:** Multi-family developments require a special use permit within the R-6 district.

Yes  No The requested use is essential or desirable to the public convenience or welfare.

- **Reasoning:** Approving would increase the amount of affordable housing units in Erwin's jurisdiction while diversifying housing styles.

Yes  No The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare.

- **Reasoning:** This tract of land is surrounded by primarily residential land uses and has been approved in the past.

Yes  No The requested use will be in conformity with the Land Development Plan.

- **Reasoning:** According to Erwin's 2023 Land Use Plan this portion of land is in promoted for multi-family developments.

Yes  No Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

- **Reasoning:** Site includes storm water drainage allocation. Along with Harnett Regional Water having both sewer and water accessible for the development.

Yes  No That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- **Reasoning:** The applicant would need to obtain a North Carolina Department of Transportation (NCDOT) drive-way permit.

Yes  No That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the



Board of Commissioners.

- **Reasoning:** All Erwin Code of Ordinances have been met besides parking and height which will require a variance through the Erwin Board of Adjustment in order to be approved.

## **Statement of Consistency**

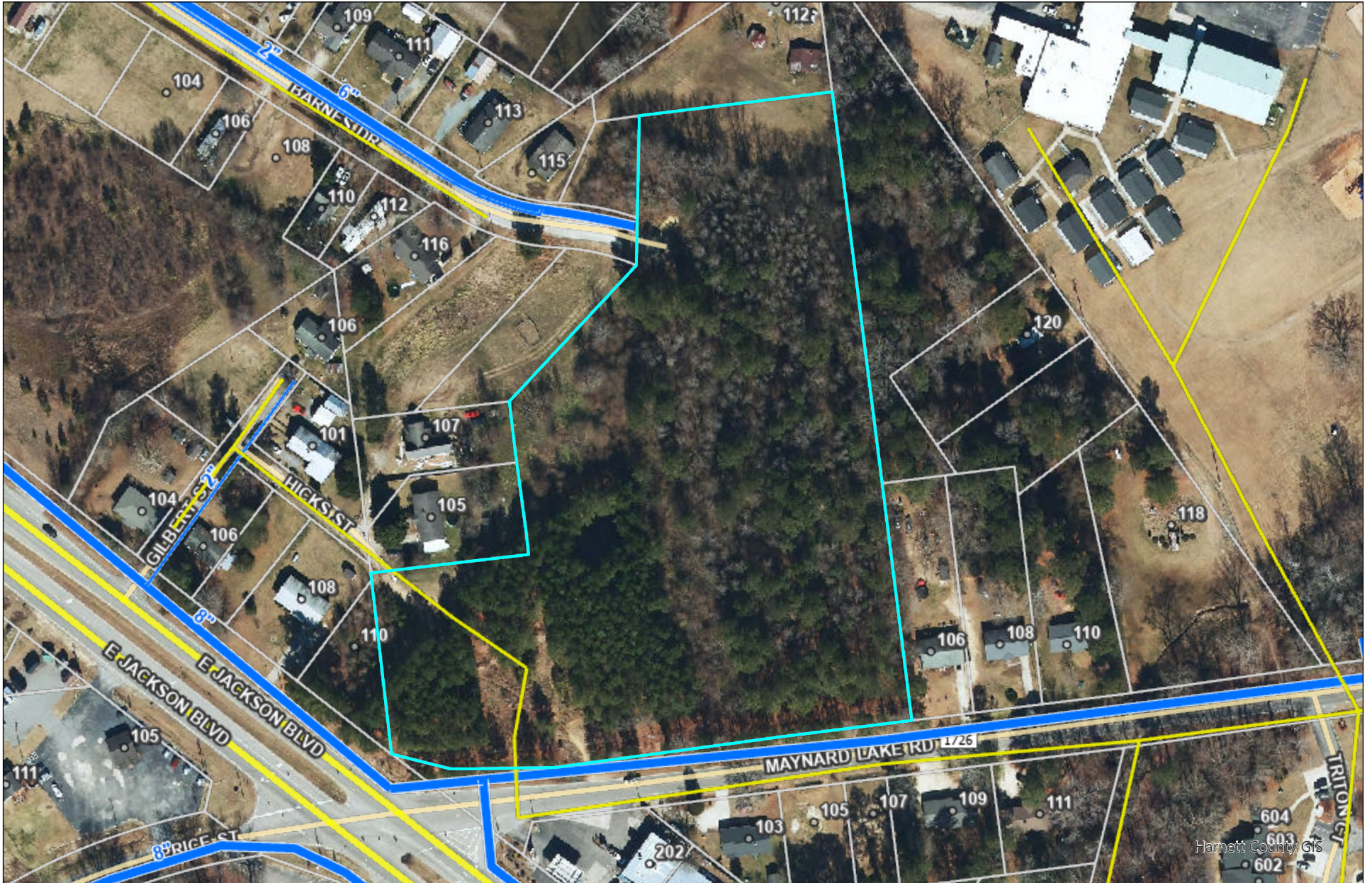
According to Erwin's 2023 Land Use Plan and the Code of Ordinances the proposed multi-family dwelling located off Maynard Lake Rd. by its Tax Pin 0597-77-7438 is desirable and has met all of the requirements for the special use to be granted, including landscaping, and setbacks. Therefore it is recommended to be **approved**.

Attachments:

- SUP-2025-001 Application
- SUP-2025-001 Application Authorization
- SUP-2025-001 Staff Memo
- SUP-2025-001 Site Plan
- SUP-2025-001 Harnett County GIS Image with Zoning
- SUP-2025-001 Harnett County GIS Image with no Zoning
- SUP-2025-001 property owners lables
- SUP-2025-001 Letters

# Harnett GIS




NOT FOR LEGAL USE






Harnett County GIS



GIS/E-911 Addressing  
December 18, 2023



-  County Boundary
-  City Limits
-  Address Numbers

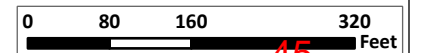
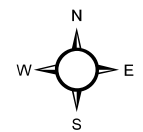
## County Water Mains

-  2 - 5
-  6 - 36
-  Gravity

-  Road Centerlines

## Major Roads

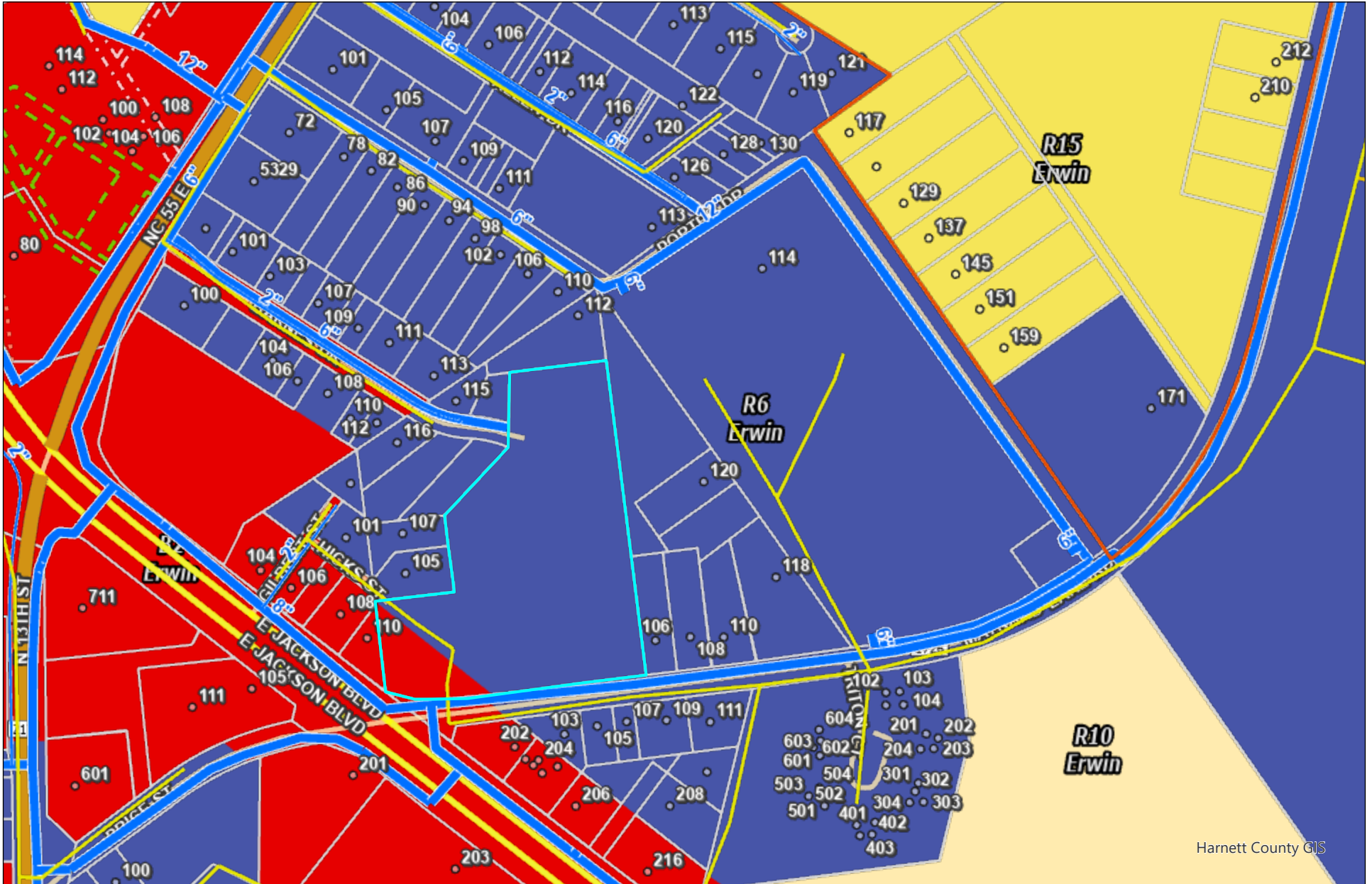
-  US
-  Parcels





# Harnett GIS

NOT FOR LEGAL USE

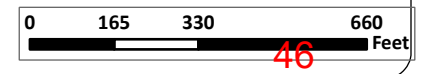
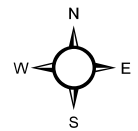


Harnett County GIS



GIS/E-911 Addressing  
December 18, 2023

County Boundary	Service Laterals	<b>Easements</b>	<b>Zoning Districts</b>
City Limits	Gravity	Ingress Egress	B2
Address Numbers	Road Centerlines	Septic	R10
<b>County Water Mains</b>	<b>Major Roads</b>	Other	R15
2 - 5	NC	Parcels	R6
6 - 36	US	ETJ Boundary	



Sharda Holding of NC LLC  
PO Box 1349  
Coats, NC 27521

Rosetta Green  
103 Maynard Lake Rd  
Erwin, NC 287339

SEGOVIA WALSS SONIA LETICIA  
9405 Purfoy Rd  
Fuquay-Varina, NC 27526

Donald & Kay Dean  
9101 White Oak Rd  
Garner, NC 27529

Ricky & Cindy McDougald  
106 Maynard Lake Rd  
Erwin, NC 28339

Keithy McNeil  
1168 Norton Rd  
Raeford, NC 28376

Crayton Willard Heirs  
90 Carolyn Ln  
Godwin, NC 28344

Diane & Henry Hart  
109 Maynard Lake Rd  
Erwin, NC 28339

Shirley Solomon  
3324 Crawford Rd  
Erwin, NC 28339

Harnett Co. Board of Edu.  
PO Box 1029  
Lillington, NC 27546

GILBERT SANDRA F  
PO BOX 111 ERWIN, NC 28339-0111

Patrick Rice  
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Erwin, NC 28339

Tyrone & Debra Knight  
3670 Oak Chase Dr  
Highpoint, NC 27265

Darlene Gilbert  
PO Box 111  
Erwin, NC 28339

Ricky & Avis Smith  
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Lillington, NC 27546

John Stubbs & Debra Hartman  
PO Box 387  
Coats, NC 27521

ANDURAY JUAN CARLOS GALDAMEZ JT  
W/ROS & TEJADA MARIA ELENA  
AGUILAR JT W/ROS  
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Priscilla Freeman  
PO Box 176  
Erwin, NC 28339

BAILEY GLADYS A & BELL JACQUELINE  
8016 WESLEY FARM DR RALEIGH, NC 27616-3254

Tara Mckoy  
108 E Jackson  
Erwin, NC 28339

**WEST JAMES DOUGLAS**  
PO BOX 333 DUNN, NC 28335-0000

**SMITH RICKEY E**  
311 WOMBLE DR LILLINGTON, NC 27546-8907

**MUNOZ GILBERTO ESPINOZA & PUENTE**  
**ASHLEY M GARCIA**  
106 PORTER DR ERWIN, NC 28339

**L A REAL ESTATE PROPERTIES LLC**  
9405 PURFOY RD FUQUAY VARINA, NC 27526



# 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

1/14/2025

## Updated Notice of a Public Hearing SU-2025-001

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on February 6th, 2025 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment regarding the approval of a special use permit.

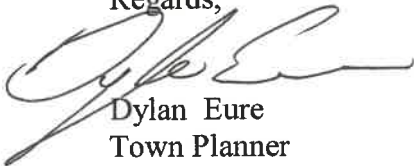
There has been a special land use application submitted to the Town. The rezoning request includes a single parcel of land that are listed below:

- Maynard Lake Rd Erwin, NC 28339 (Harnett County Tax Pin: 0597-77-7438.000)

The applicant has requested to construct multi-family dwelling units on this site.

A copy of this case is available for review at the Erwin Town Hall. Questions concerning this case can be addressed to the Town Planner Dylan Eure at 910-591-4201 or by email at [deure@erwin-nc.org](mailto:deure@erwin-nc.org)

Regards,



Dylan Eure  
Town Planner

## NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Commissioners will conduct a Public Hearing on the following item pursuant to NC General Statute 160D-406, on Thursday, February 6, 2025, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339. Questions can be addressed to the Town Planner Dylan Eure at 910-591-4201 or by email at [deure@erwin-nc.org](mailto:deure@erwin-nc.org).

- Case SU-2025-001: Special Use Permit Application to construct 5 multi-family apartment buildings and 1 office space on a single parcel of land located at the corner of Maynard Lake Road and East Jackson Blvd. The property can also be identified by its Harnett County Tax PIN # 0597-77-7438.000.

These cases are available for review at the Erwin Town Hall. All persons desiring to be heard either for or against the proposed items set forth above are requested to be present at the above-mentioned time and place. **50**

1/17,24/2025