

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

**AGENDA**

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

# Erwin Board of Commissioners

## REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: November 14, 2024

Subject: Village at Old Stage Subdivision Preliminary Plat

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

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

### Action Recommended:

- Approve preliminary plat



# TOWN OF ERWIN

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

11/14/2024

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

## The Villages at Old Stage Subdivision Memorandum

### Subdivision Description

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

### Regulation

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

### Required Improvements

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

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

Sincerely,

Dylan Eure

Town Planner





Town of Erwin  
**Zoning Application & Permit**  
 Planning & Inspections Department

Permit #
25-0027

Rev Sep2014

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

Name of Applicant	BRC Development	Property Owner	SEE ATTACHED
Home Address	3314 JAECKLE DR ST120	Home Address	
City, State, Zip	WILMINGTON, NC 28403	City, State, Zip	
Telephone	919-796-1612	Telephone	
Email	mgramling@BANKER.NET	Email	
Address of Proposed Property		SEE ATTACHED	
Parcel Identification Number(s) (PIN)	11	Estimated Project Cost	2.5M
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		SINGLE FAMILY RESIDENTIAL	
Description of any proposed improvements to the building or property		GRADING, PIPE, UTILITIES, PAVEMENT, HOME COURSE.	
What was the Previous Use of the subject property?		AGRICULTURE	
Does the Property Access DOT road?		YES	
Number of dwelling/structures on the property already	0	Property/Parcel size	90 AC
Floodplain SFHA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>MUST</b> circle one that applies to property <u>Existing/Proposed Septic System</u> Or Existing/Proposed County/City Sewer			

**Owner/Applicant Must Read and Sign**

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

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

Zoning District	R30	Existing Nonconforming Uses or Features	NA
Front Yard Setback	40 FT	Other Permits Required	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	17 FT	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.
Rear Yard Setback	40 FT	Zoning Permit Status	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Fee Paid: \$1,310		Date Paid:	Staff Initials:

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



VICINITY MAP

# THE VILLAGE AT OLD STAGE ROAD

## HARNETT COUNTY, NC

### for

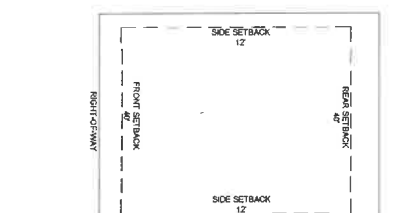
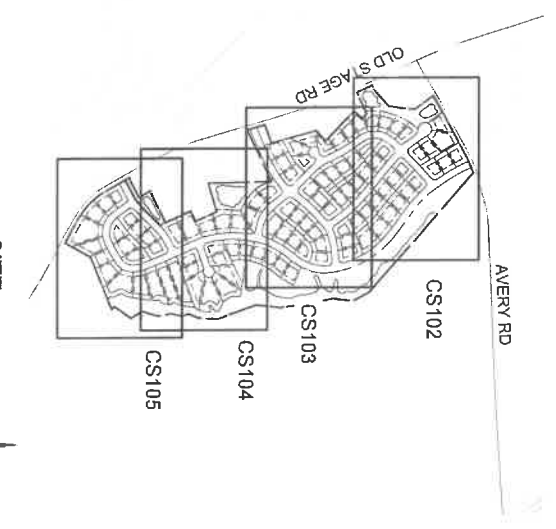
### CLIENT: BRG DEVELOPMENT

**INDEX OF SHEETS**

CS101	COVER
CS102	EXISTING CONDITIONS
CS103	PROPOSED CONCEPT
CS104	PROPOSED CONCEPT
CS105	PROPOSED CONCEPT
SS101	SOIL MAP AND LEGEND



SITE 1"=500'



SHADED AREAS INDICATE SETBACKS

REF NUMBER	OWNER	ADJACENT PARCEL AND ZONING DATA	CURRENT ZONING	PROPOSED ZONING	ADJACENT PARCEL AND ZONING DATA
1	AVERY LARRY EARL	6309 BROADWOOD PLACE GREENSBORO, NC 27410-0000	RA-30	HARNETT COUNTY	
2	JACOBSON LUTHERAL DAWN AVERY	6309 BROADWOOD PLACE GREENSBORO, NC 27410-0000	RA-30	HARNETT COUNTY	
3	MATHEWS HARRY G	1222 CRAWFORD RD COATS, NC 27613-1400	HD	ERWIN	
4	BRGD GRADLINE LESTRISTE & GRADLINE LES 9900	REVOUCABLE TRUST - 8664 US 421 ERWIN, NC 28336-8222	RD	ERWIN	
5	JERINIGAN JOSHUA J & JERINIGAN FALEY R	3919 OLD STAGE RD S ERWIN, NC 28336-8907	RD	ERWIN	
6	MORRIS EARL J & MORRIS JOYCE MARIE	2819 OLD STAGE ROAD SOUTH ERWIN, NC 28333-0000	RD	ERWIN	
7	HOWELL THOMAS O & HOWELL MELISSA	3547 OLD STAGE RD S ERWIN, NC 28336-8911	RD	ERWIN	
8	MILGARY FREDERICK & MILGARY ROBIN	3470 OLD STAGE RD S ERWIN, NC 28336-8913	RD	ERWIN	
9	WONDEL BERNAD AMERSON & WONDEL MERVYN JARVIS	3275 OLD STAGE RD SOUTH ERWIN, NC 28336-0000	RD	ERWIN	
10	TYPICAL SPECIAL USE 1 TYPICAL LEGION H	3241 OLD STAGE ROAD SOUTH ERWIN, NC 28334-0000	RA-30	HARNETT COUNTY	
11	WORLDWIDE JAY & ROSALIND LINDA	3340 OLD STAGE RD SOUTH ERWIN, NC 28336-0000	RA-30	HARNETT COUNTY	
12	BERGHAUSER CONYTHA B	6250 WOODBRUN ON TILLEY MOUNT GLEAD, NC 27506-9510	RA-30	HARNETT COUNTY	
13	BERGHAUSER CONYTHA B	5220 WOODBRUN ON TILLEY MOUNT GLEAD, NC 27506-9510	RA-30	HARNETT COUNTY	

- GENERAL NOTES**
1. ALL MATERIALS AND CONSTRUCTION METHODS FOR THE LATEST EDITION OF HARNETT COUNTY SPECIFICATIONS AND DETAILS SHALL BE USED IN ACCORDANCE WITH THE 2024 NCDOT ROADWAY STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE NOTED OR DIRECTED.
  2. UNDERGROUND UTILITIES MAY EXIST ON, ALONG OR WITHIN CONFLICT OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ANY EXISTING ON SITE ITEMS AS SHOWN ON THE DEMO PLAN, ABOVE AND BELOW RESULTING FROM DEMOLITION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVAL OF ALL WASTE RESULTING FROM DEMOLITION.
  3. THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH CURRENT OSHA.
  4. TEMPORARY AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.
  5. WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND OWNER PRIOR TO INSTALLATION/CONSTRUCTION.
  6. THE CONTRACTOR SHALL MAINTAIN ALL PROPOSED INVERTS, PETS, AND OTHER UTILITIES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER GRADIENT FOR THE DRAINAGE SYSTEM. SIGN SHALL MEET ALL REQUIREMENTS AS PROVIDED PRIOR TO INSTALLATION.
  7. THE EARTHWORK ON THIS PLAN DOES NOT NECESSARILY BALANCE. OVER-SITE BORROW OR WASTE MAY BE REQUIRED.
  8. ALL CONCRETE PIPE SHALL BE REINFORCED CLASS III.
  9. NEW SIGNS REQUIRE ZONING COMPLIANCE AND BUILDING PERMITS PERUDO. A SIGN SHALL MEET ALL REQUIREMENTS AS PROVIDED PRIOR TO INSTALLATION.
  10. NO ADDITIONAL OUTDOOR LIGHTING IS PROPOSED. NEW LIGHTING REQUIRES ADDITIONAL PLANS AND PERMITS TO ENSURE COMPLIANCE WITH UDO.

**THE VILLAGE AT OLD STAGE ROAD**

ERWIN, NC  
HARNETT COUNTY  
BRG DEVELOPMENT

**COVER**

DATE: 08/20/24  
DRAWN BY: JIN  
CHECKED BY: JIN  
PROJECT NO: 240101

SHEET: 1 OF 1

**C101**

**NICHOLS ENGINEERING, PLLC**

1826 SIR TYLER DR. STE 200  
WILMINGTON, NC 28403

910-617-7893  
NCEBELS Firm License Number: P-2008

NO PE License #: 0454603  
http://nicholseng.com/

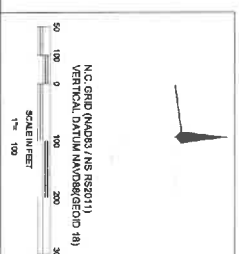


AVERY RD

OLD STAGE RD

PARCEL NUMBER	ADJACENT PARCEL AND ZONING DATA	CURRENT ZONING	ADJACENT COUNTY
1	AVERY LARRY EARL 5006 BIRDWOODOR PLACE GREENSBORO, NC 27410-0000	PA-30	HARNETT COUNTY
2	JACKSON LUCRECIA DAWN AVERY 5006 BIRDWOODOR PLACE GREENSBORO, NC 27410-0000	PA-30	HARNETT COUNTY
3	MALIBU HILLOID RD COATS, NC 27021-0000	RD	ERWIN
4	BRIDGEMAN LEE TRUSTEE & GERALDINE LEE BYRD REVOCABLE TRUST - 8848 US 421 ERWIN, NC 28338-8822	RD	ERWIN
5	JENNIFER JASPERA J & JERROLD HALEY JR 5013 OLD STAGE ROAD ERWIN, NC 28338-0000	RD	ERWIN
6	3019 OLD STAGE ROAD ERWIN, NC 28338-0000	RD	ERWIN
7	88 MOUNTYRE LN DUNN, NC 28334	RD	ERWIN
8	HOMEL THOMAS G & HOWELL MELISSA 3547 OLD STAGE RD S ERWIN, NC 28338-8011	RD	ERWIN
9	EDWARD KOAL TRENIN 3867 OLD STAGE RD S ERWIN, NC 28338-8011	RD	ERWIN
10	MULCAHY FREDERICK & MULCAHY ROGER 3431 OLD STAGE RD S ERWIN, NC 28338-8013	RD	ERWIN
11	EDWARD JOHNSON III & EDVONNINK VITTECALA 3376 OLD STAGE RD SOUTH ERWIN, NC 28338-0000	RD	ERWIN
12	MCKELL BRENDA AMERSON & MCKELL MELVA JARVIS 3341 OLD STAGE RD S ERWIN, NC 28338-0000	RD	ERWIN
13	TINDAL BYRON LEE & TINDAL LERRIA H 3286 OLD STAGE ROAD SOUTH ERWIN, NC 28338-0000	PA-30	HARNETT COUNTY
14	MCDONALD JAY & MCDONALD LINDA 3340 OLD STAGE ROAD SOUTH ERWIN, NC 28338-0000	PA-30	HARNETT COUNTY
15	BRENDAKER CYNTHIA B 5020 WOODSON ON TILLEY MOUNT GLENDA, NC 27206-6610	PA-30	HARNETT COUNTY
16	BRENDAKER CYNTHIA B 5020 WOODSON ON TILLEY MOUNT GLENDA, NC 27206-6610	PA-30	HARNETT COUNTY
17			

**LEGEND**  
 PROJECT BOUNDARY - - - - -  
 EXISTING PARCEL - - - - -



DATE: 08/19/2024  
 SCALE: AS SHOWN  
 DRAWN: JMT  
 CHECKED: ZMT  
 PROJECT NO.:  
 SHEET: CE101

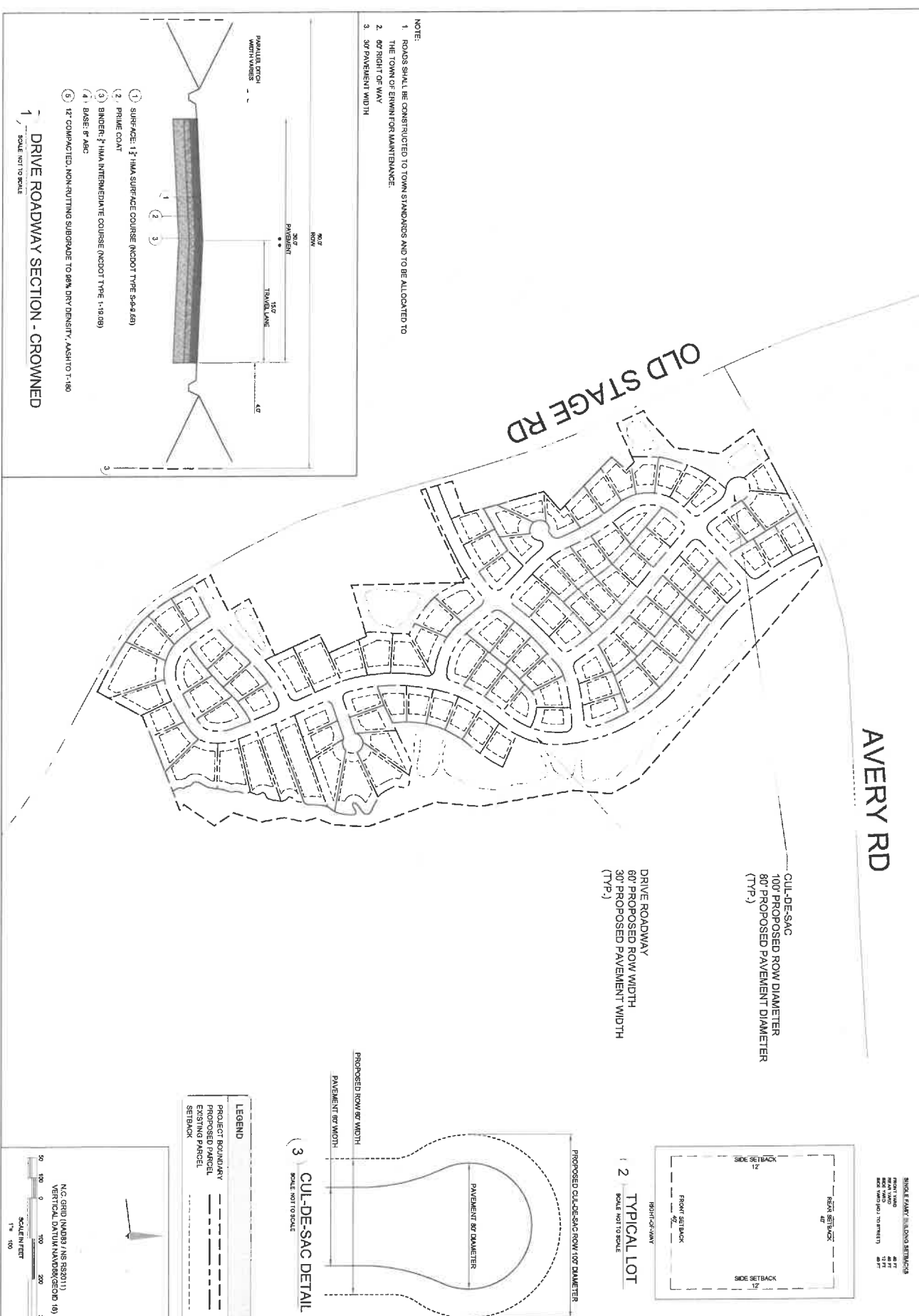
THE VILLAGE AT OLD STAGE ROAD  
 ERWIN, NC  
 HARNETT COUNTY  
 BRG DEVELOPMENT  
 EXISTING CONDITIONS

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1828 SIR TYLER DR, STE 230  
 WILMINGTON, NC 28405  
 910-417-7863  
 NCELS Firm License Number: P-2006  
 http://nicholseng.com/

OLD STAGE RD

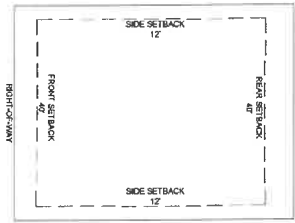
EVERY RD



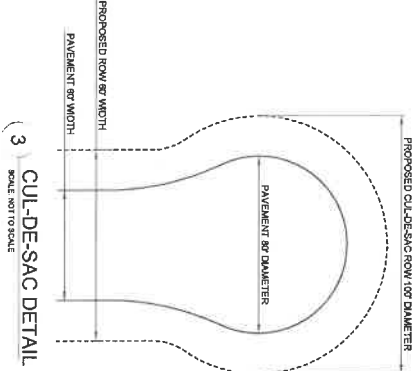
NOTE:  
 1. ROADS SHALL BE CONSTRUCTED TO TOWN STANDARDS AND TO BE ALLOCATED TO THE TOWN OF ERWIN FOR MAINTENANCE.  
 2. 60' RIGHT OF WAY  
 3. 30' PAVEMENT WIDTH

1. SURFACE: 1 1/2" HMA SURFACE COURSE (MCDOT TYPE S-24-89)
  2. PRIME COAT
  3. BINDER: 1" HMA INTERMEDIATE COURSE (MCDOT TYPE I-18-89)
  4. BASE: 4" ABC
  5. 12" COMPACTED, NON-FLUTTING SUBGRADE TO 98% DRY DENSITY, AASH TO T-100
1. DRIVE ROADWAY SECTION - CROWNED  
 SCALE NOT TO SCALE

SINGLE FAMILY BUILDING SETBACKS  
 FRONT YARD 40 FT  
 REAR YARD 10 FT  
 SIDE YARD 10 FT  
 SIDE YARD TO STREET 10 FT



2 TYPICAL LOT  
 SCALE NOT TO SCALE



3 CUL-DE-SAC DETAIL  
 SCALE NOT TO SCALE

LEGEND

---	PROJECT BOUNDARY
---	PROPOSED PARCEL
---	EXISTING PARCEL
---	SETBACK

N.C. GRID (NAD83) (NRS 8201.1)  
 VERTICAL DATUM (NAD83/GEOD 18)  
 SCALE: VERTICAL

50 100 0 100 200 200

1" = 100'

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

PROPOSED CONCEPT

**NICHOLS ENGINEERING, PLLC**  
 1825 SIR TYLER DR. STE 200  
 WILMINGTON, NC 28403  
 910-617-7863  
 NCBELS Firm License Number: P-2006  
 NC PE License #: 045483  
<http://nicholseng.com/>

NO.	REVISION	DATE

DATE: 08/08/2018  
 SCALE: AS SHOWN  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 PROJECT NO.:  
 SHEET: CS101





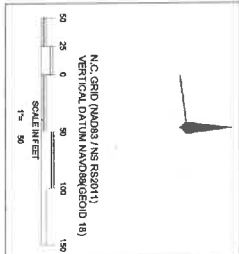
**LEGEND**

PROJECT BOUNDARY

PROPOSED PARCEL

EXISTING PARCEL

SETBACK



DATE: 08/20/2024  
 SCALE: AS SHOWN  
 DRAWN BY: JMT  
 CHECKED BY: ZCN  
 PROJECT NO.:  
 SHEET: CS102

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

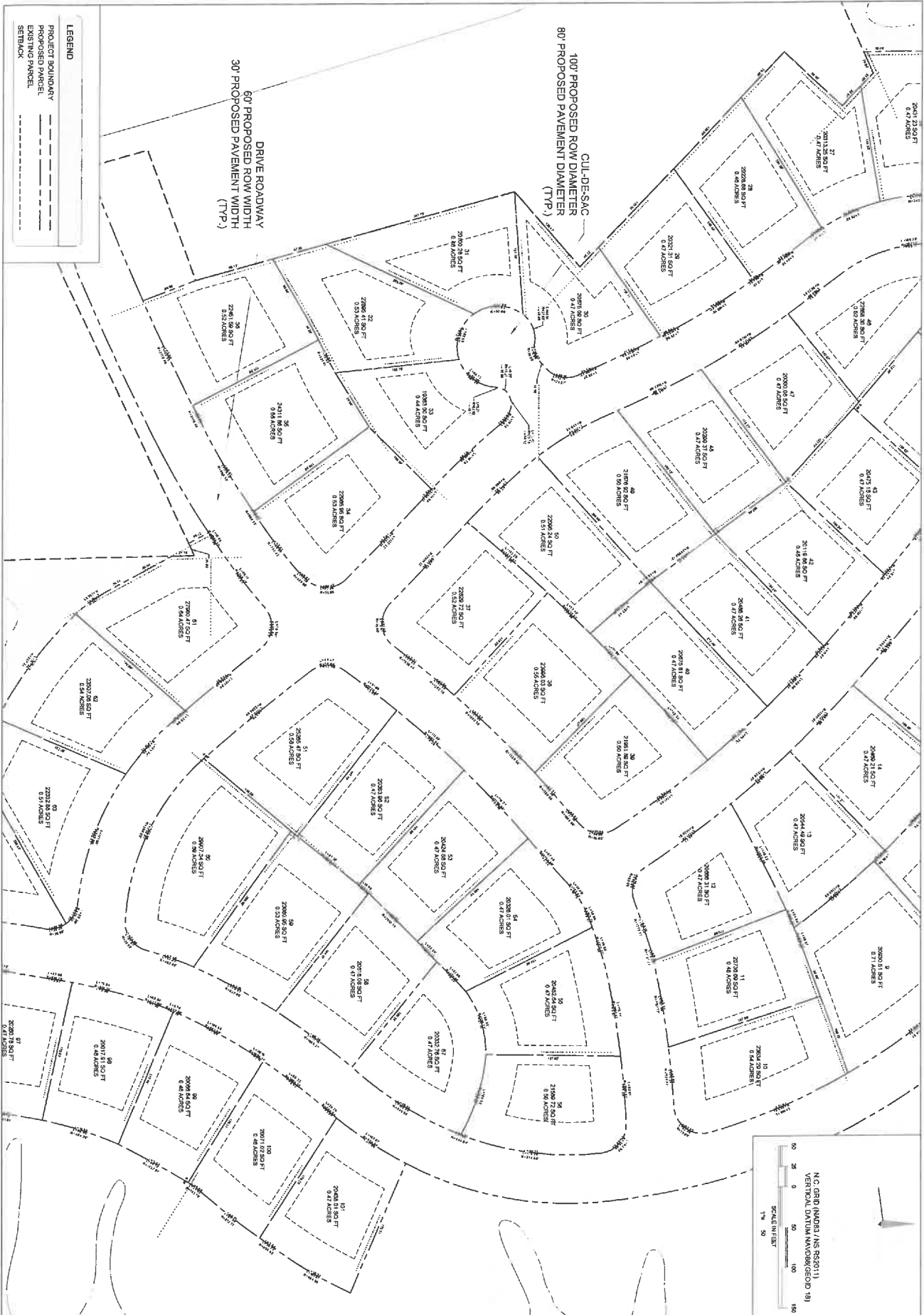
**PROPOSED CONCEPT**

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1820 SIR TYLER DR. STE 230  
 WILMINGTON, NC 28405

910-417-7893  
 NCELS Firm License Number P-2006

NC PE License # 045493  
<http://nicholseng.com/>



DATE: 08/10/2014  
 SCALE: AS NOTED  
 DRAWN: JAT  
 CHECKED: ZLN  
 PROJECT NO.:  
 SHEET:

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

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1826 SIR TYLER DR. STE 200  
 WILMINGTON, NC 28405  
 N.C. GRID NUMBER: 18S 852011  
 N.C. PE License #: 045403  
 NCBELS Firm License Number: P-2006  
<http://nicholseng.com/>

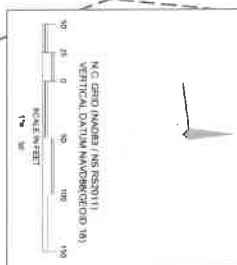


**LEGEND**

PROJECT BOUNDARY  
 PROPOSED PARCEL  
 EXISTING PARCEL  
 SETBACK

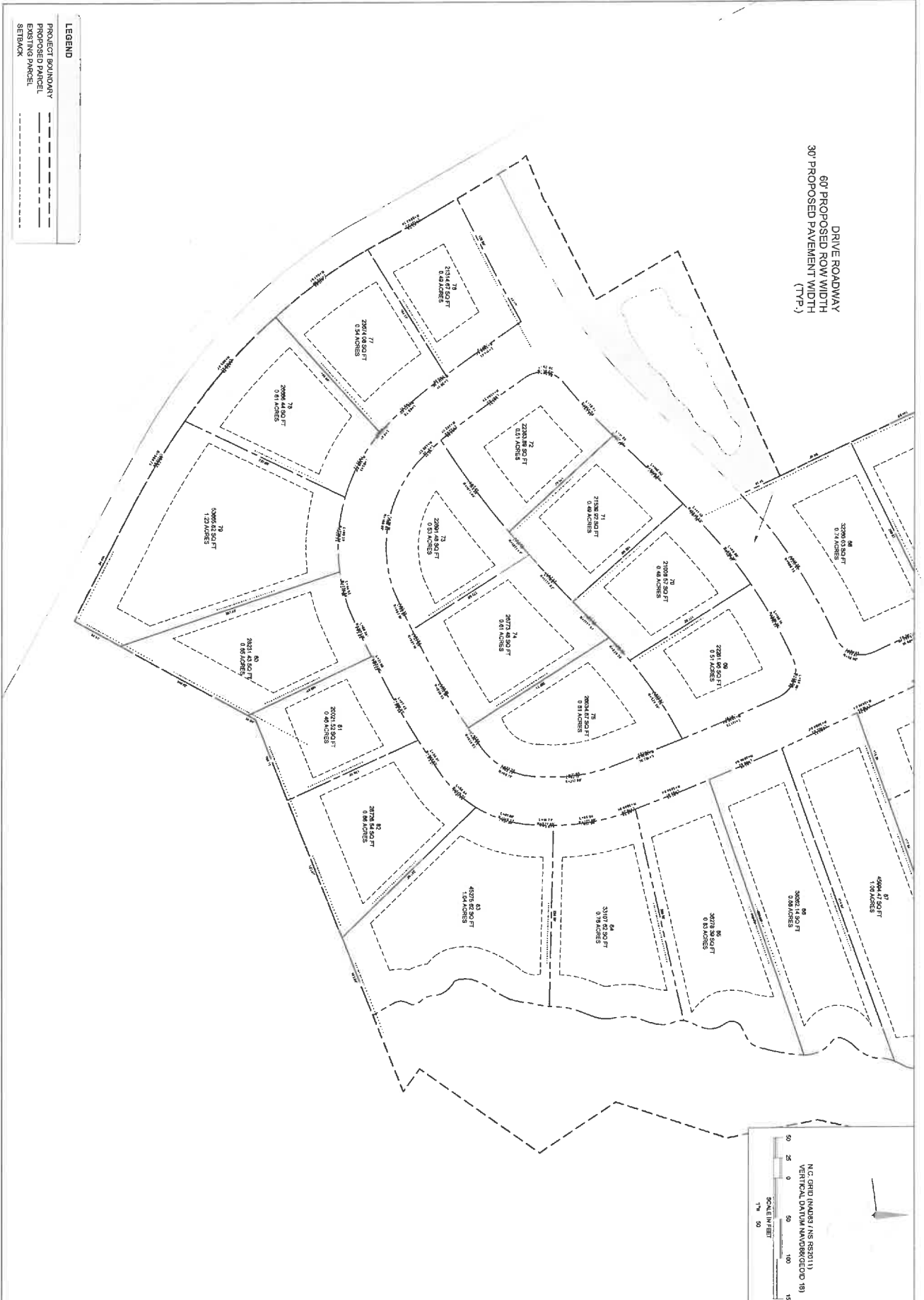
CLUDE-SAC  
 DRIVE ROADWAY  
 60' PROPOSED ROW WIDTH  
 30' PROPOSED PAVEMENT  
 (TYP.)

100' PROPOSED ROW DIAMETER  
 80' PROPOSED PAVEMENT DIAMETER  
 (TYP.)

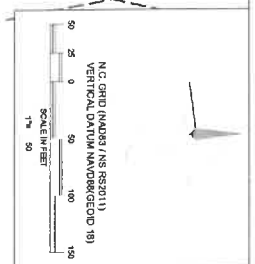


<b>CS104</b>	<b>THE VILLAGE AT OLD STAGE ROAD</b> ERWIN, NC HARNETT COUNTY BRG DEVELOPMENT	<b>PROPOSED CONCEPT</b>		NO.	REVISION	DATE
DATE: 08/02/24 SCALE: AS SHOWN DRAWN: JAT CHECKED: ZM PROJECT NO.:		<b>NICHOLS ENGINEERING, PLLC</b> 1826 SIR TYLER DR., STE 230 WILMINGTON, NC 28405		010-917-7863 NCELS Firm License Number: P-2006		NC PE License #: 046483 <a href="http://www.nce.com/">http://www.nce.com/</a>

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



**LEGEND**  
 PROJECT BOUNDARY  
 PROPOSED PARCEL  
 EXISTING PARCEL  
 SETBACK



DATE: 08/10/2014  
 SCALE: AS SHOWN  
 DRAWN BY: JAT  
 CHECKED BY: ZUN  
 PROJECT NO.:  
 SHEET:



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

NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1828 SIR TYLER DR. STE 290  
 WILMINGTON, NC 28403  
 910-617-7863  
 NCBELS Firm License Number: P-2006  
 NC PE License #: 045493  
<http://nicholsengineering.com/>

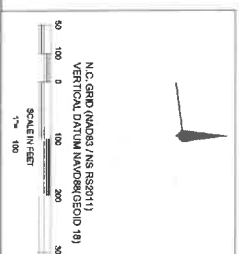
CS105





### Legend

- Green Soil Map Unit. These soils should be considered suitable for subsurface shallow, conventional systems, low pressure lift systems, and other innovative approved systems. These soils are sand over fine loams with seasonal high water table from 24-36 inches from the existing ground surface. The loading rate for these soils are 0.4-0.5 gpd/sq/ft. (-40.0 acres)
- Yellow Soil Map Unit. These soils should be considered provisionally suitable for subsurface conventional lift systems, low pressure lift systems, and other innovative approved systems. These soils are sand over fine loams with seasonal high water table from 12-20 inches from the existing ground surface. The loading rate is 0.4-0.5 gpd/sq/ft. (-0.4 acres)
- Light Green Soil Map Unit. These soils are sand over fine loams with seasonal high water table from 20-24 inches from the existing ground surface. The loading rate is 0.4-0.5 gpd/sq/ft. (-14.0 acres)
- Road Soil Map Unit. Loamy sands over coarse/ fine loams and with shallow soil wetness, or unsuitable landscape position. These soils should be considered unsuitable for all types of wastewater systems. Incursions of H2O wetlands may be found within the map unit. (-10.0 acres)
- Blue Patterned Map Unit. Potential riparian wetlands. Only a formal wetland delineation with CDE approval will determine the actual extent of 404 wetlands within this map unit. (-20.0 acres)
- Ditch. Will require a 26ft horizontal setback. (-1280 ft)
- Parcel Boundary



DATE: 08/03/2011  
 SCALE: AS SHOWN  
 DRAWN: JAF  
 CHECKED: ZEN  
 PROJECT NO.:  
 SHEET: SS101

**NOT TO BE USED FOR CONSTRUCTION OF ANY KIND**

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

**SOIL MAP AND LEGEND**

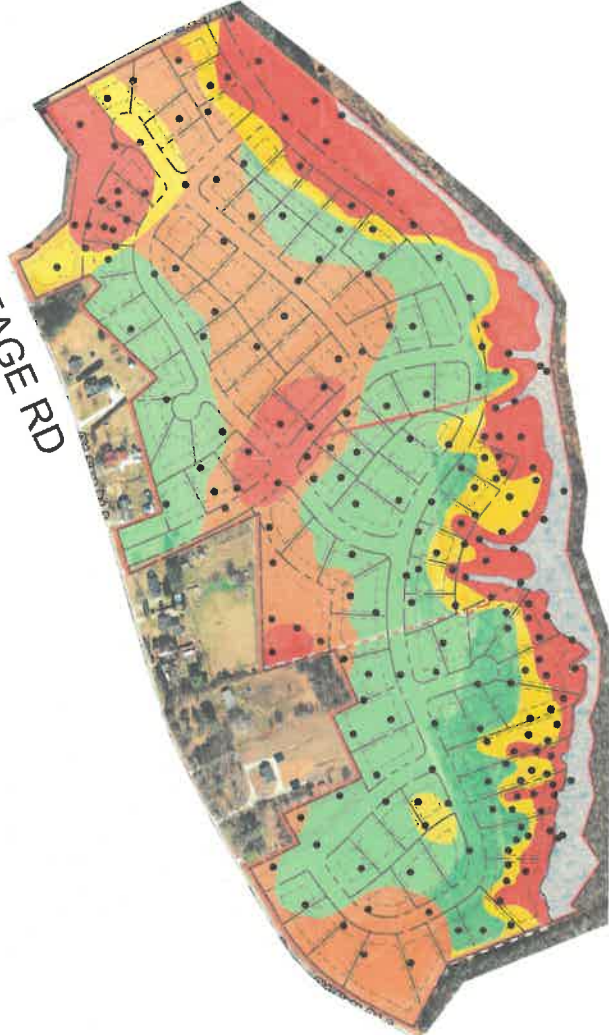
NO.	REVISION	DATE

**NICHOLS ENGINEERING, PLLC**  
 1826 SIR TYLER DR. STE 230  
 WILMINGTON, NC 28405  
 NC PE License #: 045460  
 http://nicholseng.com/

910-617-7800  
 NCBELS Firm License Number: P-2008

AVERY RD

OLD STAGE RD



**Legend**

- Green Soil Map Unit. These soils should be considered suitable for subsurface shallow conventional systems, low pressure pipe systems, and other innovative approved systems. These soils are coarse loams over fine loams with a seasonal high water table from 24-36 inches from the existing ground surface. The loading rate for these soils are 0.4-5 gal/day/sqft. (~40.9 acres)
- Yellow Soil Map Unit. These soils should be considered provisionally suitable for subsurface conventional fill systems, low pressure in fill systems, and other innovative approved systems. These soils are sands over fine loams with seasonal high water table from 12-20 inches from the existing ground surface. The loading rate is 0.4-0.5 gal/day/sqft. (~10.4 acres)
- Orange Soil Map Unit. These soils should be considered provisionally suitable for low pressure in fill systems, and other innovative approved systems. These soils are coarse loams over fine loams with seasonal high water table from 20-24 inches from the existing ground surface. The loading rate is 0.4-0.5 gal/day/sqft. (~14.5 acres)
- Red Soil Map Unit. Loamy sands over coarse fine loams and with shallow soil wetness, or unsuitable landscape positions. These soils should be considered unsuitable for all types of wastewater systems. Indications of 404 wetlands may be found within the map unit. (~18.8 acres)
- Blue Patterned Map Unit. Potential jurisdictional wetlands. Only a formal wetland delineation with COE approval will determine the actual extent of 404 wetlands within this map unit. (~5.8 acres)
- Approximate Boring locations ( 215 borings)
- Ditch. Will Require a 25ft horizontal setback (~1288 ft)
- Parcel Boundary

**NICHOLS**  
**ENGINEERING, PLLC**  
 1808 SR TYGER DR. SITE 200  
 WILMINGTON, NC 28403  
 910.417.7933  
 NCEMELS Firm License Number P-2009  
<http://nicholseng.com/>

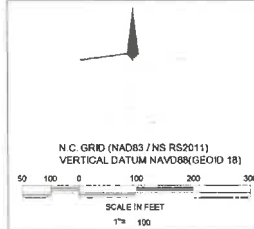
NO.	REVISION	DATE

THE VILLAGE AT OLD STAGE ROAD  
 ERWIN, NC  
 HARRIS COUNTY  
 BRG DEVELOPMENT  
**SOIL MAP AND LEGEND**

**NOT FOR CONSTRUCTION**  
**NEEDS FOR REVIEW**

DATE: 06/10/2024  
 SCALE: AS NOTED  
 DRAWN: JAT  
 CHECKED: ZLN  
 PROJECT NO.:

SHEET:  
**SS101**





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

July 17, 2024

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

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

Dear Mr. Eure

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

**AGENT/APPLICANT INFORMATION:**

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

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

**OWNER'S AUTHORIZATION:**

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

By: Stephen M. Buffkin S.P.

Name: Stephen Buffkin

Date: 7/22/2024

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

**Turlington-Johnson Land Partners**

P.O. Box 1027  
Dunn, NC 28335

July 17, 2024

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

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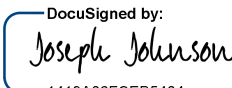
**OWNER’S AUTHORIZATION:**

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

DocuSigned by:  
  
By: \_\_\_\_\_  
9B5A2F025BC247C...

Name: Stuart Turlington

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

DocuSigned by:  
  
By: \_\_\_\_\_  
1419A06E6C8E5404

Name: Joseph Johnson

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

DocuSigned by:  
*Edward Johnson*  
1419A06FCEB5404...

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

Name: Edward Johnson

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

# Erwin Planning Board

## REQUEST FOR CONSIDERATION

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

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

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

#### A. Purpose

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

The Erwin Highway Overlay District is established to:

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

#### B. Area of Applicability

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

#### C. Specific Development Standards

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



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

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

~~6. Sidewalk / Street Scape Standards~~

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



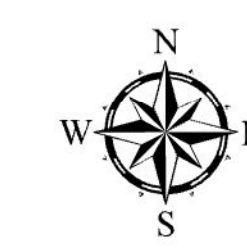


FRONT PORCH FRIENDS

# Town of Erwin Proposed 421 District Overlay (600ft from US 421 S Right of Way)

Roads	421 Overlay District
City Limits	<b>Zoning Districts</b>
Parcels	B1
	B2
	CB
	CV
	DMV
	M1
	R10
	R15
	R6
	RD
	RD-CD
	RMV

0 500 1,000 US Feet



Map Prepared by Harnett County GIS  
Date: October 28, 2024  
gis.harnett.org

