

**THE ERWIN BOARD OF COMMISSIONERS
SEPTEMBER 2024 REGULAR MEETING
THURSDAY, SEPTEMBER 5, 2024 @ 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. Special Called Meeting on June 11, 2024 **(Page 3)**
- B. Regular Workshop on July 22, 2024 **(Page 12)**
- C. Regular Meeting on August 1, 2024 **(Page 17)**
- D. Updated 2024 Meeting Schedule **(Page 23)**
- E. Harnett County Grant- Pickleball Courts Project at Al Woodall Park **(Page 24)**
- F. BOA 2025-01 **(Page 28)**
- G. Capital Project Ordinance Amendment- Harnett County osb23 Grant 20285 Passthru **(Page 29)**
- H. Erwin Depot Demolition Bid- Martin Edwards & Associates Inc. **(Page 31)**
- I. BOA 2025-02 **(Page 38)**
- J. W.N. Porter Park Stream **(Page 39)**
- K. BOA 2025-03 **(Page 45)**
- L. Capital Budget Ordinance- Juniper Creek Porter Park Stream Feasibility Study **(Page 46)**
- M. Resolution for Receiving State Funds- Juniper Creek Porter Park Stream Feasibility Study **(Page 47)**
- N. Resolution Authorizing NC Grant Special Fund- Juniper Creek Porter Park Stream Feasibility Study **(Page 48)**
- O. FAMPO Boundary Assessment Update & MOU **(Page 49)**

4. SPECIAL PRESENTATION

5. PUBLIC HEARING

- A. ZT-2024-002: Group 1 of Split Zoned Properties **(Page 81)**
- B. Turlington Johnson Annexation **(Page 200)**

6. PUBLIC COMMENT

Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 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

7. MANAGER'S REPORT

8. **ATTORNEY'S REPORT**

9. **CLOSED SESSION**

A. Pursuant to General Statute 143-318.11(a) (3) for the Purpose of Preserving the Attorney-Client Privilege

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

SPECIAL CALLED MINUTES

JUNE 11th, 2024

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Baker presiding held a Special Called Meeting in the Erwin Municipal Building Board Room on Tuesday, June 11th, 2024, at 9:00 A.M. in Erwin, North Carolina.

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

Town Manager Snow Bowden, Deputy Town Clerk Katelan Blount, and Town Planner Dylan Eure were present.

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

Commissioner Byrd gave the invocation.

Commissioner Turnage led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

DISCUSSION OF FY 2024-2025 BUDGET

Mayor Baker thanked everyone for attending the meeting. He stated that there had been a couple of submittals of proposed budgets, and now we have a current proposed budget. He asked Town Manager Snow Bowden to recap the current proposed budget.

Town Manager Snow Bowden gave the following key points:

- Budget is balanced with expected revenues of \$4.4m and expected expenditures of \$4.4m.
- The proposed budget includes a 5% cost of living allowance (COLA) for all Town Staff.
- The transfer of the last of the ARPA funds, in the amount of about \$19,000, is allocated to update the wayfinding signs. The amount of about \$30,000 is allocated for the ADA transition plan. About \$10,000 is allocated for the equipment for the new community building. Due to the number of grants we have this year, there are also funds allocated to help offset the increased cost of the audit fees. There is also \$12,000 allocated for new guns for the Police Department.

Commissioner McKoy joined the meeting at 9:03.

Mayor Baker opened the floor for discussion among the board.

MINUTES CONTINUED FROM JUNE 11, 2024

Commissioner Blackmon stated that last year it was discussed to do a wage study for employees. He understands that giving COLA is good, but that we don't know what to give if we don't know where we are in line with other municipalities. He would really like to see the study done so that we can ensure we're taking care of our Town Staff.

He wants to ensure that the ARPA funds are not being used for any reoccurring expenses since we will not have those funds moving forward.

He also asked about the cell tower lease funds and where the funds are used- he'd like to see how much is set aside for community enhancement, departmental expenses, etc.

He spoke about merit increases and wanting to ensure that it is allocated in the proper line item in each department if that is something that the Town can make happen.

Commissioner Blackmon also expressed concern over the audit costs doubling and wants to see the audit services put back out for bid.

Town Manager Snow Bowden stated that it is about time for that to go back out for bid.

Commissioner Blackmon brought up the proposed sales tax funds. He said he previously thought the sales tax revenue was expected to drop, but now there is an increase.

Town Manager Snow Bowden explained that the North Carolina League of Municipalities is projecting about a 2% increase in taxes.

Commissioner Blackmon also brought up the gas tax and wanted to make sure the updated numbers were correct.

Town Manager Snow Bowden explained that he was basing this on the League projections. They are currently projecting the sales tax, franchise electricity tax, and the natural gas taxes going up, but the telecommunications sales tax and solid waste going down. Our Beer and Wine permits are a one-time annual fee. He stated that the League has been consistently fairly correct with their projections.

Commissioner Blackmon asked about the need for the condemned property line item as well as the miscellaneous contractor services and how much we've spent in the last few years on these items. He would like to see ways to generate revenue to help offset costs and be able to retain employees. He stated that the Town has some of the best employees it has had in a long time. His main concern is that it will be hard to effectively know how to retain employees until we know what employees should be making with a wage study.

Mayor Baker posed the question about employee health coverage, with active employees as well as retirees. He stated that he's concerned about the copays for specialists due to how high they have gotten.

There was discussion among the Board about options for copay reduction, assistance, etc.

Commissioner Byrd brought up the HSA option- could we require Staff to match at 5% if they opt in? It is the desire of the Board to invest in Town Staff and ensure that we're taking care of our employees.

Commissioner Blackmon stated that he would like to see the 5% COLA, then do the study and adjust as needed and possible, but that the study needs to be done.

Commissioner Byrd stated that Dunn just gave everyone a \$1500 bonus across the board, and put in a merit increase of up to 2%. The discussion was that Dunn has raised their taxes, though.

Commissioner Turnage stated that he would like to see some infrastructure improvements with some of the tax revenues. Residents feel better when they see their tax dollars doing something.

Mayor Baker stated that he understands that the Town cannot have the wage study completed before the approved budget is due. He questioned whether the Board wants to move forward with the 5% and then look at an increase later in the fiscal year after the study has been completed.

Commissioner Byrd asked if there was a 5% COLA in March of 2024.

Town Manager Snow Bowden confirmed that this was the case.

Commissioner Byrd said that between the March COLA and this proposed COLA, we're headed in the right direction. He said that we need to get the budget approved and can always do something mid-year.

Mayor Baker asked what the Board wants to do with the pay. 5%, 7%? Merit?

Commissioner Blackmon asked what the average salary for the Town is, excluding the Town Manager. He talked about how the salaries have exploded in the last few years.

Commissioner Nelson stated that our Public Works employees who have CDLs would be able to find other employment for much higher pay, especially now that the CDL requires a course.

Commissioner Blackmon stated that he thinks we will get better employee performance if the Board can show their appreciation rather than just telling them.

Commissioner Turnage spoke about the last study that was done about 10 years ago. He stated that the League was basing those salaries on the size of the Town as well.

Commissioner Blackmon stated that we can always give a little more than the 5%, but that the focus should be getting the study done.

Mayor Baker asked the Town Manager Snow Bowden what the \$92,000 from ARPA would be going.

Town Manager Snow Bowden stated that he planned on \$30,000 for wayfinding signs, \$30,000 for ADA transition plan, \$10,000 to account for the higher audit fees due to the additional grants, \$12,000 for the new guns for the police department, and \$10,000 for the upgrades to the community building. These are all one-time expenditures.

Commissioner Turnage asked what department has the highest turnover.

Town Manager Snow Bowden responded that it was the Police Department, though they are also the Town's largest department.

Mayor Baker asked if there is any additional revenue that is not shown in the budget that could go toward an increase in salaries. He stated that he understands that the ARPA funds are for one-time expenditures,

not to be used for recurring expenses. The cell tower lease revenue is earmarked for community enhancement. The Town will no longer be leasing the property next to Public Works as of the end of June. He asked if there were any line items that could be adjusted.

Town Manager Snow Bowden stated that the items that Commissioner Blackmon brought up, specifically, the condemnation line items, could be adjusted and could go toward salary and benefit increases. He said he could look at the budget and see what could be adjusted and put into a merit line item. Typically the Town does the COLA on July 1 and the merit line item on January or February 1st. We can look at cutting some of the items we haven't spent as much on recently and put that toward salaries. There is no transfer of fund balance from community enhancement funds in the budget. We could use those funds for some of the enhancement items. The only funds in this proposed budget are the operating funds the Town gets from sales tax, property tax, and state-shared taxes. This year's budget also includes the Preibe fund, as opposed to previous years. This is completely accounted for in the Recreation Department. We could use the Community Enhancement Fund to offset some of the items we're wanting to achieve and reallocate the funds in those line items to other expenses.

Mayor Baker asked if there were grants that we could tie to the Community Enhancement. That grant funding needs to be expended before we reach into our savings accounts. The demolition funds haven't previously been spent, so we can divert that, however, we have residents that are complaining about some homes that need to be torn down.

Commissioner Blackmon asked why we couldn't take the money out of the demolition line item and reallocate it elsewhere, then use the Community Enhancement funds to cover those demolition expenses. Those expenses could fall under Community Enhancement.

Mayor Baker asked if the Depot had already earmarked these funds, because we can only spend so much from that fund. If that project doesn't come to realization, we can use those funds.

The discussion of the community enhancement fund continued.

Commissioner McKoy stated that our employees are some of the most valuable assets our Town has. He stated that his wife has witnessed Public Works working hard and that they should all be rewarded for their hard work, as should all Town Staff.

Commissioner Byrd stated that his rough math with all salaries across the board, without the Town Manager salary, was \$48,000 - \$49,000. The police department salaries are really where the higher end comes from.

There was discussion about run-down homes and the need for demolition. Mayor Baker and Commissioner Turnage spoke about listening to the residents of Erwin and the concerns they have regarding the run-down homes.

Mayor Baker stated that he would like to reach a decision on the salary issues so that the Board can move forward with the additional discussion with the proposed budget. He asked how a 2% increase in salaries over the current proposed budget would affect the funding.

Town Manager Snow Bowden stated that considering retirement and benefits, it would be about \$15,000 per each percent, so about a \$30,000 change overall. He stated that he can look at shifting some items around but that he thinks he can make it work.

Commissioner Blackmon stated that he wanted to ensure that the salary study absolutely needs to be done. He is happy with the 7% but wants to make sure the Board understands exactly where the budget is with in line with other municipalities. He stated that he would like to try to not raise taxes, but it all comes down to the level of service we're willing to provide.

Commissioner Byrd asked what the Town would bring in if we added 1% tax levy.

Town Manager Snow Bowden responded that it would bring in an addition \$35,000 in revenue.

Commissioner Byrd then stated that we had the option of increasing our tax levy by 1%, which would offset the additional 2% salary increase, but would still keep the taxes lower than they were a few years ago.

Town Manager Snow Bowden confirmed that 2 years ago the Town lowered the tax rate from 51% to 48%.

The discussion continued on what an additional tax levy would look like for residents.

Mayor Baker compared the difference between the original proposed budget vs the current proposed budget. The increase of \$254,272 based on projected revenue, with a total proposed revenue budget of \$4,460,106. This is with no tax increases, and slight increases in user fees.

Town Manager Snow Bowden confirmed that there are no tax increases, and some increases in state shared quarterly taxes. The NCLM is predicting some items to go up and some to go down. Sales tax is expected to go up a fair amount. We will keep an eye on our revenues.

Mayor Baker asked about interest earned, on page 14- the proposed budget shows an increase from \$60,000 to \$120,000. He asked if this is realistic.

Town Manager Snow Bowden explained that this year it was realistic, but next year it would probably not be. This is due to interest rates jumping significantly. The tax re-eval should help balance this next year.

Mayor Baker asked if there were any other questions about revenues. No one brought forward any questions.

Mayor Baker began speaking about expenditures. There was a new addition of \$8,000 in the Commissioner's budget for contingency.

Commissioner Blackmon asked what that \$8,000 was for.

Town Manager explained that it was for unexpected expenses.

Commissioner Blackmon requested that the \$8,000 contingency line item be removed, and money placed toward the salary study.

Mayor Baker asked for the Commissioners to jump in if there were any expenditures that they had concerns about.

Commissioner Nelson asked how much sponsorship money the Park had brought in.

There was some discussion regarding this. As of April 24, 2024, they had brought in \$9625. At the time of this discussion, it was probably closer to \$10,000. It was budgeted for \$8,000.

Town Manager Snow Bowden pointed out that this was the first year that the Priebe Fund donations were built into this. The Auditors wanted to ensure that this was being operated out of the General Fund and items were approved by the Board.

Mayor Baker wanted to clarify the Animal Control services doubled.

Town Manager Snow Bowden stated that they asked for \$48,000, and they negotiated down to \$25,000.

Mayor Baker stated that they're looking with building a new facility, so in the future, the Board needs to be aware that there will be increases again in the future. The Board may be faced with the decision to either bring Animal Control back in-house, or be faced with higher costs for the contracted service through Harnett County. There was some discussion on the options.

Commissioner Byrd asked about Police Vehicles and the extra vehicles.

Town Manager Snow Bowden stated that there are 3 surplus vehicles, and 3 spare vehicles, and 13 that operate on a daily basis.

There was discussion on keeping backup vehicles and selling surplus vehicles.

Mayor Baker asked about the Flock Camera system and the annual payments.

Town Manager Snow Bowden explained that this year would be the first year of the Flock Camera System, and it would be \$25,500. There is an annual payment of \$21,000, so the Board should be aware of that.

Mayor Baker stated that there was an increase from Harnett County for the SRO, which is helpful. The Board just approved a budget amendment for the sewage washer, which was coming out of the 2023-2024 Budget. He brought up the question about the position in the Street Department.

Town Manager Snow Bowden stated that this position has been open for about 3 years, and this person would be assisting with storm water and general right of way maintenance, as well as other duties within Public Works. It would be helpful to have this person on board.

Mayor Baker stated that the Engineer's contract is being paid out of the Powell Bill, and part is being paid out of the Stormwater Fund.

Town Manager Snow Bowden confirmed that \$12,000 is being paid from Powell Bill, and \$12,000 is being paid out of the Stormwater Collection.

Mayor Baker asked what the revenue is for stormwater collection.

Town Manager Snow Bowden responded that the Town collects about \$68,000 for stormwater collection.

Mayor Baker asked what the rest of the fees go toward, if \$12,000 went toward the Engineer.

Town Manager Snow Bowden explained that the remaining funds go mostly to contracted services. Public Works can clean out ditches, but when it comes to shaping ditches, creating new ditches, etc., there are OSHA standards in place and our Public Works doesn't have the manpower, equipment, or expertise it takes to abide by those required standards.

There was discussion regarding bringing some services back in-house rather than contracting, based on the quality of services that the Town provides based on fees collected.

There was discussion among the Board regarding our Town Engineer and the services he provides. It was asked how many times a month the Town Engineer is in Town, and how many hours per month he is working for the Town. Since he is paid a flat rate, what is the protocol to ensure that the Town is getting the services that are being paid for? Commissioner Blackmon stated that he would like to see the use of services more closely monitored.

Commissioner Blackmon asked how much of the Storm Water budget was spent on the West K Street project.

Discussion continued regarding the costs associated with the West K Street project and the options for the budget going forward. The idea to close West K to limit the associated repair costs was brought up. The concern for ingress/egress and utility lines was discussed.

Mayor Baker asked the Board if they'd like to continue with the same collection of fees for Stormwater. The Board agreed that they'd like to continue with the proposed amount.

Mayor Baker stated that the Job Classification Schedule may change based on the study, once completed, but as of now the Board agrees with the current Schedule and the employees that the Town has.

Mayor Baker asked what the status of the Cadet program for the Police Department is.

Town Manager Snow Bowden stated that the program was created to assist recruitment for the vacancies at that time. This was to ensure that if we have a need for additional officers, there is something in place to cover the costs of the Academy. The Town doesn't currently have a need, but there may be in the coming months.

Commissioner Byrd asked about the budgeted and estimated costs of the replacement service weapons for the Police Department. He stated that the budgeted amount seems high, based on his calculations. He requested that Town Manager Snow Bowden verify those costs with Police Chief Jonathan Johnson.

Commissioner Byrd also asked about the age of the Police Department Tasers, and what the need for replacement is.

Town Manager Snow Bowden stated that they're fairly old and worn out, the Police Department has used them for 9 or more years.

Commissioner Byrd asked about the body cams that the Police Department utilizes, and if they're being worn.

Town Manager Snow Bowden stated that they are not working as necessary. The body cams help protect the Town Staff, and the policy in place is that they're on for each interaction. The current cameras don't seem to stay on during altercations. The new cameras are much better at staying on and recording.

Commissioner Marbell asked what happens to the old service weapons for the Police Department once we get the new service weapons.

Town Manager Snow Bowden stated that he would verify with Police Chief Jonathan Johnson, but his understanding was that the Town would trade the old weapons in to help reduce the cost of the new weapons.

Mayor Baker asked if there were any changes that the Board would like to see.

There was some comparison of the property values from the 2023-2024 Budget vs the 2024-2025 Budget. These would be from the Harnett County Tax office.

Commissioner Blackmon asked what the current tax collection to date is.

Town Manager Snow Bowden stated that he believed it was close to \$1.5 million, but that Finance Manager Linda Williams could get that information for the Board.

Finance Manager Linda Williams gave the report stating that the current ad valorem tax revenue collected to date is \$1,542,940.

Mayor Baker asked if there were any additional proposed projects. Hearing none, he reiterated that Commissioner Nelson brought up the possibility of a 7% pay increase for Town Staff rather than a 5% pay increase.

Commissioner Blackmon stated that he has no issues with the additional pay increase, but that he would really like to see the wage study done.

There was discussion regarding moving the proposed budget funds be moved from the community enhancement and wayfinding signs, the additional minimum housing funds.

Mayor Baker asked if there was any additional comments or discussion regarding the budget.

The Board made the decision to properly advertise the budget adoption for June 24th 2024 at 6pm during the Regular Workshop Meeting.

Commissioner McKoy made a motion to go into closed session, pursuant to North Carolina General Statute 143-318.11(6) for the purpose of discussing personnel. The motion was seconded by Commissioner Turnage. **The Board voted unanimously and went into Closed Session at 11:09.**

The Board reconvened from Closed Session at 12:14 P.M.

There was discussion regarding the subdivision on St. Matthews Rd, and why the project was taking so long.

Town Manager Snow Bowden spoke about the water and sewer grant being reallocated to Harnett Regional Water.

Commissioner Nelson asked about Harbor Freight choosing to go to Lillington rather than Erwin.

Mayor Baker stated that Harbor Freight is still possibly happening. The company that is building the

building is not Harbor Freight themselves. They are a company that builds empty buildings and then leases to companies such as Harbor Freight.

Mayor Baker asked the Board if there were any other concerns. Hearing none, he called for a motion to adjourn.

ADJOURNMENT

Commissioner Byrd made a motion to adjourn at 12:17 P.M. and was seconded by Commissioner Nelson. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY
KATELAN BLOUNT DEPUTY TOWN CLERK**

ATTEST:

Randy Baker
Mayor

Lauren Evans NCCMC
Town Clerk

ERWIN BOARD OF COMMISSIONERS**REGULAR WORKSHOP MINUTES****JULY 22, 2024****ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Randy Baker presiding held its Regular Workshop in the Erwin Municipal Building Board Room on Monday, July 22, 2024, at 6:00 P.M. in Erwin, North Carolina.

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

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Town Engineer Bill Dreitzler, and Town Planner Dylan Eure were present.

Mayor Baker called the meeting to order at 6:00 P.M.

Commissioner McKoy gave the invocation.

Town Clerk Lauren Evans led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to add Closed Session Item B Pursuant to General Statute 143-318.11(a) (3) for the Purpose of Preserving the Attorney-Client Privilege.

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

OLD BUSINESS**Depot**

Town Manager Snow Bowden provided the Board with a timeline of finances and actions taken regarding the Depot.

Commissioner Byrd stated it was time to take the Depot down.

Commissioner Nelson echoed Commissioner Byrd's comment.

Town Attorney Tim Morris arrived at 6:06 PM.

Mayor Baker stated that the Depot was not structurally sound. He considered taking the Depot down to the foundation and using the foundation to build a stage.

MINUTES CONTINUED FROM JULY 22, 2024

Commissioner Blackmon inquired whether tearing the building down to the ground violated our deal with the Mill providing money to the Town to restore the Depot to use as a Historical Museum. He stated if it did not violate the agreement, his opinion was to take it down to the ground and move on.

The consensus of the Board was to place this item under consent at the Regularly Scheduled Board Meeting in August. The Board directed Town Manager Snow Bowden to put out bids to demolish the entire building, including the foundation.

N. 9th Street Drainage Improvement

Town Engineer Bill Dreitzler informed the Board that he reviewed the video of the piping system at North 9th Street. His professional opinion was that the size of the pipe was the problem, not the condition of the pipe. The biggest issue was that we could not take the draining issue on North 9th Street and move it to another area. They will have to ensure there is adequate capacity far enough downstream to make sure the drainage makes it to the Black River. He stated we were currently waiting on the State to approve the letter of intent to funds. He recommended tying in a more detailed look into the scope of work for this project.

301 St. Matthews Road

Mayor Baker asked the Board if there were any questions regarding the two bids in front of the Board.

Commissioner Blackmon stated that the bid needed to include a Permit for the State Health Hazard Control Unit.

The consensus of the Board was to place this item under consent awarding the bid to Martin Edwards & Associates at the Regularly Scheduled Board Meeting in August.

NEW BUSINESS

601 Lucas Road Demolition

Town Manager Snow Bowden informed the Board that we will have a public hearing to discuss adopting an ordinance to demolish the structure at 601 Lucas Road at our regularly scheduled Board Meeting in August.

The consensus of the Board was to move forward with the Public Hearing at the Regularly Scheduled Board Meeting in August.

MINUTES CONTINUED FROM JULY 22, 2024

Surplus Town Owed Equipment

Town Manager Snow Bowden informed the Board that in the FY 24-25 Budget there were funds approved to purchase new handguns for the Erwin Police Department. In the past, the Police Department has surplused the old equipment which was standard practice.

The consensus of the Board was to place this item under consent at the Regularly Scheduled Board Meeting in August.

Voluntary Annexation- Turlington Johnson

Town Manager Snow Bowden informed the Board that at our last Regularly Scheduled Board Meeting in June, Staff presented a voluntary annexation request for four parcels that are outside of our ETJ. The Deputy Clerk investigated the request and if the Board wishes to move forward, a Resolution to Fix the Date of the Public Hearing must be approved.

The consensus of the Board was to place the Resolution under Consent at our Regularly Scheduled Meeting in August.

Duplex Multi-Family RMV Special Use

Town Planner Dylan Eure stated that the Board had previously seen this request. The request was to add multi-family dwellings to the special uses of RMV that would mimic the special uses in DMV. Approving this request would be in line with our new Land Use plan. He had spoken with multiple residents who were interested in applying for this special use.

The consensus of the Board was to move forward with the Public Hearing at the Regularly Scheduled Board Meeting in August.

CCIP Variance

Town Planner Dylan Eure stated that this was a simple subdivision variance request for Central Carolina Industrial Park, the mill site. They are requesting to cut off the area with the storage units from the rest of the site.

The consensus of the Board was to move forward with the Public Hearing at the Regularly Scheduled Board Meeting in August.

Flock Camera System

Town Manager Snow Bowden stated this was a standard contract. Funds were approved in the current fiscal year budget for seven flock cameras. The Erwin Police Department has been working on locations to place the cameras around Town.

MINUTES CONTINUED FROM JULY 22, 2024

Mayor Baker asked Town Attorney Tim Morris' opinion on the contract.

Town Attorney Tim Morris stated he reviewed the contract and nothing stood out to him.

The consensus of the Board was to place this item under Consent on the agenda for our Regularly Scheduled Meeting in August.

Concert Series

Town Manager Snow Bowden informed the Board that Commissioner Nelson had worked hard raising funds to sponsor a concert for the Town of Erwin. Commissioner Byrd asked to have this item on the agenda to discuss the Board sponsoring a concert series this year or next year.

Commissioner Byrd stated that he would like to see the Town sponsor a concert series next year. He felt it was important for the community. He also would like to see the Town go back to having a 4th of July Celebration.

Commissioner Blackmon asked if we would organize the concert or give the money to the chamber to organize.

Town Manager Snow Bowden stated we could give the funds to the chamber and allocate it for the concert series. The Chamber was more experienced in getting the porta johns and renting the stage.

The Board asked Commissioner Nelson if he had all the funding he needed for the concert in September.

Commissioner Nelson confirmed that the funding is secured for September.

Mayor Baker informed the Board that the Town secured a sponsor for the Gospel Sing for Denim Days and this same sponsor will also be funding the kids inflatables so that they are free to the public.

The Board instructed Town Manager Snow Bowden to bring a Budget Amendment of \$10,000 back to the Board for approval to cover the cost of a concert in the Spring.

CLOSED SESSION

Commissioner McKoy made a motion to go into Closed Session Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel and Pursuant to General Statute 143-318.11(a) (3) for the Purpose of Preserving the Attorney-Client Privilege at 6:42 PM and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES CONTINUED FROM JULY 22, 2024

RECONVENED

Commissioner McKoy made a motion to go back to regular session at 7:54 PM and was seconded by Commissioner Byrd. **The Board voted unanimously.**

GOVERNING COMMENTS

Mayor Baker congratulated Town Clerk Lauren Evans on her new addition. He reminded the Board of the Family Fun Day for Town Employees on Friday, July 26th from 12-2 PM.

ADJOURNMENT

Commissioner Byrd made a motion to adjourn at 7:56 P.M. and was seconded by Commissioner McKoy. **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

REGULAR MINUTES

AUGUST 1, 2024

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, August 1, 2024, at 7:00 P.M. in Erwin, North Carolina.

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

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Town Planner Dylan Eure, Code Enforcement Officer Chris Jones, and Police Chief Jonathan Johnson were present.

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

Commissioner McKoy gave the invocation.

Commissioner Nelson led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to add New Business after Public Hearing Item A. SRP-S-134-0117 Resolution to authorize the Town Manager to execute documents required by the State for this stormwater grant.

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

CONSENT

Commissioner Blackmon made a motion to approve **(ITEM A)** Minutes of Regular Meeting on June 6, 2024 **(ITEM B)** Minutes of Regular Workshop on June 24, 2024 **(ITEM C)** Demolition of the Depot **(ITEM D)** 301 St. Matthews Road- Martin Edwards & Associates **(ITEM E)** Surplus Town Owned Equipment **(ITEM F)** Turlington Johnson Annexation- Public Hearing Resolution **(ITEM G)** Flock Camera System **(ITEM H)** DM2 Retainer and was seconded by Commissioner Byrd. **The Board voted unanimously.**

PROCLAMATION RECOGNIZING THE ERWIN 15U BOYS JR. LEAGUE BASEBALL TEAM

The Erwin 15U Boys Jr. League Baseball Team and their coaches were recognized for their outstanding season. Commissioner Nelson presented them with a Proclamation Plaque.

The Proclamation is part of these minutes as an attachment.

MINUTES CONTINUED FROM AUGUST 1, 2024**RECESSED**

Commissioner Byrd made a motion to recess at 7:07 PM for a reception and was seconded by Commissioner Turnage. **Motion Unanimously Approved.**

RECONVENED

Commissioner Byrd made a motion to go back into regular session at 7:18 PM and was seconded by Commissioner Blackmon. **Motion Unanimously Approved.**

PUBLIC HEARING**Duplex Multi-Family RMV Special Use**

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

Town Planner Dylan Eure came forward and informed the Board that this was a proposed text amendment to our Ordinances to allow for Duplexes and Multi-Family Homes in the RMV as a special use. This would mirror what was currently in the DMV district. The proposed dimensional requirements would change the minimum lot area of 7,000 sqft to 9,000 sqft and the minimum lot width of 65 ft to 75 ft. This request does support our new Land Use Plan.

Mayor Baker asked if anyone was present to speak in favor of the request, in opposition to the request, or had any questions.

No one came forward.

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

Commissioner Blackmon made a motion to approve the Ordinance of the Town of Erwin, North Carolina Amending Chapter 36 Article VI-A Residential Mill Village Section 36-155 Special Uses ORD 2024-2025: 002 and was seconded by Commissioner Nelson. **The Board voted unanimously.**

CCIP Variance

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

Town Planner Dylan Eure informed the Board that 200 North 13th LLC submitted a variance request of 5 ft 9 in for the side setbacks of lot 2B, 25 ft for the side setbacks of lot 2A, and 13 ft 8 in for the rear of lot 2B. This request would allow the property owner to reduce the cost of insurance. The previous subdivision that took place in August of 2023 set 0 ft rear property setbacks for lot 2A.

Mayor Baker asked if anyone was present to speak in favor of the request, in opposition to the request, or had any questions.

MINUTES CONTINUED FROM AUGUST 1, 2024

Norman Avery, Manager of the Central Carolina Industrial Park, came forward and was sworn in by the Town Clerk Lauren Evans.

Mr. Avery stated that the application showed where everything was located in reference to the old mill. This request would financially help the company that owns the Mill. The company has been forking a lot of money into the mill and continuing to put money in it, but they need a break somewhere and they were asking the Board for this request.

Mayor Baker verified that the company will not be increasing the outside existence of the building.

Mr. Avery confirmed that was correct. The building structure will stay the same as it has since 1903.

Mayor Baker asked if anyone else was present to speak in favor of the request, in opposition to the request, or had any questions.

No one came forward.

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

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Byrd, and unanimously approved by the Board that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other land or structures in the same district. Reasoning that the property was created before the Town of Erwin was incorporated, therefore it did not have to conform to any setback regulations at the time it was constructed.

Commissioner Byrd made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that granting the variance requested will not confer upon the applicant any special privileges denied to other residents of the district in which the property is located. Reasoning that the variance is solely for setbacks that are unable to be met due to the property being constructed before Erwin Ordinances was adopted and Erwin's incorporation.

Commissioner Blackmon made a motion in the affirmative, seconded by Commissioner Byrd, and unanimously approved by the Board that a literal interpretation of the provisions of this ordinance will deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located. Reasoning that enforcing the setback regulations would deprive the owners of further subdividing the property to save on expenses of their ownership.

Commissioner Nelson made a motion in the affirmative, seconded by Commissioner Blackmon, and unanimously approved by the Board that the requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare. Reasoning that there is no evidence as to why further subdivision is injurious to the neighborhood or the general welfare.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and unanimously approved by the Board that special circumstances are not the result of the actions of the applicant. Reasoning the property was constructed before Erwin zoning ordinances therefore did not have to be created based on Erwin's setback standards.

Commissioner Byrd made a motion in the affirmative, seconded by Commissioner Nelson, and unanimously approved by the Board that the variance requested is the minimum variance that will

MINUTES CONTINUED FROM AUGUST 1, 2024

make possible the legal use of the land, building, or structures. Reasoning the applicant's request is the minimum that would make it able to the subdivision feasible.

Commissioner Blackmon made a motion that due to all of the statements of reasonableness being found in the affirmative and all characteristics of hardship being met and compatible with the Town of Erwin's Code of Ordinances said subdivision for the property located at 200 N 13th St. be approved.

Demolition of 601 Lucas Road

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

Code Enforcement Officer Chris Jones stated the case number was HC-177-23. The minimum housing process for 601 Lucas Road started in August 2023. The inspection was conducted on September 4, 2023. During the inspection, it was discovered that the home had multiple failure points and there was no electricity, heat, or air conditioning. The water had been disconnected prior to the inspection and plumbing issues were causing leaking and water damage on the inside and outside of the house. The floor jounce was broken and sections of the roof were missing.

Mayor Baker asked if anyone was present to speak regarding the demolition of 601 Lucas Road.

Jo Ann Hall, the owner of 601 Lucas Road, came forward and was sworn in by Town Clerk Lauren Evans.

Ms. Hall stated she was instructed to move out of her home at 601 Lucas Road due to the condition of the house. She stated there was electricity at the home, but the water was disconnected. If the Town wanted to tear the house down then that is fine but she did not want to lose her land. She asked the Board to please let her keep her land and not put a lien against it. She had no one to help her other than her friend who she was currently staying with. Her brother and her children did not help her. The home was not repairable and not livable and she understood why it needed to be demolished but she needed time to get her stuff out of the home.

Mayor Baker informed Ms. Hall that the Town would use taxpayers' funds to demolish the home, and she would have to reimburse the Town for the cost of demolishing her home. He referred it to our Town Attorney Tim Morris.

Town Attorney Tim Morris stated that he understood Ms. Hall wanted to keep her land but due to using Tax Payers' funds, the Town was not in a position to waive the cost of the demolition and she would be liable to reimburse the Town the full amount. He did believe the Board had the authority to allow Ms. Hall to set up a payment plan.

Mayor Baker asked if anyone else was present to speak regarding the demolition of 601 Lucas Road.

No one came forward.

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

Commissioner Blackmon made a motion to approve An Ordinance Directing the Town Manager to Remove or Demolish the Property Herein Described as Unfit for Human Habitation and Directing that a Notice Be Placed Thereon that the Same May Not Be Occupied ORD 2024-2025:001 and was seconded by Commissioner Byrd. **The Board voted unanimously.**

MINUTES CONTINUED FROM AUGUST 1, 2024

NEW BUSINESS

SRP-S-134-0117 Resolution

Town Manager Snow Bowden stated that the Town was awarded a Stormwater Management Grant and we were waiting for the letter of intent to fund for some time. He asked the Board to adopt a Resolution authorizing him to sign the contract by the State for this stormwater grant.

Commissioner Blackmon made a motion to approve the Resolution by the Erwin Board of Commissioners for Stormwater Project SRP-S-134-0117 2024-2025—002 and was seconded by Commissioner Byrd. **The Board voted unanimously.**

PUBLIC COMMENT

Mayor Baker stated each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 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.

Judy McLean of 307 West A Street came forward and addressed the Board. She stated that she loved this Town. She expressed her concern with people not taking care of their property. She was not speaking on grass. Some houses in Town look like they need to be burnt down. She asked the Board to consider giving the bad houses in Town to the Fire Department for training. People are hiding trash behind their houses and rats are all over Town. She asked the Town to do something and address the issues.

Betty Bells came forward and stated she was present to speak on the housekeeping in Erwin. She stated porches around Town were a disgrace and trees were growing onto houses. There were 3-4 houses in Erwin that needed to be destroyed.

Seman Bells came forward and stated he had lived in Erwin for 87 years and had never seen Erwin look so bad. He asked the Town to do something.

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.

MINUTES CONTINUED FROM AUGUST 1, 2024**CLOSED SESSION**

Commissioner Blackmon made a motion to go into Closed Session Pursuant to General Statute 143-318.11(a) (3) for the Purpose of Preserving the Attorney-Client Privilege at 7:51 PM and was seconded by Commissioner Byrd. **The Board voted unanimously.**

RECONVENED

Commissioner McKoy made a motion to go back to regular session at 8:00 PM and was seconded by Commissioner Byrd. **The Board voted unanimously.**

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 8:01 P.M. and was seconded by Commissioner McKoy. **The Board voted unanimously.**

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

ATTEST:

Randy Baker
Mayor

Lauren Evans, NCCMC
Town Clerk



TOWN OF ERWIN

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

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

2024 Town Board Schedule

Thursday, January 4th at 7 PM

Thursday, February 1st at 7 PM

Thursday, March 7th at 7 PM

Thursday, April 4th at 7 PM

Thursday, May 2nd at 7 PM

Thursday, June 6th at 7 PM

July Meeting Canceled Due to Holiday

Thursday, August 1st at 7 PM

Thursday, September 5th at 7 PM

Thursday, October 10th at 7 PM

Thursday, November 7th at 7 PM

Thursday, December 5th at 7 PM



Waatti Contracting

158 Tributary Circle
Wilmington
NC 28401
Ph: 9104449109

JOB PROPOSAL

Date:
05-06-2024

Consultant:

Shane Waatti
Ph:

City of Ewin
810 South 16th St
Ewin, NC 28339
Ph 1: 910-985-0844
Ph 2:

Purchase Order:

<http://www.waatticontracting.com>

Basic Tennis Court Resurface & Add Three Pickleball Courts Job Proposal

Work to be Performed: Resurface Two Tennis Courts Turning One Tennis Court into three Pickleball Courts; Clean out all cracks with a wire wheel grinder. Cut out and install pickleball post sleeves, Install a new 4' chainlink fence, to divide three new pickleball courts. Fill all cut outs with new asphalt. Acid wash, pressure wash, apply a neutralizer, and rinse courts. Before the court dries mark out all bird baths. Apply patch binder to all cracks and birdbaths, sand down all uneven surfaces. Apply one coat of SportMaster resurfacer, two coats of SportsMaster color green. Paint all game lines white. Apply a coat of Sportwax Clear Coat over both finished courts. Install pickle ball posts and nets. Blow off new courts.

Materials Package: Basic
[SKU: 101] - Concrete (x32)
[SKU: 102] - Asphalt (x8)
[SKU: 103] - SportMaster Patch Binder, Resurfacer & Color Coats (x1)
[SKU: 104] - Sportwax Clear Coat (x11)
[SKU: 105] - Pickleball Net, Posts & Sleeves Sets (x3)
[SKU: 106] - 4' Chain-link Fencing (x2)
[SKU: 107] - Tennis Net, Posts & Sleeves Set (x1)
[SKU: WAC-102] - Pressure Washing (x1440)
[SKU: WAC-402] - Dump Trailer (x1)
[SKU: WAC-404] - Plate Compactor (x1)

Permits:	Permits by other	LCD: 2106006
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Subcontractors: -

Investment Terms: 20% investment to schedule the project and 50% investment at the start of the project and the remaining 30% upon completion of the project.

Investment:	\$ 75338.20	Total Investment:	\$ 75338.20
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We Accept: Cash - Check - American Express - MasterCard - VISA - Discover

Install Date:	Contact Person:
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Rental: | Notes and Instructions:

Basic Guarantee

Your Basic Investment is stamped with a 2-year Workmanship Guarantee! Waatti Contracting LLC warrants your project to be free from defects in workmanship for 2 years from date of installation.

License

101776

Company Agreement

1. Investment Client shall pay the amount of agreement for completion of work. If there is a change at the time of sale the Investment will be adjusted accordingly. 2. Specific Requirements for materials, Workmanship and Change Orders Specific materials are listed in detail on the attached estimate. The Client may request changes from the original plans. All change orders must be in writing, authorized by both parties, the Client may elect to orally authorize or approve change orders and Contractor will give a written change order before proceeding with change order. 3. Investment amount A 20% payment on agreed investment is required at time of an authorized agreement to have your project scheduled. A 50% payment on agreed investment is required on the day the project begins. The Remainder of balance is due at time of delivery/installation or bill progress. Interest will be charged at 18% APR on payments that are thirty (30) days past due. Preventive Maintenance plans are due in full upon acceptance date. 4. Hidden, Concealed and Unforeseeable Conditions The parties agree that in the event a condition arises that requires an extra cost, they shall proceed as follows: Contractor shall notify Client verbally at once to expedite agreement as to the charge to correct or cure such condition, and provide a written estimate as soon as practicable. All parties must agree to such extra amount, or agree to a resolution method, or this Agreement may be canceled by either party. For purposes of this section, a "hidden, concealed and unforeseeable condition" shall mean a condition not apparent to the Contractor. This could include but is not limited to a sudden unavailability or scarcity of materials needed to complete project, unexpected surge in costs for materials, structural problems in original structure that prohibit a secure installation, etc. 5. Building Codes Contractor is agreeing to perform a specific scope of work designed or ordered by the Client or Client's architect for a specific investment. If that specific scope of work needs to be changed in order to meet applicable building codes, then the Client may authorize, at the Client's added expense, additional work in order to satisfy the building codes and inspectors. The code work will be done in accordance with the Change Order clause (#2 above). 6. Correction of Work Prior to making final payment, the Client may inspect the work to determine if it has been completed according to agreement. Client may prepare a written list of work (a punch list) he/she believes should be completed or corrected according to the Agreement. There shall be only one punch list and must be signed by the Client. The Contractor is obligated to correct all work stated on the punch list for which he/she is responsible under the terms of the agreement. Client cannot contract with any alternative contractor for the performance or completion of work, nor claim a credit or back charge for the cost of completing any item stated on the written punch list unless the Contractor shall have first been given reasonable notice and opportunity to correct the work stated on the punch list. If the Client does contract with an alternate contractor to perform the punch work or otherwise complete the project without first affording the opportunity to the Contractor to do so, the Client then agrees to accept all work "as is", waives any claim against the Contractor and agrees to pay the full Agreement Investment without deduction for uncompleted or defective work. The Contractor has the opportunity to take photos if a dispute should occur. Upon the contractor's completion or correction of the work identified on the single punch list, any amount withheld from final payment shall be paid within the next three days to the Contractor. 7. Disputes and Remedies If a dispute cannot be resolved between the parties, then either party may file suit in an appropriate local court of jurisdiction. If suit is filed in a Superior Court, the dispute will be decided according to the mandatory arbitration rules of the county in which the suit is filed, and each party expressly waives the dollar limits currently in effect according to the mandatory arbitration rules of the county in which suit is filed. The arbitrator shall have authority to determine the amount, validity and enforceability of a lien. Each party waives their right to file any appeal and agree to accept the arbitrator's award as final and binding. If a dispute occurs and either party incurs legal

expenses, the prevailing party shall be awarded its reasonable costs and attorney fees. 8. Guarantee of workmanship Waatti Contracting warrants their workmanship for a period of two year or (otherwise stipulated in agreement .. Platinum, Gold choices) from the date of delivery/installation. They will correct all work that fails per original work performed in this time period at no cost to the Client. The Client has a period of one month following the expiration of the guarantee period in which to file a claim against Waatti Contracting. Guarantee does not cover damages or defects caused from misuse, normal wear and tear, acts of nature, external forces not related to workmanship (i.e. other trades). This guarantee and right to sue for damages are not transferable. 9. Breach of agreement Any claim or cause of action, regardless of whether the claim is based on breach of guarantee, breach of Agreement, indemnification or tort, must be filed in a court of competent jurisdiction no later than thirty (30) days following expiration of the Contractor's guarantee.

SIGNATURE:

Date: 05-06-2024

**BUDGET ORDINANCE AMENDMENT
BOA 2025 – 01
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 \$25,339.00. This amendment is for the Al Woodall - Parks and Recreation Tennis/Pickle ball Court project. Transfer Funds from the Community Enhancement 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.	\$50,000	(+) \$25,339	\$ 75,339

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.	\$50,000	(+) \$25,339	\$75,339

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 5th day of September 2024.

Randy Baker, Mayor

ATTEST:

Lauren Evans NCCMC, Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
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Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

TOWN OF ERWIN CAPITAL PROJECT ORDINANCE AMENDMENT HARNETT COUNTY OSB23 GRANT 20285 PASSTHRU

BE IT ORDAINED by the Town Council of the Town of Erwin, North Carolina that, pursuant to NCGS 159-13.2 the following Capital project ordinance is hereby adopted:

Section 1: This ordinance is to amend the original budget for a Capital project funded by Harnett County, osb23 Grant 20285 PASSTHRU as follows: \$50,000 to resurface two tennis ball courts, and convert one tennis ball court into two pickle ball courts at the Al Woodall Park, in Erwin, North Carolina. The Town will add \$25,339.00, from the Community Enhancement Fund, adjusting the Total Capital Project Ordinance to \$75,339.00.

Section 2: The following amounts are appropriated for the project and authorized for revenue:

*Transfer from Community Enhancement Fund	\$25,339.00
Harnett County Grant #20285-Al Woodall	\$50,000.00

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

*Tennis/Pickle Ball Courts Capital Project	\$25,339.00
Tennis/Pickle Ball Courts Capital Project	\$50,000.00

Section 4: The Finance Director is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 5: The Finance Director is hereby directed to report the financial status of the project to the Town Manager on a monthly basis, through the financial summary to the Town Manager.

Section 6: Copies of this Capital project ordinance shall be furnished to the Budget Officer, the Finance Director and to the Clerk to Town Council.

Section 7: This Capital project ordinance expires when all the projects have been completed and the Harnett County Project Grant funds have been expended by the Town.

Adopted this 5th day of September 2024.

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: September 5, 2024

Subject: Demolition Bids- Erwin Depot

I spoke with both companies that put in bids to demolish the depot. Both companies were willing to honor the original bids that they submitted to the Town of Erwin.

DEMOLITION AND CLEARANCE BID SHEET

Bid Opening Date/Time: February 21, 2024 at 4PM
Bid Opening Location: Town of Erwin
Town Hall Conference Room
Property Address: 111 Chief Joseph Lane (HC Tax PIN # 0597-63-3905.000)

You may hand deliver your bid to: Town of Erwin
Attn: Snow Bowden, Town Manager
100 West F Street, PO Box 459
Erwin, NC 28339

or you may mail your bid to: Town of Erwin
Attn: Snow Bowden, Town Manager
100 West F Street, PO Box 459
Erwin, NC 28339

Bids not received by the time and date listed above will be rejected.

Certain clearance activities are to take place upon the lot described above. These include those services which are marked with an X.

- Clearance of Buildings, Debris and Lot
- Clearance of Lot Only
- Clearance of All Buildings
- Clearance of Only the Following Building:
- Clearance of Entire Lot
- Clearance of the Following Portion of Lot:
- Additional Specific Directions: Contractor will be responsible for grading the lot and seeding disturbed areas.

DEFINITIONS:

Building Clearance - The complete removal of all building materials from the lot including foundation, slabs, blocks and bricks

Lot Clearance - The removal of all underbrush, trash, junk, trees less than 6" in diameter down to the bare ground in the immediate area of the structure unless otherwise specified above.

DEMOLITION AND CLEARANCE BID SHEET

RESPONSIBILITIES OF CONTRACTOR INCLUDE:

- Coordinate with utility companies for the disconnection of all utilities and power and phone lines.
- Obtain any permits required from the Town Zoning Administrator, the County Building Inspection Office and the County Health Department.
- (x) The lawful disposal, at an approved disposal site, of all building materials, trash and brush removed from lot. Provide the Code Administrator with copies of all disposal trip tickets. Burning or burying of any debris is not permitted.
- (x) Grading and smoothing disturbed areas (to accommodate a push mower), sowing grass and covering sown areas with sufficient straw to completely cover ground.

NOTE: Prior to commencing this project, the awarded contractor will be required to provide a current Certificate of Insurance submitted to the Town of Erwin, Planning Department attention Snow Bowden.

Please fill out this bid form and return all pages by the Bid Date shown at the top of page 1.

Snow Bowden
Town Manager
910-591-4200
townmanager@erwin-nc.org

PLEASE PRINT THE FOLLOWING INFORMATION:

Bidder Information: Company Name Martin Edwards & Associates Inc.

Address 10335 Ramsey St

Under NC 28356

Phone 910-694-2058 or 910-591-7420

1. I will perform the above described services for a gross bid fee of \$ 9300⁰⁰.
2. In addition, I am willing to **deduct the sum** of \$ 0.00 for salvageable building/other materials taken from the site and in lieu of a cash payment. These materials will be used to offset the above gross demolition bid price as indicated below.

Item 1 (Gross Bid fee) \$ 9300⁰⁰

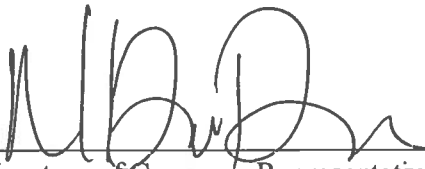
Subtract Item 2 (Salvage Materials) \$ 0

My net bid is \$ 9300⁰⁰

DEMOLITION AND CLEARANCE
BID SHEET

Nine thousand three hundred _____ Dollars
(My Net Bid in words)

Nicol D. Punn _____
Printed Name of Company Representative

 _____
Signature of Company Representative

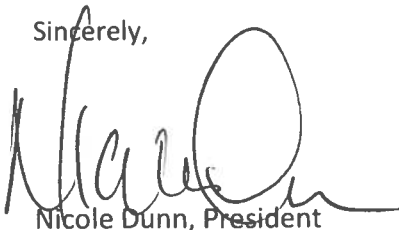
Martin Edwards & Associates, Inc. (MEA) is a Small Women Owned Disadvantage Business. MEA is NC Certified HUB Zone Company, Historically Underutilized Business certified by NC Department of Administration and NC Department of Transportation. We are a federal, state and local government contracting firm located at 10335 Ramsey St., Linden, North Carolina 28356.

MEA's corporate officer is, Ms. Nicole Dunn, President and Chief Executive Officer. The primary point of contact for this project will be Mr. Ashley Dunn. Contact info: adunn@mailmea.com; cell phone – 910-591-7420.

MEA has provided demolition services throughout the state of NC for the past 15 years. Some of our prior projects include the demolition of the old Benhaven Elementary Cafeteria in Harnett County, NC. The demolition of two therapy buildings on the Good Hope Hospital campus in Erwin, NC. We provided Demolition services for CommWell Health in Dunn, NC as they prepare to construct new buildings on their campus. Also, MEA successfully completed the demolition of the old Erwin Elementary School in Harnett County. This project was comprised of 5 buildings totaling approximately 80,000 square feet and the removal of underground utilities. MEA has and continues to provide demolition services for the State of NC to include the NC Office of State Budget & Management, town and city municipalities, and property management groups. In addition, MEA has present and past contracts for grinding and/or disposal of wood debris across North Carolina and South Carolina.

MEA is pleased to provide this proposal for the demolition of property located at 111 Chief Joseph Lane for the Town of Erwin.

Sincerely,



Nicole Dunn, President

MEA prides itself on our reputation and our ability to provide quick and excellent service to our customers. Upon the start of a new project, we remain committed to that project from start to finish without deviating between multiple jobs at one time. It is important to give our customer 100% of our attention to ensure the job is completed in a quick and safe manner. Below outlines our proposal commitments:

The demolition, removal, and disposition of the entire structure.

MEA will provide all equipment and labor necessary to complete this process.

Upon completion of demolition activities, MEA will grade the site to ensure proper drainage.

MEA will obtain all permits necessary for completion of the demolition.

Safety is a top priority for MEA. MEA agrees to comply with all OSHA guidelines throughout the entire demolition process with safety measures to include PPE and barricades if necessary.

MEA will document demolition activities with photographs prior, during, and after demolition activities are completed.

MEA agrees to work with the Town of Erwin throughout the entire process to salvage any materials the town wishes to retain.

MEA will agree to provide all services as outlined in our proposal for a total cost of:

\$9,300.00

REFERENCES

Mr. Greyson Barefoot – CommWell Health

dbarefoot@commwellhealth.org

910-514-3286

Mr. Chris Johnson – County of Harnett

cjohnson@harnett.org

910-984-4173

Mr. Steve Matthews – Harnett County Schools

smatthews@harnett.k12.nc.us

910-990-1916

Mr. Ricky Symmonds – Good Hope Hospital

rickysymmonds@yahoo.com

910-984-7121

INSURANCE

MEA has the following insurance coverage:

Commercial General Liability: 2,000,000

Workers Compensation: 500,000

Automobile Liability: 1,000,000

BUDGET ORDINANCE AMENDMENT

BOA 2025 – 02

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 \$9,300.00. This amendment is to account for a Transfer from the Capital Reserve/Community Enhancement Fund for Depot Revitalization Expenditures.

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

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-3950-470	Trans From Capital	-0-	(+) \$ 9,300	\$ 9,300
Reserve: Depot Revitalization				

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

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
10-4201-360	Depot Revitalization	-0-	(+) \$ 9,300	\$ 9,300

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 5th day of September 2024.

Randy Baker
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk

STATE OF NORTH CAROLINA
North Carolina Department of Environmental Quality
Financial Assistance Agreement

GRANTEE'S FEDERAL IDENTIFICATION NUMBER: **_*0158**

This financial assistance agreement is hereby made and entered into, by and between the **NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY** (the "Department") and the **Town of Erwin** (the "Grantee"¹)

1.0 Audit and Other Reporting Requirements of the Local Government Commission: If subject to the audit and other reporting requirements of the Local Government Commission pursuant to Article 3 of Chapter 159 of the North Carolina General Statutes (Local Government Budget and Fiscal Control Act), the Grantee understands and agrees that the terms, conditions, restrictions and requirements hereinafter set forth shall only apply to the extent not inconsistent with, or superseded by, the audit and other reporting requirements of the Local Government Commission.

2.0 Contract Documents: The agreement between the parties consists of this document (the "Contract Cover") and its attachments, which are identified by name as follows:

- 2.1 Grantee's Award Letter (Attachment A)
- 2.2 State's General Terms and Conditions (Attachment B).
- 2.3 Notice of Certain Reporting and Audit Requirements (Attachment C).
- 2.4 Grantee's Conflict of Interest Policy (Attachment D).
- 2.5 Grantee's Certification of No Overdue Tax Debts (Attachment E).
- 2.6 Department's Request for Proposal ("RFP") (Attachment F).
- 2.7 Grantee's Response to RFP, including scope of work, line-item budget, budget narrative and, *if applicable*, indirect cost documentation (hereinafter referred to generally as the "Award Proposal") (Attachment G).

Together, these documents (the "Contract Documents") constitute the entire agreement between the parties (the "Agreement"), superseding all prior oral or written statements or agreements. Modifications to this Contract Cover or to any other Contract Document may only be made through written amendments processed by the Department's Financial Services Division. Any such written amendment must be duly executed by an authorized representative of each party prior to the contract expiration date.

3.0 Precedence Among Contract Documents: In the event of a conflict or inconsistency between or among the Contract Documents, the document with the highest relative precedence shall prevail. This Contract Cover shall have the highest precedence. The order of precedence thereafter shall be determined by the order of documents listed in Section 2.0 above, with the first-listed document having the second-highest precedence and the last-listed document having the lowest precedence. If there are multiple contract amendments, the most recent amendment has the highest precedence and the oldest amendment has the lowest precedence.

4.0 Contract Period: This Agreement shall be effective from September 2, 2024, to September 2, 2026, inclusive of those dates.

¹ The contract documents attached hereto may at times use alternative terms to describe the Grantee or Subgrantee. Such terms might include, but are not necessarily limited to, the following (in common or proper form): "recipient," "applicant," or "participant."

GRANT CONTRACT NO. 100525-000
WRDG CW52888 2023F UT to Juniper Creek Porter Park SR Feasibility

- 5.0 Grantee’s Duties:** As a condition of the grant award, the Grantee agrees to:
- 5.1 Undertake and deliver the grant award project, plan or services as described in the Award Proposal (**Attachment G**), adhering to all budgetary provisions set out there throughout the course of performance.
 - 5.2 Ensure that all award funds are expended in a manner consistent with the purposes for which they were awarded, as described more fully in the attached Contract Documents.
 - 5.3 Comply with the requirements of 09 NCAC 03M.0101, *et seq.* (Uniform Administration of State Awards of Financial Assistance), including, but not limited to, those provisions relating to audit oversight, access to records, and availability of audit work papers in the possession of any auditor of any recipient of State funding.
 - 5.4 Comply with the applicable provisions of Attachment C, Notice of Certain Reporting and Audit Requirements.
 - 5.5 Maintain all records related to this Agreement (i) for a period of six (6) years following the date on which this Agreement expires or terminates, or (ii) until all audit exceptions have been resolved, whichever is longer.
 - 5.6 Comply with all laws, ordinances, codes, rules, regulations, and licensing requirements applicable to its performance hereunder and/or the conduct of its business generally, including those of Federal, State, and local agencies having jurisdiction and/or authority.
 - 5.7 Obtain written approval from the Department’s Contract Administrator (see § 14 below) prior to making any subaward or subgrant not already described in the Award Proposal.
 - 5.8 Ensure that the terms, conditions, restrictions and requirements of this Contract Cover, including those incorporated by reference to other Contract Documents and/or applicable law, are made applicable to, and binding upon, any subgrantee who receives as a subaward or subgrant any portion of the award funds made available to the Grantee hereunder.
 - 5.9 Take reasonable measures to ensure that any subgrantee (i) complies with the terms, conditions, restrictions and requirements set forth in this Contract Cover, including those incorporated by reference to other Contract Documents and/or applicable law, and (ii) provides such information in its possession as may be necessary for the Grantee to comply with such terms, conditions, restrictions and requirements.

6.0 Historically Underutilized Businesses: Historically Underutilized Businesses (HUBs) consist of minority, women and disabled business firms that are at least fifty-one percent owned and operated by an individual(s) of the categories. Also included in this category are disabled business enterprises and non-profit work centers for the blind and severely disabled.

Pursuant to G.S. 143B-1361(a), 143-48 and 143-128.4, the Department invites and encourages participation in this procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. This includes utilizing subcontractors to perform the required functions in this contract. Any questions concerning NC HUB certification, contact the [North Carolina Office of Historically Underutilized Businesses](#) at (984) 236-0130.

7.0 Department’s Duties: The Department shall pay the Grantee in the manner and amounts specified below and in accordance with the approved budget set forth in the Award Proposal.

8.0 Total Award Amount: The amount of awarded funds paid by the Department to the Grantee under this Agreement shall not exceed **\$10,000.00** (the “Amount of Award”). This amount consists of:

Funding:

Type of Funds	Funding Source	CFDA No.
Appropriations	North Carolina General Assembly	N/A

GRANT CONTRACT NO. 100525-000
WRDG CW52888 2023F UT to Juniper Creek Porter Park SR Feasibility

Accounting Code Information:

Dollars	Company
\$10,000.00	1600

Budget Fund (6 Digits)	Natural Account (8 Digits)	Agency Management Unit (AMU) (7 Digits)
214801	56900014	0000000

Grantee Matching Information:

- 8.1 There are no matching requirements from the Grantee.
- 8.2. There are no matching requirements from the Grantee; however, the Grantee has committed the following match to this project:

<input type="checkbox"/>	In-Kind	\$
<input type="checkbox"/>	Cash	\$
<input type="checkbox"/>	Cash and In-Kind	\$
<input type="checkbox"/>	Other / Specify:	\$

- 8.3 The Grantee’s matching requirement is **\$10,000.00**, which shall consist of:

<input type="checkbox"/>	In-Kind	\$
<input checked="" type="checkbox"/>	Cash	\$10,000.00
<input type="checkbox"/>	Cash and In-Kind	\$
<input type="checkbox"/>	Other / Specify:	\$

- 8.4 The Grantee is committing to an additional **\$0.00** to complete the project or services described in the Award Proposal.

Based on the figures above, the **Total Contract Amount** is **\$20,000.00**.

9.0 Invoice and Payment: The award funds shall be disbursed to the Grantee in accordance with the following provisions:

- 9.1 The Grantee shall submit invoices to the Department’s Contract Administrator at least quarterly. The final invoice must be received by the Department within forty-five (45) days following the date on which termination or expiration of this Agreement becomes effective. Amended or corrected invoices must be received by the Department’s Financial Services Division within six (6) months of such date. Any invoice received thereafter shall be returned without action.
- 9.2 The Department shall reimburse the Grantee for actual allowable expenditures. As used herein, “allowable expenditures” are expenditures associated with work conducted to meet performance obligations under this Agreement, provided such work is carried out in a manner consistent with the Award Proposal. The Department may withhold payment on

GRANT CONTRACT NO. 100525-000
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invoices when performance goals and expectations have not been met or when the manner of performance is inconsistent with **Attachment F**.

- Reimburse for allowable expenditures according to the amount specified in SOW/a minimum percentage of contract totals withheld until DEQ accepts final work.
- Reimburse actual invoices submitted up to ninety percent (90%) of the DEQ contract amount, with ten percent (10%) of the contract amount withheld until DEQ accepts final work.
- Lump sum payment when DEQ accepts contract fulfillment.
- Reimburse after all local cash match has been expended and documentation has been approved by the Contract Administrator.
- Reimburse actual invoices submitted with a minimum of ten percent (10%) of the invoice amount withheld until DEQ accepts the final work with the Department retaining a minimum of ten percent (10%) of the Total Award Amount until all grant-related activities are completed and all reports/deliverables are received and accepted by the Department.

- 10.0 Grantee’s Fiscal Year:** The Grantee represents that its fiscal year is from July 1st to June 30th
- 11.0 Availability of Funds:** The Grantee understands and agrees that payment of the sums specified herein shall be subject to, and contingent upon, the allocation and appropriation of funds to the Department for the purposes described in this Agreement.
- 12.0 Reversion of Unexpended Funds:** The Grantee understands and agrees that any unexpended grant funds shall revert to the Department upon termination of this Agreement.
- 13.0 Supplantation of Expenditure of Public Funds:** The Grantee understands and agrees that funds received pursuant to this Agreement shall be used only to supplement, not to supplant, the total amount of Federal, State and local public funding that the Grantee would otherwise expend to carry out the project or services described in the Award Proposal.
- 14.0 Contract Administrators:** Each party shall submit notices, questions and correspondence related to this Agreement to the other party’s Contract Administrator. The contact information for each party’s Contract Administrator is set out below. Either party may change its Contract Administrator and/or the associated contact information by giving timely written notice to the other party.

Grantee Contract Administrator	Department’s Contract Administrator
MacDonald Snow Bowden Jr./ Town Manager Company: Town of Erwin Address: PO Box 459 City/State/Zip: Erwin, NC 28339 Telephone: 910-591-4200 Email: townmanager@erwin-nc.org	Amin Davis, Grant Administrator Division: Water Resources Address: 1617 Mail Service Center City/State/Zip: Raleigh, NC 27699-1617 Telephone: 919-707-9132 Email: amin.davis@deq.nc.gov

Grantee Principal Investigator or Key Personnel	Subgrantee Contract Administrator
Mark Walton, Natural Resources Conservationist Harnett Soil & Water Conservation District 126 Alexander Drive, Suite 200 Lillington, NC 27546 Telephone: 910-893-7584 Email: mwalton@harnett.org	[Name and Title] [Company Name] [Post Office Address] [City, State and Zip] Telephone: Email:

GRANT CONTRACT NO. 100525-000
WRDG CW52888 2023F UT to Juniper Creek Porter Park SR Feasibility

- 15.0 Assignment:** The Grantee may not assign its obligations or its rights to receive payment hereunder.
- 16.0 Procurement:** The Grantee understands and agrees that all procurement activities undertaken in connection with this Agreement shall be subject to the following provisions:
- 16.1 None of the work or services to be performed under this Agreement involving the specialized skill or expertise of the Grantee shall be contracted without prior written approval from the Department.
 - 16.2 In the event the Grantee or any subrecipient of the Grantee contracts for any of the work to be performed hereunder, the Grantee shall not be relieved of any duties or responsibilities herein set forth.
 - 16.3 The Grantee shall not contract with any vendor who is restricted from contracting with the State of North Carolina pursuant to N.C.G.S. §§ 143-133.3, 143-59.1, 143-59.2 or 147.86.60.
- 17.0 Subawards:** The Grantee understands and agrees that any subaward or subgrant of any portion of the financial assistance provided hereunder shall not relieve the Grantee of any duties or responsibilities herein set forth.
- 18.0 Title VI and Other Nondiscrimination Requirements:** Throughout the course of its performance hereunder, the Grantee shall comply with all applicable State and Federal laws, regulations, executive orders and policies relating to nondiscrimination, including, but not limited to:
- 18.1 Title VI of the Civil Rights Act of 1964, as amended;
 - 18.2 Civil Rights Restoration Act of 1987, as amended;
 - 18.3 Section 504 of the Rehabilitation Act of 1973, as amended;
 - 18.4 Age Discrimination Act of 1975, as amended;
 - 18.5 Titles II and III of the Americans with Disabilities Act of 1990, as amended;
 - 18.6 Title IX of the Education Amendments of 1972, as amended;
 - 18.7 Part III of Executive Order No. 11246 (September 24, 1965), as amended; and
 - 18.8 Section 13 of the Federal Water Pollution Control Act Amendments of 1972.

In accordance with the above laws and their implementing regulations, the Grantee agrees to ensure that no person in the United States is, based on race, color, national origin, sex, age or disability, excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity for which the Grantee receives Federal assistance. For purposes of this provision, "program or activity" shall have the meaning ascribed to that term under Federal law (see 42 U.S.C.S. § 2000d-4a).

The Grantee understands and acknowledges that, in addition to itself, any lower-tier recipient of the financial assistance provided hereunder must also comply with the requirements of this section. Accordingly, the Grantee agrees to include a similar provision in any financial assistance agreement made with any lower-tier recipient of such assistance.

- 19.0 E-Verify:** To the extent applicable, the Grantee represents that it and each of its subgrantees, contractors and/or subcontractors performing work pursuant to, or in association with, this Agreement follow Article 2 of Chapter 64 of the North Carolina General Statutes, including the requirement that certain employers verify the work authorization of newly hired employees using the Federal E-Verify system.
- 20.0 Termination by Mutual Consent:** This Agreement may be terminated by mutual consent of the parties, provided the consent is documented in writing and duly executed by an authorized representative of each party.

GRANT CONTRACT NO. 100525-000
WRDG CW52888 2023F UT to Juniper Creek Porter Park SR Feasibility

21.0 Survival: Any provision contained in this or any other Contract Document that contemplates performance or observance after the termination or expiration of this Agreement shall survive the termination or expiration hereof and continue in full force and effect.

22.0 Signature Warranty: The undersigned represent and warrant that they are authorized to bind their principals to the terms and conditions of this Contract Cover and the Agreement generally, including those incorporated by reference to applicable law.

IN WITNESS WHEREOF, the Grantee and the Department execute this Agreement by their duly authorized representatives on the day and year below.

Town of Erwin

NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

Grantee's Signature
Town Manager
Snow Bowden Jr.

Printed Name and Title

Department Signature or Authorized Assignee
Leroy Kodak Procurement Director

Printed Name and Title

Organization

DEQ Department of Procurement
Department

Date

Date

**BUDGET ORDINANCE AMENDMENT
BOA 2025 – 03
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 \$20,000.00. This amendment is to account for a Transfer from the Capital Reserve/Community Enhancement Fund \$10,000 and a NC State Grant of \$10,000 for the “Juniper Creek Porter Park Stream Feasibility Study” Capital Project.

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

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
32-3390-020	Juniper Creek F.Study	-0-	(+) \$ 20,000	\$ 20,000

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

Account	Description	Current Approp.	Increase/Decrease	Amended Appropriation
32-2750-450	Contracted Serv.	-0-	(+) \$20,000	\$ 20,000

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 5th day of September 2024.

Randy Baker
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

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

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

TOWN OF ERWIN CAPITAL PROJECT ORDINANCE Juniper Creek Porter Park Stream Feasibility Study ORD 2024-2025: 018

BE IT ORDAINED by the Town Council of the Town of Erwin, North Carolina that, pursuant to NCGS 159-13.2 the following Capital project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a Capital project to be funded by the State of NC as follows: \$10,000 and a Transfer from the Town of Erwin - Community Enhancement fund: \$10,000. Total revenue of \$20,000 for the Juniper Creek Porter Park Stream Feasibility Study, in Erwin, North Carolina.

Section 2: The following amounts are appropriated for the project and authorized for Revenue:

State Of NC Grant	\$10,000.00
Transfer from Community Enhancement Fund	\$10,000.00

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

Contract Services	\$20,000.00
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Section 4: The Finance Director is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 5: The Finance Director is hereby directed to report the financial status of the project to the Town Manager on a monthly basis, through the financial summary to the Town Manager.

Section 6: Copies of this Capital project ordinance shall be furnished to the Budget Officer, the Finance Director and to the Clerk to Town Council.

Section 7: This Capital project ordinance expires when all the projects have been completed and the Harnett County Project Grant funds have been expended by the Town.

Adopted this 5th day of September 2024.

ATTEST:

Randy Baker, Mayor

Lauren Evans NCCMC, Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
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Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

TOWN OF ERWIN RESOLUTION FOR RECEIVING STATE FUNDS UNDER THE NC OFFICE OF STATE BUDGET MGT. JUNIPER CREEK PORTER PARK STREAM FEASIBILITY STUDY

2024-2025--003

WHEREAS, the General Assembly of the State of North Carolina appropriated funding pursuant to Session Law 2023-134.

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to the Town of Erwin, North Carolina an eligible municipality; and

WHEREAS, a resolution affirming funds will be expended as set out by the Office of State Budget and Management for North Carolina is needed; and

WHEREAS, revenue received under the grant will be kept in a separate fund and will not be co-mingled with other Town revenue; and

WHEREAS, the Town of Erwin will provide to the State of North Carolina any unspent grant revenue, unless there is an extension of the grant end date allowed; and

NOW, THEREFORE, BE IT RESOLVED, by the Town Council with the Town of Erwin we hereby accept funding as appropriated in Session Law 2023-134 and by adopting this resolution affirm that the grant revenue will only be used for the purposes as set out by said grant and certify such to the State Director of the Office of Budget and Management and the Town of Erwin Finance Director; and

BE IT FURTHER RESOLVED, that the Town of Erwin will comply with the procedure created by the North Carolina General Assembly to receive funds under the Act.

Adopted the 5th day of September 2024.

ATTEST:

Randy Baker, Mayor

Lauren Evans NCCMC, Town Clerk



TOWN OF ERWIN

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

TOWN OF ERWIN RESOLUTION AUTHORIZING NC GRANT – JUNIPER CREEK PORTER PARK STREAM FEASIBILITY STUDY SPECIAL FUND

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

2024-2025--004

WHEREAS, the General Assembly of the State of North Carolina appropriated funding pursuant to Sessions Law 2023-134 – House Bill 259.

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to the Town of Erwin, North Carolina an eligible municipality; and

WHEREAS, the North Carolina General Assembly funds can be used to cover costs incurred beginning 2024; and

WHEREAS, NCGS 159-26(B)(2) authorizes the creation of a special fund; and

NOW, THEREFORE, BE IT RESOLVED,

SECTION 1. The Town of Erwin, Town Council hereby creates the NC State Grant - Juniper Creek Porter Park Stream Feasibility Study Fund to accept funding as appropriated in Sessions Law 2023-134 – House Bill 259 and by adopting this resolution affirm that the revenue will only be used for the purposes as set out by said grant and certify such to the State Director of the Office of Budget and Management and the Town of Erwin Finance Director and

SECTION 2: This NC State Grant – Juniper Creek Porter Park Stream Feasibility Study Fund shall be effective beginning 2024 and remain until the expiration of the original grant and any subsequent extensions or additions approved by the state government.

Adopted the 5th day of September 2024.

ATTEST:

Randy Baker, Mayor

Lauren Evans NCCMC, Town Clerk



MEMORANDUM

To: TAC Member Jurisdictions

From: Hank Graham, AICP, Executive Director (hgraham@cumberlandcountync.gov)

Subject: FAMPO Boundary Assessment Update and Memorandum of Understanding

Date: August 21, 2024

BACKGROUND

For procedural and transparency purposes, the Fayetteville Area MPO must ask all member jurisdictions to re-approve the Memorandum of Understanding (MOU) previously approved by your jurisdiction in June 2024.

Attached, please find the redlined MOU which outlines the proposed changes/modifications to the previously approved MOU and a copy of the final MOU with accepted changes/modifications. The changes were required by the Federal Highway Administration and NCDOT including FAMPO board membership requirements and general language clarification.

STAFF ASK

Staff request that this item be placed on your next available Board agenda as a consent item to be approved with a new signature. If additional details are required, please do not hesitate to contact me.

Abstract with modifications

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MEMORANDUM OF UNDERSTANDING FOR COOPERATIVE, COMPREHENSIVE, AND CONTINUING TRANSPORTATION PLANNING FOR THE FAYETTEVILLE URBAN AREA

AMONG

THE CITY OF FAYETTEVILLE, THE TOWN OF EASTOVER, THE TOWN OF HOPE MILLS, THE TOWN OF PARKTON, THE CITY OF RAEFORD, THE TOWN OF SPRING LAKE, THE TOWN OF ERWIN, THE FORT LIBERTY MILITARY RESERVATION, THE COUNTY OF CUMBERLAND, THE COUNTY OF HARNETT, THE COUNTY OF HOKE, THE COUNTY OF MOORE, THE COUNTY OF ROBESON, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN COOPERATION WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION

WITNESSETH:

WHEREAS, certain of the parties hereto have previously entered into a Memorandum of Understanding for cooperative, comprehensive, and continuing transportation planning through the Fayetteville Area Metropolitan Planning Organization (FAMPO), which agreement was last amended in December 2014 and amended in May 2021 to add membership for the Fort Liberty Military Reservation; and

WHEREAS, the parties desire to continue that transportation planning through the FAMPO and amend and expand the agreement to include additional parties and clarify their respective roles and responsibilities; and

WHEREAS, each Metropolitan Planning Organization (MPO) is required to develop a Metropolitan Transportation Plan in cooperation with NCDOT and in accordance with 23 U.S.C. §134, any amendments thereto, and any implementing regulations; and a Comprehensive Transportation Plan in accordance with North Carolina General Statute §136-66.2; and

WHEREAS, the Metropolitan Transportation Plan serves as the basis for future transportation improvements within the Metropolitan Planning Area; and

WHEREAS, the parties intend that this Memorandum of Understanding shall supersede all prior memoranda of understanding among any of them pertaining to the FAMPO.

NOW THEREFORE, in consideration of the mutual benefits afforded to each party, the parties agree as follows:

Section 1. Boundary of the Metropolitan Planning Area

The Fayetteville Urban Metropolitan Planning Area consists of the Fayetteville Urban Area as defined by the United States Department of Commerce, Bureau of the Census, plus that area beyond the existing urbanized area boundary that is expected to become urbanized within a twenty-year planning period. This area is hereinafter referred to as the Metropolitan Planning Area. Per federal regulation, a Metropolitan Planning Organization, in cooperation with the NCDOT and public transit operators, is required to review the Metropolitan Planning Area (MPA) after each Census to determine if the existing MPA boundary meets the minimum

Abstract with modifications

statutory requirements for new and updated urbanized areas and shall adjust the boundary as necessary. This MOU recognizes the FAMPO's adherence to this regulation and has fulfilled its requirements by completing a formal Boundary Assessment which has involved collaboration and engagement with all agencies within the NCDOT 2050 Travel Demand Model Boundary. Upon adoption of this MOU and its establishment of the FAMPO Boundary, there shall be no additional member agencies of the FAMPO Planning Boundary until the next review of the FAMPO Boundary.

Section 2. Planning Responsibility within the Metropolitan Planning Area

Cooperative, continuing and comprehensive transportation planning shall be undertaken in the Metropolitan Planning Area by the FAMPO in accordance with all applicable federal and state statutes. The FAMPO shall coordinate any transportation planning it undertakes which may have a regional impact with the Capital Area Metropolitan Planning Organization, Sandhills Metropolitan Planning Organization, Central Pines Rural Planning Organization, Mid-Carolina Rural Planning Organization and the Lumber River Rural Planning Organization.

Section 3. Establishment of the FAMPO Technical Advisory Committee

The FAMPO shall be governed by a Technical Advisory Committee (TAC) which shall be the policy making board for the MPO and shall be constituted as follows:

The voting members of the ~~board of directors of~~ FAMPO TAC shall consist of ~~the Chief~~ Elected Officials. An Elected Official will represent from the governing boards of each of the General Purpose member Local Governments which are parties party to this agreement; plus an additional representative from the City Council of Fayetteville, appointed by the Chief Elected Official, ~~to~~ a representative the Transit Operator for the City of Fayetteville; a representative from the Fort Liberty Bragg-Military Reservation; ~~a representative from Division Six of the North Carolina Department of Transportation; and a representative from Division Eight of the North Carolina Department of Transportation.~~ A member of any local elected board may serve as an alternate to the designated TAC member for each member. The MPO staff shall be notified of changes in TAC members and TAC alternate members each year and/or as changes are made. As established in its Bylaws, the TAC may create subcommittees to assist it in carrying out its responsibilities. TAC will meet with the necessary regularity to ensure adequate performance of duties as described herein.

In addition, the board of directors of the FAMPO shall include a non-voting representative from the Federal Highway Administration-North Carolina Division, and a non-voting representative from the Federal Transit Administration-Region IV. The members representing the Fort Liberty Bragg-Military Reservation and the state and federal agencies shall be selected as determined by the agencies they are representing.

TAC Voting members:

1. County of Cumberland
2. County of Harnett
3. County of Hoke
4. County of Moore
5. County of Robeson
6. Town of Eastover
7. Town of Erwin

Abstract with modifications

8. [City of Fayetteville \(2\)](#)
9. [Fort Liberty Military Reservation](#)
10. [Town of Hope Mills](#)
11. [Town of Parkton](#)
12. [City of Raeford](#)
13. [Town of Spring Lake](#)
14. [North Carolina Board of Transportation - Division 6](#)
15. [North Carolina Board of Transportation - Division 8](#)

Section 4. Conduct of Business by the Technical Advisory Committee (TAC)

The FAMPO ~~Technical Advisory Committee board of directors~~ will meet as often as it deems appropriate and advisable. The ~~Technical Advisory Committee board of directors~~ will adopt by-laws and select a Chair and Vice-Chair and conduct its business in accordance with its adopted by-laws. All meetings of the board of directors shall be subject to the Open Meetings Law.

Section 5. Role and Responsibilities of the FAMPO

The FAMPO board of directors will be responsible for carrying out the provisions of 23 U.S.C. §134 (Federal Highway Administration); and 49 U.S.C. §§5303, 5304, 5305, 5306 and 5307(Federal Transit Administration); including the following duties and responsibilities:

5.1. Review and approval of the annual transportation Unified Planning Work Program and any subsequent amendments;

5.2. Review and approval of the Transportation Improvement Program for multimodal capital and operating expenditures to insure coordination between local and State capital and operating improvement programs and any subsequent amendments.

5.3, Review and approval of the Metropolitan Transportation Plan, and subsequent changes thereto, and the Comprehensive Transportation Plan as required by the N.C.G.S. §136-66.2(d). Revisions in the transportation plans must be jointly approved by the FAMPO board of directors and the North Carolina Department of Transportation.

5.4. Endorsement, review and approval of changes to the Federal Highway Administration Functional Classification System, the Adjusted Urbanized Area Boundary and the Metropolitan Planning Area Boundary.

5.5. Endorsement, review and approval of a Prospectus for Transportation Planning which defines work tasks and responsibilities for the various agencies participating in the transportation planning process.

5.6. Establishment of goals and objectives for the transportation planning process reflective of and responsive to such comprehensive plans for growth and development in the Metropolitan Planning Area as adopted by FAMPO Local Government Boards.

5.7. Approval and distribution of federal funds designated for the Metropolitan Planning Area under the provisions of MAP-21 and any other subsequent transportation funding authorizations.

Abstract with modifications

Section 6. Establishment of the Transportation Coordinating Committee (the TCC)

6.1. The parties acknowledge that transportation planning is a specialized field. In order to give the FAMPO, through its duly constituted Transportation Advisory Committee (the TAC), access to the technical expertise necessary to meet the requirements of federal and state law, a Technical Coordinating Committee (the TCC) shall be established with the responsibility for advising the FAMPO on the technical aspects of the transportation planning process, performing such technical analysis as necessary to support transportation planning and making recommendations to the FAMPO and local and State governmental agencies for any necessary actions relating to the continuing transportation planning process.

6.2. Membership of the TCC shall include technical representation from all local and State governmental agencies directly related to and concerned with the transportation planning process for the Metropolitan Planning Area and shall consist of the following:

Voting members:

1. City Manager, City of Raeford
2. County Manager, County of Cumberland
3. County Manager, County of Hoke
4. County Manager or Director Planning and Inspections, County of Moore
5. County Manager, County of Robeson
6. Town Manager, Town of Eastover Town
7. Manager, Town of Hope Mills Town
8. Manager, Town of Spring Lake
9. Town Manager, Town of Erwin
10. Director, Cumberland County Planning and Inspections Department
11. Director, Fayetteville Area System of Transit (FAST)
12. Director, Fayetteville -Cumberland County Parks and Recreation Department
13. Director, City of Fayetteville, Public Services
14. Director, Cumberland County Engineering and Infrastructure Department
15. Director, Fayetteville Regional Airport
16. Director, City of Fayetteville, Development Services
17. City Traffic Engineer, City of Fayetteville
18. Director, Central Pines Rural Planning Organization
19. Director, Mid Carolina Rural Planning Organization
20. Planner, Lumber River Rural Planning Organization
21. Regional Planner, IMD NCDOT
22. Manager, Harnett County Planning Services
23. Supervisor, Cumberland County Schools Planning Department
24. Supervisor, Hoke County Schools Planning Department
25. Supervisor, Harnett County Schools Planning Department
26. Transportation Planning Division, NCDOT
27. Executive Director, Mid-Carolina Council of Governments
28. Executive Director, Sustainable Sandhills
29. Assoc. Vice-Chancellor for Facilities Management at Fayetteville State University
30. Facilities Director, Methodist University
31. Facilities Director, Fayetteville Technical Community College
32. Directorate of Facilities, Fort Liberty Military Reservation
33. Division Engineer, Division Six, Division of Highways, NCDOT

Abstract with modifications

34. Division Engineer, Division Eight, Division of Highways, NCDOT

At Large Voting Members, selected by the agency they represent:

1. President/C.E.O. of the Fayetteville -Cumberland County Chamber of Commerce
2. Director of Cumberland County Transportation Program

Non-voting members, serving ex-officio:

- ~~1. Regional Planner, IMD NCDOT~~
2. Transportation Planner, FHWA, NC Division
3. Region IV, Federal Transit Administration (FTA)
- ~~4. Representative Transportation Planning Division, NCDOT~~

Section 7. Conduct of Business by the TCC

The TCC will meet as often as it deems appropriate and advisable. The TCC will adopt by-laws and select a Chair and Vice-chair and conduct its business in accordance with its adopted by-laws. All meetings of the TCC shall be subject to the Open Meetings Law.

Section 8. Role and Responsibilities of the TCC

The TCC shall be responsible for development, review, and recommendation for approval of the Prospectus, Transportation Improvement Program, Federal-Aid Urban System and Boundary, revisions to the Transportation Plan, planning citizen participation, and documentation reports on the transportation study.

Section 9. Establishment of the Citizens Advisory Committee (the CAC)

There shall also be a Citizens Advisory Committee (the CAC) established consisting of no less than 11 and not more than 17 interested citizens who reside within the Metropolitan Planning Area. The members of the CAC shall be appointed by the FAMPO board of directors and shall be selected to represent areas of interest and interest groups, including traditionally underrepresented members of the community, to address such interests as bicycle paths, pedestrian greenways, environmental concerns, road safety, traffic congestion, freight, rail and transit and with representatives including advocates for the disabled, seniors and minorities.

Section 10. Conduct of Business by the CAC

The CAC will meet as often as it deems appropriate and advisable to make recommendations to the TAC and the TCC. The CAC will adopt by-laws and select a Chair and Vice-chair and conduct its business in accordance with its adopted by-laws. All meetings of the CAC shall be subject to the Open Meetings Law.

Section 11. The Executive Director

Administrative coordination for the FAMPO (TAC), the TCC and the CAC will be performed by an Executive Director. The Executive Director shall be selected by a panel consisting of the Development Services Director and the Public Services Director for the City of Fayetteville, the Director of Planning and Inspections for Cumberland County, and the managers or the designees of the managers of the towns of Hope Mills and Spring Lake. The Executive Director shall become an employee of Cumberland County, subject to the provisions of Cumberland County's personnel rules and policies, assigned to the Cumberland County Planning and Inspections Department and report to the county's Director of Planning and Inspections. The Executive Director shall select such other staff as may be budgeted in accordance with the selection and recruitment rules and policies of Cumberland County. All staff selected by the Executive Director shall become employees of Cumberland County assigned to the Cumberland

Abstract with modifications

County Planning and Inspections Department and subject to the provisions of the County's personnel rules and policies.

Section 12. Role and Responsibilities of the Executive Director

12.1. The Executive Director shall serve *ex officio* as the Secretary of the FAMPO Board of Directors (the TAC), the TCC and the CAC and shall be responsible to arrange the meetings and agendas and maintain the minutes and records of each. In addition, the Executive Director shall prepare the Prospectus, the Unified Planning Work Program the (UPWP), a Transportation Improvement Program in accordance with federal and state regulations and requirements; develop a Transportation Plan in accordance with federal and state regulations; maintain the Transportation Plan; execute the transportation planning process in accordance with federal and state laws and regulations; prepare invoices and progress reports in accordance with federal, state, and local requirements; structure the public involvement process needed to ensure that the UPWP, Transportation Plan, Transportation Improvement Program, and any transportation conformity determinations meet federal requirements; and consult with the FAMPO TAC, TCC and CAC regarding the best approaches to performing the duties listed above.

12.2. In advance of making any proposal or recommendation to the TAC, the TCC or the CAC, the Executive Director shall provide such recommendation to the chief planning official for every jurisdiction within the Metropolitan Planning Area which may be impacted by such proposal or recommendation in sufficient time for the chief planning official to review and comment on the proposal or recommendation.

Section 13. Additional Responsibilities of Member Governments

13.1. The representative from each Local Government on the FAMPO board of directors shall be responsible for instructing the clerk of his/ her local government to provide to the Executive Director copies of the minutes of any action taken by his/her local government which involves any MPO plan.

13.2. Each member signatory local government shall coordinate zoning and subdivision approval in their respective jurisdictions in accordance with the FAMPO adopted transportation plan.

13.3. As the host agency, the Cumberland County Planning and Inspections Department will serve as the Lead Planning Agency for transportation planning in the Metropolitan Planning Area. All other member signatory local governments will assist in the transportation planning process by providing planning assistance, data, and inventories in accordance with the Prospectus for Transportation Planning.

Section 14. Funding and Fiscal Matters

14.1. All transportation and related federal aid planning grant funds available to promote the cooperative transportation planning process will be expended in accordance with the Unified Planning Work Program adopted by the TAC, Administration of funding in support of the Transportation Planning Process on behalf of the TAC will be conducted by the County of Cumberland as the host planning agency. Cumberland County will execute appropriate agreements with funding agencies as provided by the Planning Work Program.

14.2. The local match for the Federal Aid planning funds will be determined based on the current federal matching requirements. The signatory General Purpose Local Governments will

Abstract with modifications

contribute to the local match requirement based on their percentage of the population within the Metropolitan Planning Area at the most recent decennial census. Only the non-municipal population of those portions of counties located within the Metropolitan Planning Area shall be counted for counties. Member governments may also be asked to contribute additional local funding for projects wholly within their jurisdictional limits.

14.3. The fair market rental value of the office space provided by the Cumberland County Planning and Inspections Department as the host agency will be counted toward Cumberland County's match as an in-kind contribution. The fair market value of the rent shall be figured as the same annual rate per square foot that Cumberland County receives from the State of North Carolina for any other county-owned office space rented by the State.

Section 15. Duration of the Agreement

Any party may terminate its participation in the MPO and remove itself from this Agreement by giving sixty days' advance notice in a writing signed by the Chief Elected Official, if a local government, or by the chief executive officer of the agency, if not a local government. This notice shall be delivered to the Chairman of the FAMPO Board of Directors and to the Executive Director.

Memorandum
of
Understanding



*Fayetteville Area
Metropolitan Planning
Organization
(FAMPO)*

Adopted July 24, 2024

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MEMORANDUM OF UNDERSTANDING FOR COOPERATIVE,
COMPREHENSIVE, AND CONTINUING TRANSPORTATION PLANNING
FOR THE FAYETTEVILLE URBAN AREA

AMONG

THE CITY OF FAYETTEVILLE, THE TOWN OF EASTOVER, THE TOWN OF HOPE MILLS, THE TOWN OF PARKTON, THE CITY OF RAEFORD, THE TOWN OF SPRING LAKE, THE TOWN OF ERWIN, THE FORT LIBERTY MILITARY RESERVATION, THE COUNTY OF CUMBERLAND, THE COUNTY OF HARNETT, THE COUNTY OF HOKE, THE COUNTY OF MOORE, THE COUNTY OF ROBESON, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN COOPERATION WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION

WITNESSETH:

WHEREAS, certain of the parties hereto have previously entered into a Memorandum of Understanding for cooperative, comprehensive, and continuing transportation planning through the Fayetteville Area Metropolitan Planning Organization (FAMPO), which agreement was last amended in December 2014 and amended in May 2021 to add membership for the Fort Liberty Military Reservation; and

WHEREAS, the parties desire to continue that transportation planning through the FAMPO and amend and expand the agreement to include additional parties and clarify their respective roles and responsibilities; and

WHEREAS, each Metropolitan Planning Organization (MPO) is required to develop a Metropolitan Transportation Plan in cooperation with NCDOT and in accordance with 23 U.S.C. §134, any amendments thereto, and any implementing regulations; and a Comprehensive Transportation Plan in accordance with North Carolina General Statute §136-66.2; and

WHEREAS, the Metropolitan Transportation Plan serves as the basis for future transportation improvements within the Metropolitan Planning Area; and

WHEREAS, the parties intend that this Memorandum of Understanding shall supersede all prior memoranda of understanding among any of them pertaining to the FAMPO.

NOW THEREFORE, in consideration of the mutual benefits afforded to each party, the parties agree as follows:

Section 1. Boundary of the Metropolitan Planning Area

The Fayetteville Urban Metropolitan Planning Area consists of the Fayetteville Urban Area as defined by the United States Department of Commerce, Bureau of the Census, plus that area beyond the existing urbanized area boundary that is expected to become urbanized within a twenty-year planning period. This area is hereinafter referred to as the Metropolitan Planning Area. Per federal regulation, a Metropolitan Planning Organization, in cooperation with the NCDOT and public transit operators, is required to review the Metropolitan Planning Area (MPA) after each Census to determine if the existing MPA boundary meets the minimum

statutory requirements for new and updated urbanized areas and shall adjust the boundary as necessary. This MOU recognizes the FAMPO’s adherence to this regulation and has fulfilled its requirements by completing a formal Boundary Assessment which has involved collaboration and engagement with all agencies within the NCDOT 2050 Travel Demand Model Boundary. Upon adoption of this MOU and its establishment of the FAMPO Boundary, there shall be no additional member agencies of the FAMPO Planning Boundary until the next review of the FAMPO Boundary.

Section 2. Planning Responsibility within the Metropolitan Planning Area

Cooperative, continuing and comprehensive transportation planning shall be undertaken in the Metropolitan Planning Area by the FAMPO in accordance with all applicable federal and state statutes. The FAMPO shall coordinate any transportation planning it undertakes which may have a regional impact with the Capital Area Metropolitan Planning Organization, Sandhills Metropolitan Planning Organization, Central Pines Rural Planning Organization, Mid-Carolina Rural Planning Organization and the Lumber River Rural Planning Organization.

Section 3. Establishment of the FAMPO Technical Advisory Committee

The FAMPO shall be governed by a Technical Advisory Committee (TAC) which shall be the policy making board for the MPO and shall be constituted as follows:

The voting members of the FAMPO TAC shall consist of Elected Officials. An Elected Official will represent each member Local Governments party to this agreement plus an additional representative from the City Council of Fayetteville, appointed by the Chief Elected Official, a representative the Transit Operator for the City of Fayetteville; a representative from the Fort Liberty Military Reservation. A member of any local elected board may serve as an alternate to the designated TAC member for each member. The MPO staff shall be notified of changes in TAC members and TAC alternate members each year and/or as changes are made. As established in its Bylaws, the TAC may create subcommittees to assist it in carrying out its responsibilities. TAC will meet with the necessary regularity to ensure adequate performance of duties as described herein.

In addition, the board of directors of the FAMPO shall include a non-voting representative from the Federal Highway Administration-North Carolina Division, and a non-voting representative from the Federal Transit Administration-Region IV. The members representing the Fort Liberty Military Reservation and the state and federal agencies shall be selected as determined by the agencies they are representing.

TAC Voting members:

1. County of Cumberland
2. County of Harnett
3. County of Hoke
4. County of Moore
5. County of Robeson
6. Town of Eastover
7. Town of Erwin
8. City of Fayetteville (2)
9. Fort Liberty Military Reservation
10. Town of Hope Mills

11. Town of Parkton
12. City of Raeford
13. Town of Spring Lake
14. North Carolina Board of Transportation - Division 6
15. North Carolina Board of Transportation - Division 8

Section 4. Conduct of Business by the Technical Advisory Committee (TAC)

The FAMPO Technical Advisory Committee will meet as often as it deems appropriate and advisable. The Technical Advisory Committee will adopt by-laws and select a Chair and Vice-Chair and conduct its business in accordance with its adopted by-laws. All meetings of the board of directors shall be subject to the Open Meetings Law.

Section 5. Role and Responsibilities of the FAMPO

The FAMPO board of directors will be responsible for carrying out the provisions of 23 U.S.C. §134 (Federal Highway Administration); and 49 U.S.C. §§5303, 5304, 5305, 5306 and 5307(Federal Transit Administration); including the following duties and responsibilities:

- 5.1. Review and approval of the annual transportation Unified Planning Work Program and any subsequent amendments;
- 5.2. Review and approval of the Transportation Improvement Program for multimodal capital and operating expenditures to insure coordination between local and State capital and operating improvement programs and any subsequent amendments.
- 5.3, Review and approval of the Metropolitan Transportation Plan, and subsequent changes thereto, and the Comprehensive Transportation Plan as required by the N.C.G.S. §136-66.2(d). Revisions in the transportation plans must be jointly approved by the FAMPO board of directors and the North Carolina Department of Transportation.
- 5.4. Endorsement, review and approval of changes to the Federal Highway Administration Functional Classification System, the Adjusted Urbanized Area Boundary and the Metropolitan Planning Area Boundary.
- 5.5. Endorsement, review and approval of a Prospectus for Transportation Planning which defines work tasks and responsibilities for the various agencies participating in the transportation planning process.
- 5.6. Establishment of goals and objectives for the transportation planning process reflective of and responsive to such comprehensive plans for growth and development in the Metropolitan Planning Area as adopted by FAMPO Local Government Boards.
- 5.7. Approval and distribution of federal funds designated for the Metropolitan Planning Area under the provisions of MAP-21 and any other subsequent transportation funding authorizations.

Section 6. Establishment of the Transportation Coordinating Committee (the TCC)

6.1. The parties acknowledge that transportation planning is a specialized field. In order to give the FAMPO, through its duly constituted Transportation Advisory Committee (the TAC),

access to the technical expertise necessary to meet the requirements of federal and state law, a Technical Coordinating Committee (the TCC) shall be established with the responsibility for advising the FAMPO on the technical aspects of the transportation planning process, performing such technical analysis as necessary to support transportation planning and making recommendations to the FAMPO and local and State governmental agencies for any necessary actions relating to the continuing transportation planning process.

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2. Director of Cumberland County Transportation Program

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12.1. The Executive Director shall serve *ex officio* as the Secretary of the FAMPO Board of Directors (the TAC), the TCC and the CAC and shall be responsible to arrange the meetings and agendas and maintain the minutes and records of each. In addition, the Executive Director shall prepare the Prospectus, the Unified Planning Work Program the (UPWP), a Transportation Improvement Program in accordance with federal and state regulations and requirements; develop a Transportation Plan in accordance with federal and state regulations; maintain the Transportation Plan; execute the transportation planning process in accordance with federal and state laws and regulations; prepare invoices and progress reports in accordance with federal, state, and local requirements; structure the public involvement process needed to ensure that the UPWP, Transportation Plan, Transportation Improvement Program, and any transportation conformity determinations meet federal requirements; and consult with the FAMPO TAC, TCC and CAC regarding the best approaches to performing the duties listed above.

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population of those portions of counties located within the Metropolitan Planning Area shall be counted for counties. Member governments may also be asked to contribute additional local funding for projects wholly within their jurisdictional limits.

14.3. The fair market rental value of the office space provided by the Cumberland County Planning and Inspections Department as the host agency will be counted toward Cumberland County's match as an in-kind contribution. The fair market value of the rent shall be figured as the same annual rate per square foot that Cumberland County receives from the State of North Carolina for any other county-owned office space rented by the State.

Section 15. Duration of the Agreement

Any party may terminate its participation in the MPO and remove itself from this Agreement by giving sixty days' advance notice in a writing signed by the Chief Elected Official, if a local government, or by the chief executive officer of the agency, if not a local government. This notice shall be delivered to the Chairman of the FAMPO Board of Directors and to the Executive Director.

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

City of Fayetteville

Clerk

By _____

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

Town of Eastover

Clerk

By _____

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

Town of Erwin

By

Clerk

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

Town of Hope Mills

Clerk

By _____

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

Town of Parkton

Clerk

By _____
Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

City of Raeford

By _____

Clerk

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

Town of Spring Lake

Clerk

By _____

Mayor

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

Fort Liberty Military Reservation

By _____

Director of Public Works on behalf of the Garrison Commander

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

County of Cumberland

Clerk

By _____
Chairman, Board of Commissioners

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

County of Harnett

Clerk

By _____
Chairman, Board of Commissioners

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

County of Hoke

Clerk

By _____
Chairman, Board of Commissioners

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

County of Moore

_____ By _____
Clerk Chairman, Board of Commissioners

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

(Seal)

County of Robeson

Clerk

By _____
Chairman, Board of Commissioners

Approval Date: _____

IN WITNESS WHEREOF, the parties to this Memorandum of Understanding have been authorized by appropriate action to sign the same, the City of Fayetteville by its Mayor, the Town of Eastover by its Mayor, the Town of Erwin by its Mayor, the Town of Hope Mills by its Mayor, the Town of Parkton by its Mayor, the City of Raeford by its Mayor, the Town of Spring Lake by its Mayor, Fort Liberty Military Reservation by its Director of Public Works, the County of Cumberland by its Chair, the County of Harnett by its Chair, the County of Hoke by its Chair, the County of Moore by its Chair, the County of Robeson by its Chair and the North Carolina Department of Transportation by the Secretary of Transportation.

North Carolina Department of Transportation

By _____
Secretary of Transportation

Approval Date: _____



TOWN OF ERWIN

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

9/5/2024

ZT-2024-002 Memorandum

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

Rezoning Description

The Town of Erwin Staff wishes to request to rezone ten (10) parcels located off of Moulton Springs Rd and S 13th St for the purpose of correcting split zoned parcels and four (4) incorrectly zoned parcels to be entirely under the zoning classification in which is currently being primarily used. Said parcels are as followed...

- 308 Moulton Springs Rd – **Rezone to full R-10**
- HC Tax Pin 0597-51-6406 – **Rezone to full R-10**
- 309 Moulton Springs Rd – **Rezone to full R-6**
- HC Tax Pin 0597-51-7232 - **Rezone to full R-6**
- 305 Moulton Springs Rd – **Rezone to full R-6**
- 203 Moulton Springs Rd – **Rezone to full R-6**
- 825 S 13th St – **Rezone to full R-10**
- 808 S 13th St – **Rezone to full B-2**
- 814 S 13th St – **Rezone to full R-6**
- HC Tax Pin 0597-50-9969- **Rezone to full B-2**
- HC Tax Pin 0597-50-9874- **Rezone to full B-2**
- 812 S 13th St – **Rezone to full R-6**
- 201 Moulton Springs Rd- **Rezone to full R-6**
- 106 Ennis St- **Rezone to full R-10**

Property Description

- 308 Moulton Springs Rd
 - Home on Property, no change to home owner except increase in dimensional requirements.
 - R-10: 1.77 Acres, 84%
 - R-6: .33 Acres, 16%
 - **Rezone to full R-10**
- HC Tax Pin 0597-51-6406

- No home on Property, only accessory structures for 302 Moulton Springs, no change to home owner except increase in dimensional requirements.
- R-10 .55 Acres, 69%
- R-6 .25 Acres, 31%
- **Rezone to full R-10**
- 309 Moulton Springs Rd
 - Home on the Property, B-2 zoning would prevent owners from building onto the home.
 - B-2 .23 Acres, 64.43%
 - R-6 .15 Acres, 35.57%
 - **Rezone to full R-6**
- HC Tax Pin 0597-51-7232
 - Too small of a parcel to develop .05 acres.
 - R-6 .04 Acres, 82.33%
 - B-2 .01 Acres, 17.67%
 - **Rezone to full R-6**
- 305 Moulton Springs Rd
 - Homes on property, no change to homeowner.
 - Two Primary Structures on property
 - R-6 1.01 Acres, 70.42%
 - B-2 .42 Acres, 29.58%
 - **Rezone to full R-6**
- 203 Moulton Springs Rd
 - Home on Property B-2 zoning would prevent owners from building onto the home.
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres. 11.9%
 - **Rezone to full R-6**
- 825 S 13th St
 - Home on Property, no change to homeowner, would only increase dimensional requirements.
 - R-10 3.19 Acres, 94.87%
 - B-2 .0 Acres, .12%
 - R-6 .17 Acres, 5.01%
 - **Rezone to full R-10**
- 808 S 13th St
 - Business location- The Gettin' Place, No change to owner
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres, 4.29%
 - **Rezone to Full B-2**
- HC Tax Pin 0597-50-9969
 - Business on property
 - R-10: .28 Acres, 27.94%

- B-2: .73 Acres, 72.06%
- **Rezone to full B-2**
- HC Tax Pin 0597-50-9874
 - Business on Property
 - B-2: .03 Acres, 6.57%
 - R-6: .37 Acres, 93.43%
 - **Rezone to full B-2**
- 814 S 13th St
 - B-2 zoned while a SFD currently occupies the property
 - Parcel too small to develop
 - **Rezone to full R-6**
- 812 S 13th St
 - B-2 zoned while a SFD currently occupies the property
 - Parcel too small to develop
 - **Rezone to full R-6**
- 201 Moulton Springs Rd
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-6**
- 106 Ennis St
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-10**

Findings of Fact

Surrounding Land Uses: The surrounding land uses for all of the 14 parcels are as followed

- Conservation to the West
- B-2 to the East / North East
- R-10 to the North and South
- R-6 to the East
-

The requested rezoning from being split zoned 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 defined within the mixed use classification would best serve the above stated parcels. It is recommended that this rezoning request be **Approved**.

Regards,

Dylan Eure
Town Planner



**REZONING MAP REQUEST
STAFF REPORT**

Case: ZT-2024-002

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

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

Planning Board: 2/19/2024 Town Commissioners: TBD

The Town of Erwin Staff wishes to request to rezone eight (10) parcels located off of Moulton Springs Rd and S 13th St to correct split zoned parcels and four (4) incorrectly zoned parcels to be entirely under the zoning classification in which is currently being primarily used. Said parcels are as followed...

- 308 Moulton Springs Rd – **Rezone to full R-10**
- HC Tax Pin 0597-51-6406 – **Rezone to full R-10**
- 309 Moulton Springs Rd – **Rezone to full R-6**
- HC Tax Pin 0597-51-7232 - **Rezone to full R-6**
- 305 Moulton Springs Rd – **Rezone to full R-6**
- 203 Moulton Springs Rd – **Rezone to full R-6**
- 825 S 13th St – **Rezone to full R-10**
- 808 S 13th St – **Rezone to full B-2**
- 814 S 13th St – **Rezone to full R-6**
- HC Tax Pin 0597-50-9969- **Rezone to full B-2**
- HC Tax Pin 0597-50-9874- **Rezone to full B-2**
- 812 S 13th St – **Rezone to full R-6**
- 201 Moulton Springs Rd- **Rezone to full R-6**
- 106 Ennis St- **Rezone to full R-10**

Applicant Information

Owners of Record:

Name: Kimber Group
 Address: 308 Moulton Springs / Mailing
Address PO Box 181
 City/State/Zip: Erwin, NC 28339

Name: Margaret Bradshaw
 Address: HC Tax Pin 0597-51-6406 / Mailing
Address 302 Moulton Springs
 City/State/Zip: Erwin, NC 28339

Name: Linda Lou Westbrook
Address: 309 Moulton Springs
City/State/Zip: Erwin, NC 28339

Name: Delauriel Deck Matthews
Address: HC Tax Pin 0597-51-7232 / Mailing
Address 305 Moulton Springs
City/State/Zip: Erwin, NC 28339

Name: Delauriel Deck Matthews
Address: 305 Moulton Springs
City/State/Zip: Erwin, NC 28339

Name: Sara Collins Tyndall
Address: 203 Moulton Springs
City/State/Zip: Erwin, NC 28339

Name: Dianna Jackson Barefoot
Address: 825 S 13th / Mailing Address 1434
Neills Creek Rd
City/State/Zip: Erwin, NC 28339 / Lillington, NC
27546

Name: Edward Neil Parker
Address: 808 S 13th / Mailing Address 915 S
13th
City/State/Zip: Erwin, NC 28339

Name: Eller Rental Properties
Address: 814 S 13th / Mailing Address PO Box
2228
City/State/Zip: Erwin, NC 28339 / Lillington, NC
27546

Name: Kimber Group
Address: HC Tax Pin: 0597-50-9969 / Mailing
Address PO Box 181
City/State/Zip: Erwin, NC 28339

Name: Kimber Group
Address: HC Tax Pin:0597-50-9874 / Mailing
Address PO Box 181
City/State/Zip: Erwin, NC 28339

Name: Eller Rental Properties

Address: 812 S 13th / Mailing Address PO
Box 2228

City/State/Zip: Erwin, NC 28339/ Lillington, NC
27546

Name: John Henry Williams

Address: 201 Moulton Springs / Mailing
Address 100 B Pope St

City/State/Zip: Erwin, NC 28339

Name: Mason Gordon

Address: 106 Ennis St / Mailing Address 55
Pete Mason Dr

City/State/Zip: Erwin, NC 28339 / Spring Lake, NC
28390

Applicant:

Name: Town of Erwin

Address: 100 West F St

City/State/Zip: Erwin, NC 28339

Property Description

- 308 Moulton Springs Rd
 - Home on Property, no change to home owner except increase in dimensional requirements.
 - R-10: 1.77 Acres, 84%
 - R-6: .33 Acres, 16%
 - **Rezone to full R-10**
- HC Tax Pin 0597-51-6406
 - No home on Property, only accessory structures for 302 Moulton Springs, no change to home owner except increase in dimensional requirements.
 - R-10 .55 Acres, 69%
 - R-6 .25 Acres, 31%
 - **Rezone to full R-10**
- 309 Moulton Springs Rd
 - Home on the Property, B-2 zoning would prevent owners from building onto the home.
 - B-2 .23 Acres, 64.43%
 - R-6 .15 Acres, 35.57%
 - **Rezone to full R-6**
- HC Tax Pin 0597-51-7332
 - Too small of a parcel to develop .05 acres.

- R-6 .04 Acres, 82.33%
- B-2 .01 Acres, 17.67%
- **Rezone to full R-6**
- 305 Moulton Springs Rd
 - Homes on property, no change to homeowner.
 - Two Primary Structures on property
 - R-6 1.01 Acres, 70.42%
 - B-2 .42 Acres, 29.58%
 - **Rezone to full R-6**
- 203 Moulton Springs Rd
 - Home on Property B-2 zoning would prevent owners from building onto the home.
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres. 11.9%
 - **Rezone to full R-6**
- 825 S 13th St
 - Home on Property, no change to homeowner, would only increase dimensional requirements.
 - R-10 3.19 Acres, 94.87%
 - B-2 .0 Acres, .12%
 - R-6 .17 Acres, 5.01%
 - **Rezone to full R-10**
- 808 S 13th St
 - Business location- The Gettin' Place, No change to owner
 - B-2 .42 Acres, 95.71%
 - R-6 .02 Acres, 4.29%
 - **Rezone to Full B-2**
- 814 S 13th St
 - B-2 zoned while a SFD currently occupies the property
 - Parcel too small to develop
 - **Rezone to full R-6**
- HC Tax Pin 0597-50-9969
 - Business on property
 - R-10: .28 Acres, 27.94%
 - B-2: .73 Acres, 72.06%
 - **Rezone to full B-2**
- HC Tax Pin 0597-50-9874
 - Business on Property
 - B-2: .03 Acres, 6.57%
 - R-6: .37 Acres, 93.43%
 - **Rezone to full B-2**
- 812 S 13th St
 - B-2 zoned while a SFD currently occupies the property

- Parcel too small to develop
- **Rezone to full R-6**
- 201 Moulton Springs Rd
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-6**
- 106 Ennis St
 - B-2 zoned while a SFD currently occupies the property
 - **Rezone to full R-10**

Vicinity Map

- See Attached Harnett County GIS Image with zoning districts
- See Attached Harnett County GIS Image without zoning districts

Physical Characteristics

Site Description:

Total of 14 parcels that are approximately .15 miles or 300 yards of each other. All parcels that are included have access to Harnett County water and sewer lines. According to Harnett GIS there are no wetlands, watersheds, or flood areas within any of the parcels discussed.

Furthermore according to GIS there are no recorded easements through any of the properties.

The exact acreage for each of the parcels are as followed.

- 308 Moulton Springs Rd -2.10 acres
- HC Tax Pin 0597-51-6406 - .80 acres
- 309 Moulton Springs Rd - .36 acres
- HC Tax Pin 0597-51-7332 - .05 acres
- 305 Moulton Springs Rd -1.43 acres
- 203 Moulton Springs Rd -.31 acres
- 825 S 13th St – 3.36 acres
- 808 S 13th St - .44 acres
- 814 S 13th St- .06 acres
- HC Tax Pin 0597-50-9969 – 1.01 acres
- HC Tax Pin 0597-50-9874 - .40 acres
- 812 S 13th St- .07 acres
- 201 Moulton Springs - .42 acres
- 106 Ennis St- .32 acres

Surrounding Land Uses: The surrounding land uses for all of the 8 parcels are as followed

- Conservation to the West
- B-2 to the East / North East

- R-10 to the North and South
- R-6 to the East

Services Available

- Harnett County Water and Sewer are accessible for all properties.

Staff Evaluation

The Town of Erwin has requested 14 parcels to be rezoned to correct zoning map conformities to align parcels to a single zoning classification in which fits each parcel best based on their current use.

Staff Evaluation

Yes No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community

- **Reasoning:** The rezoning's are compatible with the surrounding community and would not cause any inconvenience to those within the area.

Yes No The requested zoning district is COMPATIBLE with the existing Land Use Classification.

- **Reasoning:** According to Erwin's current Land Use Plan done in 2023 the properties are assigned to be zoned under mixed use that promotes residential and commercial uses.

Yes No The proposal does ENHANCE or maintain the public health, safety, and general welfare.

- **Reasoning:** The rezoning would correct zoning nonconformities and ensure that clear uses are defined for the parcels.

Yes No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.

- **Reasoning:** This rezoning request includes 12 parcels all within less than .15 of a mile between each other.

<p>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. YES</p>	<p>Parcels are currently split zoned and by rezoning would ensure that their current uses are permitted.</p>
<p>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.) YES</p>	<p>All parcels are designated under the Erwin 2023 Land use Plan to be either residential or mixed use.</p>
<p>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. YES</p>	<p>The rezoning's would not alter the character of the neighborhood in anyway. Rezoning's would ensure clarity for owners and not take away rights that they currently have to their land.</p>
<p>The proposed change is in accord with the Land Development Plan and sound planning principles. YES</p>	<p>All of the parcels that are included are designated to be mixed in the 2023 Erwin Land Use Plan for the purposes of residential and commercial.</p>

Statement of Consistency

The requested rezoning from being split zoned 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 defined within the mixed use classification would best serve the above stated parcels. It is recommended that this rezoning's request be **Approved**.

Attachments:

- ZT-2024-002 Application
- ZT-2024-002 Memo
- Harnett County GIS Image with zoning districts
- Harnett County GIS Image without zoning districts
- Adjacent property owner sheets
- Public notice letter sent to adjacent property owners

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, September 5, 2024, 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.

- Case ZT-2024-002: Request to have the following split-zoned and incorrectlyzoned parcels located off of Moulton Springs Road, S 13th Street, and Ennis Street rezoned:
 - o 308 Moulton Springs Rd – Rezone to full R-10
 - o HC Tax Pin 0597-51-6406 – Rezone to full R-10
 - o 309 Moulton Springs Rd – Rezone to full R-6
 - o HC Tax Pin 0597-51-7232 - Rezone to full R-6
 - o 305 Moulton Springs Rd – Rezone to full R-6
 - o 203 Moulton Springs Rd –Rezone to full R-6
 - o 825 S 13th St –Rezone to full R-10
 - o 808 S 13th St – Rezone to full B-2
 - o 814 S 13th St – Rezone to full R-6
 - o HC Tax Pin 0597-50-9969- Rezone to full B-2
 - o HC Tax Pin 0597-50-9874-Rezone to full B-2
 - o 812 S 13th St – Rezone to full R-6
 - o 201 Moulton Springs Rd- Rezone to full R-6
 - o 106 Ennis St- Rezone to full R-10

This case is 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.

8/16,23/2024



TOWN OF ERWIN

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

www.erwin-nc.org

9/5/2024

ZT-2024-002 **Property Values** **Memorandum**

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

Property Values

- 308 Moulton Springs Rd – Rezone to full R-10 – no change
- HC Tax Pin 0597-51-6406 – Rezone to full R-10 – no change
- **309 Moulton Springs Rd – Rezone to full R-6 – decrease in value by \$1,740**
- HC Tax Pin 0597-50-9969- Rezone to full B-2- No change
- **HC Tax Pin 0597-50-9874- Rezone to Full B-2- decrease of \$3,800**
- HC Tax Pin 0597-51-7232 - Rezone to full R-6 - no change
- 305 Moulton Springs Rd – Rezone to full R-6 – no change
- **203 Moulton Springs Rd –Rezone to full R-6 – decrease in value by \$480**
- 825 S 13th St –Rezone to full R-10 – no change
- 808 S 13th St – Rezone to full B-2 – no change
- **814 S 13th St – Rezone to full R-6 – increase in value by \$1,960**
- **812 S 13th St – Rezone to full R-6 – increase in value by \$2,290**
- **201 Moulton Springs Rd- Rezone to full R-6 – decrease in value by \$3,450**
- **106 Ennis St- Rezone to full R-10 – decrease in value by \$500**



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Phone: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.


The Town of Erwin wishes to rezone the parcel below:

- 308 Moulton Springs Road Erwin, NC 28339
 - From Split R-10/R-6 to complete R-10

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,



Dylan Eure
Town Planner

Kimber Group
PO Box 181
Erwin, NC 28339

Margaret Bradshaw
302 Moulton Springs
Erwin, NC 28339

Charlotte & Andrew Keeper
721 Ancient Oaks Dr
Holly Springs, NC 27540

Danny Dickens
305 W A St
Erwin, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Brandi Elizabeth Hall
4065 Old Stage Road
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



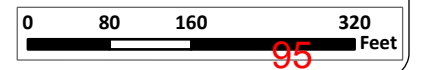
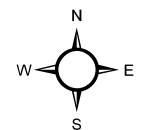
Harnett County GIS



GIS/E-911 Addressing

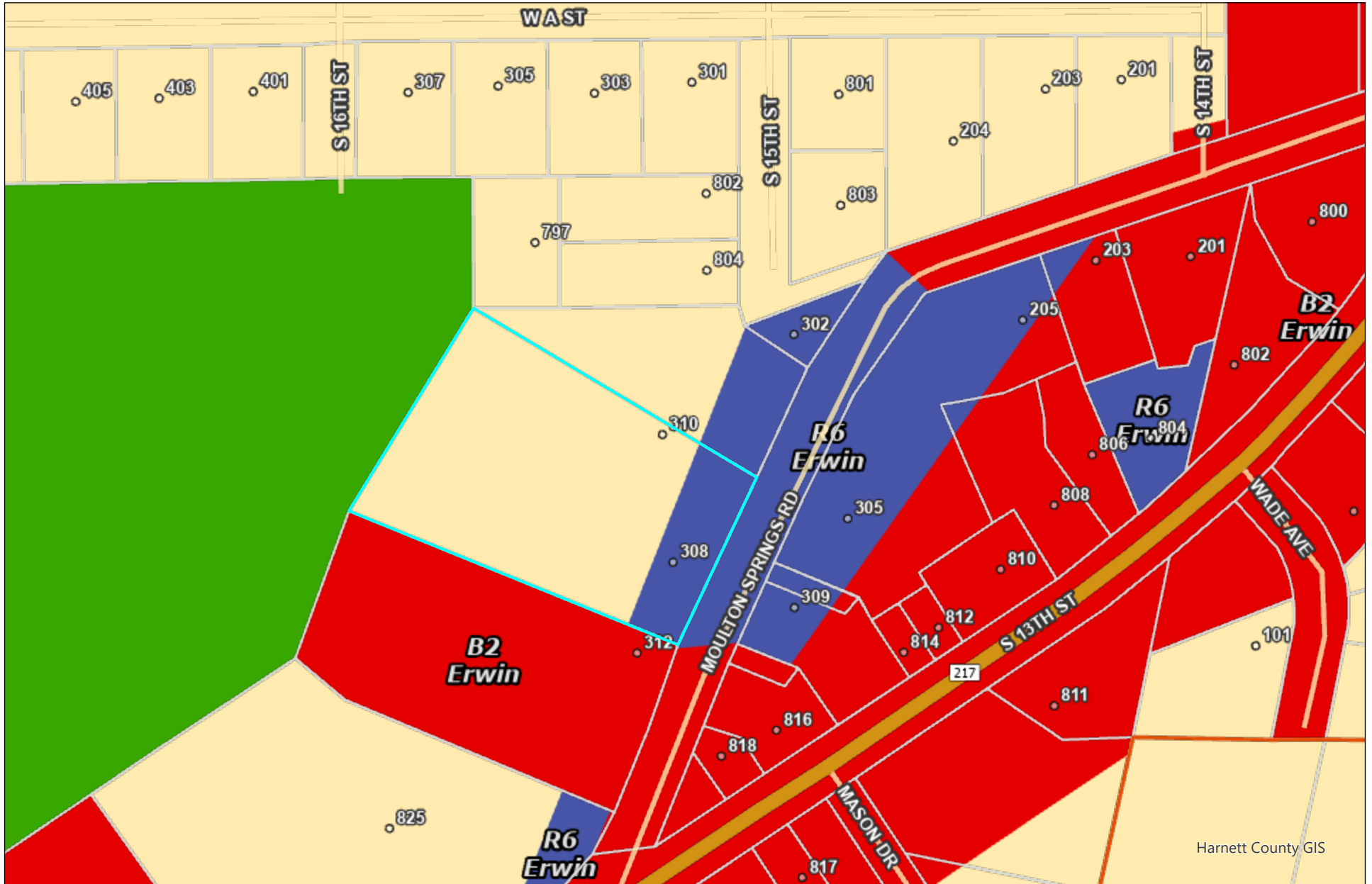
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads**
- NC



Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS



GIS/E-911 Addressing

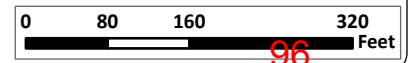
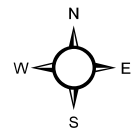
February 8, 2024

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

Major Roads Zoning Districts

- NC
- Parcels
- B2
- CV
- R10

- R6
- ETJ Boundary





TOWN OF ERWIN

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Ph: 910-897-5140 • Fax: 910-897-5543
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Mayor
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Charles L. Byrd
David L. Nelson
William R. Turnage

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM RESIDENTIAL (R-10 AND R-6) TO RESIDENTIAL (R-10)
PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-51-4363.000.
ORD 2024-2025: 003**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-4363.000 owned by Kimber Group has been rezoned to R-10, Case # ZT-2024-002.



HARNETT COUNTY TAX ID#

See parcels below

8-19-10 BY SKB

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2010 AUG 19 02:07:20 PM
BK: 2776 PG: 98-104 FEE: \$34.00

INSTRUMENT # 2010011771

Revenue: \$ _____
Tax Lot No. _____

Parcel Identifier No See Attached

Mail after recording to Grantee

This instrument was prepared by **Lynn A. Matthews, Attorney at Law**
(No Title Examination or Tax Advice Given)

Brief Description for the index

Various Parcels

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of July, 2010, by and between

GRANTOR

MASTIN BAKER INVESTMENTS LLC
a North Carolina Limited Liability Company

P.O. Box 181
Erwin, NC 28339

GRANTEE

KIMBER GROUP LLC
A North Carolina Limited Liability Company

P.O. Box 538
Erwin, NC 28339

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed References at each parcel**

The above described property does not include Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions, easements and rights of way as they appear of record.
2. 2010 ad valorem taxes not yet payable.

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**MASTIN BAKER INVESTMENTS LLC,
a North Carolina Limited Liability Company**

By: 
Rickie Day, ~~Member~~/Manager

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Harnett
I certify that the following person(s) personally appeared before me this 13 day of July, 2010, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

Each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose that therein and in the capacity indicated:

Name	Capacity
Rickie Day	Member/Manager

Kamie R Burns
Notary Public

My commission expires: 12-16-2012



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE: Tax ID #060596 0307

BEING a portion of a certain tract or parcel of land in Block D as designated upon the Map of South Erwin showing property of R. C. Cates and prepared by S. M. Credle, C. E. , dated October 24, 1939, and recorded in Map Book 4, Page 87, Harnett County Registry. Being the remaining portion of Lot 1 and 2 in Block "D" as described as follows: BEGINNING at a stake, a corner of Mrs. Annie Dora Williams and running thence in an eastern direction with Second Street 67 feet and 3 Inches; thence in right angles in a northern direction 54.3 feet; thence North 86 degrees 35 minutes West, 73 feet to a corner of Mrs. Annie Dora Williams; thence about South 44 feet to the BEGINNING, this being the remaining portion of Lots 1 and 2 sold to Annie Dora Williams. For a more complete description reference is hereby made to Book 273, Page 5, Harnett County Registry. See also Book 310, Page 259, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1176, Page 787 and Book 1944, Page 915 (Parcel #54), Harnett County Registry.

PARCEL TWO: Tax ID #060596 0404

BEING all of Lots Nos. 35 and 36 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots have a frontage of 25 feet on the northern side of Second Street and a depth of 150 feet. This is the identical land described in deed recorded in Book 574, Page 82, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Three) and Book 1944, Page 915 (Parcel 55), Harnett County Registry.

PARCEL THREE: Tax ID #060596 0405

ALL of those certain three Lots Nos. 32, 33 and 34 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots having a frontage of 25 feet on the north side of Second Street and a depth of 150 feet. See deed recorded in Book 387, Page 594, Harnett County Registry. This is the same land described in deed recorded in Book 574, Page 83, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Two) and Book 1944, Page 915 (Parcel 56), Harnett County Registry.

PARCEL FOUR: Tax ID #060596 0377 and 060596 0376

ALL of those Lots Nos. 28, 29 30 and 31 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry; 25 feet by 125 feet each, located on the west side of Boulevard Avenue. Being identical lots described in deed recorded in Book 574, Page 81, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract One) and Book 1944, Page 915 (Parcels 6 and 7), Harnett County Registry.

PARCEL FIVE: Tax ID #060596 0360

BEING all these three lots, Numbers 14, 15 and 16 in Block "A" as designated on the Map of South Erwin, showing property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939 and recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots front 25 feet on the eastern side of Boulevard Avenue and each have a depth of 150 feet. Being the same property conveyed in deeds recorded in Book 949, Page 713 and Book 1944, Page 915 (Parcel 8), Harnett County Registry.

PARCEL SIX: Tax ID #060596 0370

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon the map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 150 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of Boulevard "A" and the northern margin of the public road shown upon said map, and is the northwestern corner of Lot No. 16 shown upon said map, and runs along the northern line of said Lot No. 16, South 75 degrees 17 minutes East, 150 feet to a stake in the line of Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 50 feet to the southeastern corner of Lot No. 14, shown upon said map; thence along the southern line of said Lot No. 14, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of Boulevard "A"; thence along the eastern margin of Boulevard "A", South 14 degrees 43 minutes West, 50 feet to the BEGINNING, and being Lot No. 15 as shown upon the map above referred to.

The foregoing Lot No. 15 was purchased by James W. Wilson and wife, Marcelee Wilson, as shown of record in Book 310, Page 445, Harnett County Registry and is the "Second Lot" described in that certain deed from W. O. Warren and wife, Bertha Norris Warren to James W. Wilson and wife. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Second Tract) and Book 1944, Page 915 (Parcel 20), Harnett County Registry.

PARCEL SEVEN: Tax ID #060596 0370 01

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon that map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 115 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of said Boulevard "A" and the northern margin of said public road as shown upon the said map above referred to and which stake is the northwestern corner of Lot No. 17 sold to James F. Sloan, and runs along the northern line of Lot No. 17, South 75 degrees 17 minutes East, 150 feet to the line of the Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 35 feet to a stake, the southeastern corner of that lot sold to Melvin Allen; thence along the southern line of said Lot No. 15, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of said Boulevard "A"; South 14 degrees 43 minutes West, 35 feet to the BEGINNING, and being Lot No. 16 shown upon that map above referred to; and being the same lot conveyed to James E. Porter by R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1947.

The foregoing Lot No. 16 was purchased by James W. Wilson and wife, from M. C. Westbrook, Jr. and wife, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Third Tract) and Book 1944, Page 915 (Parcel 19), Harnett County Registry.

PARCEL EIGHT: Tax ID #060597 0436 and 060596 0365

BEING all of Lot 1 (containing 1.01 acres) and Lot 2 (containing 0.41 acre) as shown on survey map dated June 20, 2000, entitled "Recombination/Division Map for Rickie Day" and recorded in Map Number 2000-390, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1003, Page 209 and Book 1944, Page 915 (Parcels #9 and 10), Harnett County Registry.

PARCEL NINE: Tax ID #060586 0800

BEGINNING at an iron stake in a ditch, said stake being located 30 feet from the center of NC 217 Highway, and said stake being the northeast corner for Melvin Johnson and being a corner for the land that is recorded in Map Book 10, Page 5, Harnett County Registry, and runs as the ditch and as the old property line, South 14 degrees 28 minutes 05 seconds West, 223.40 feet to an iron stake, stake being a corner between Lot 6A and Lot 7, as recorded in Map Book 4, Page 87; thence South 58 degrees 30 minutes West, 53.54 feet to an iron stake in a ditch; thence North 31 degrees 35 minutes 15 seconds West, 150.40 feet to an iron stake at the right of way of the road NC No. 217; thence as the right of way North 57 degrees 11 minutes 48 seconds East, 214.46 feet to the point of BEGINNING and containing 0.46 acres, more or less. This is the identical property described in deed recorded in Book 811, Page 831, Harnett County Registry. This is also the identical property described in deed from Samuel P. Davis, unmarried, and Julius E. Davis and wife, Linda M. Davis dated April 21, 1993, recorded in Book 1002, Page 893, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1062, Page 307 and Book 1944, Page 915 (Parcel #12), Harnett County Registry.

PARCEL TEN: Tax ID #060596 0358

BEGINNING at a point in the eastern 40 foot right of way margin of Boulevard "A", said point also being located North 14 degrees 43 minutes East, 350 feet from the intersection of the eastern 40 foot right of way margin of Boulevard "A" with the northern right of way margin of the public road; and runs thence along the eastern 40 foot right of way margin of Boulevard "A", North 14 degrees 43 minutes East, 38 feet to another point in the eastern 40 foot right of way margin of Boulevard "A"; thence parallel with the dividing line between Lot No. 9 and Lot No. 10, South 75 degrees 17 minutes East, 150 feet to a point in the southeastern boundary line of Lot No. 9; thence along the southeastern boundary lines of Lot No. 9 and Lot No. 10, South 14 degrees 43 minutes West, 38 feet to a point, said point being the eastern most corner of the dividing line between Lot No. 10 and Lot No. 11; thence along the dividing line between Lot No. 10 and Lot No. 11, North 75 degrees 17 minutes West, 150 feet to the point of BEGINNING and being all of Lot No. 10 and a portion of Lot No. 9 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. One), Harnett County Registry.

PARCEL ELEVEN: Tax ID #060596 0415 01

BEGINNING at the northwest corner of Lot No. 12 and the southwest corner of Lot No. 11 in the eastern margin of Boulevard "A" and runs as a dividing line between the said lots, South 75 degrees 17 minutes East, 150 feet to a stake; thence North 14 degrees 43 minutes East, 25 feet to a corner with Lot No. 10; thence North 75 degrees 17 minutes West, 150 feet to margin of Boulevard "A"; thence with the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West to the point of BEGINNING and is Lot No. 11 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. D. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Two), Harnett County Registry.

PARCEL TWELVE: Tax ID #060596 0415

BEING all of Lots Nos. 12, 13 and 14 shown upon that map of the Margaret C. Raynor property made by R. E. Duncan, C.E., dated November 29, 1947 and recorded in the Office of the Register of Deeds of Harnett County in Map Book 5, Page 114, which lots together form the one lot of land described as follows: BEGINNING at a stake in the eastern line of Boulevard "A" shown upon that map above referred to which stake is 200 feet, North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown upon said map, and is also the northern western corner of Lot No. 15 shown upon said map,

and runs along the northern line of said Lot No. 15, South 75 degrees 17 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Co.; thence along the line of the Erwin Cotton Mills Co. and parallel with said Boulevard "A", North 14 degrees 43 minutes East, 125 feet to a stake, the southeastern corner of Lot No. 11 shown upon said map; thence North 75 degrees 17 minutes West, 150 feet along the southern line of said Lot No. 11, to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West, 125 feet to the BEGINNING and forming one lot which fronts 125 feet on the eastern margin of said Boulevard "A" and runs back in the eastern direction 150 feet to the line of the Erwin Cotton Mills Co., and being three of the lots conveyed to Melvin Allen and wife, Maude Allen by deed from R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1957 and recorded in Book 305, Page 58, Harnett County Registry. Also from Melvin Allen and wife, to Ervin C. Holland, November 24, 1953 and recorded in Book 349, page 389, also three of the four lots conveyed from Erwin C. Holland and wife, Pauline S. Holland to Marvin L. Bethune and wife, Alice C. Bethune which deed is recorded in Book 367, page 14, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Three), Harnett County Registry.

PARCEL THIRTEEN: Tax ID #060596 0379

BEING all of Lots 4, 5, 6, 7, 8 and 9 upon that map of the Margaret C. Raynor Property made by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry which lots together form one lot described as follows: BEGINNING at a stake in the eastern margin of Boulevard "A" as shown on that map above referred to, which stake is 575 feet North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown on said map, and is also the southwest corner of Lot No. 3 shown on said map, and runs along the southern line of Lot No. 3, South 75 degrees 15 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Company; thence along the Erwin Cotton Mills Company, and parallel with said Boulevard "A", South 14 degrees 43 minutes West, 190 feet to a stake, the northeast corner of Lot No. 10 shown on said map; thence North 75 degrees 17 minutes West, 150 feet along the northern margin of said Lot No. 10 to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", North 14 degrees 43 minutes East, 190 feet to the point of BEGINNING. THERE IS EXCEPTED from Lot No. 9 a strip measuring 3 feet by 150 feet along the south side of Lot No. 9 which was conveyed to Vera Sloan by deed at Book 415, Page 420, Harnett County Registry. For a more complete and accurate description, reference is hereby made to deed duly recorded in Book 599, Page 44, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 914, Page 165 (First Tract) and Book 2103, Page 15 (Parcel #5), Harnett County Registry.

PARCEL FOURTEEN: Tax ID #060596 0371

BEGINNING at a stone marker, a corner with the Cates Subdivision and runs with the Cates Subdivision, North 15 degrees 45 minutes East, 1022.5 feet to an iron stake, Erwin Mills, Inc., Property in the line of the Cates Subdivision; thence as the line of Erwin Mills, Inc. Property, North 73 degrees 22 minutes East, 468.5 feet to an iron stake, a corner of Lot No. K3 of the Erwin Mills, Inc. Subdivision; thence as said Lot No. K3, South 15 degrees 45 minutes West, 1021.6 feet to an iron stake, a corner of Lot No. K3; thence as said lot and the line of the Cates Subdivision, South 72 degrees 31 minutes West, 472.5 feet to the BEGINNING, containing 9.25 acres, and being all of Lots 4, 5, 6 and 7 as shown on Map designated K of Property of Erwin Mills, Inc., Erwin, N.C. of record in Plat Book 7, Page 15, Harnett County Registry. (See Deed of Erwin Mills, Inc. to W. C. Ivey and wife, Myrtice S. Ivey of record in Book 352, Page 74, Harnett County Registry.) For a more complete and accurate description, reference is hereby made to Deed recorded in Book 448, Page 634, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2269, Page 838, Harnett County Registry.

PARCEL FIFTEEN: Tax ID #06150601 0013 04 & 06150601 0013 05 & 06150601 0013 07 & 06150601 0013 09 & 06150601 0013 10 & 06150601 0013 11 & 06150601 0013 12 & 06150601 0013 13 & 06150601 0013 14 & 06150601 0013 15 & 06150601 0013 16 & 06150601 0013 17 & 06150601 0013 18 & 06150601 0013 19 & 06150601 0013 20 & 06150601 0013 21 & 06150601 0013 22 & 06150601 0013 23 & 06150601 0013 24 & 06150601 0013 25 & 06150601 0013 26 & 06150601 0013 27 & 06150601 0013 28 & 06150601 0013 29 & 06150601 0013 30 & 06150601 0013 32 & 06150601 0013 33 & 06150601 0013 34

BEING all of Lots 4, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33 and 34 of Greenbriar Subdivision as recorded in Map Number 2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 1944, Page 922, Harnett County Registry.

PARCEL SIXTEEN: Tax ID #06150601 0013 35

BEING all that .4129 acre parcel shown as "Future Development" on the subdivision map titled "Greenbriar, Phase One", recorded in Map #2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Three), Harnett County Registry.

PARCEL SEVENTEEN: Tax ID #070691 0207

BEGINNING at a found iron pipe, corner with David Avery, located 23 feet northwest of the centerline of N. C. Hwy. 55, said corner also being located 0.9 miles southwest of the centerline intersection of N. C. Hwy. 55 and NCSR 1726; thence with the old right of way of N. C. Hwy 55, South 21 degrees 56 minutes 30 seconds West, 263.78 feet to a found iron pipe located 26 feet west of the centerline of said N. C. Hwy 55; thence a new line with Edward S. Turlington, North 62 degrees 09 minutes 37 seconds West, 824.01 feet to a new iron pipe, corner with Edward S. Turlington, located in the eastern line of Wiley Hayes; thence with Wiley Hayes line, North 19 degrees 33 minutes 53 seconds East, 265.07 feet to a found iron pipe corner with David Avery; thence with the

line of David Avery, South 62 degrees 09 minutes 56 seconds East, 835.05 feet to the point and place of BEGINNING, containing 5.00 acres, more or less, all according to a plat dated June 4, 1986, prepared by Piedmont Surveying, Dunn, North Carolina. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Two) Harnett County Registry.

PARCEL EIGHTEEN: Tax ID #060597 0435

BEING Lot No. 2 as shown on map designated "E" of Property of Erwin Mills, Inc. of Erwin, NC, as surveyed and platted by H. T. Turlington, Reg. Surveyor, dated September, 1953, recorded in the Office of the Register of Deeds for Harnett County, NC, in Plat Book 7, Page 9. This is the same land described in the deed of D. C. Wilson, Trustee, to M. P. Stampler, dated February 26, 1962 and recorded in Book 412, Page 210, Harnett County Registry.

This being the identical land described in deed from M. P. Stampler and wife, Louise J. Stampler to James F. Sloan and wife, Vera A. Sloan dated December 10, 1962, and recorded in Book 418, Page 305, Harnett County Registry. Also, being the same land described in deed of James F. Sloan and wife, Vera A. Sloan to Roy Hawley and wife, Rachel M. Hawley dated June 10, 1969 and recorded in Book 517, Page 166, Harnett County Registry and the same land described in the deed of Roy Hawley and wife, Rachel M. Hawley to Ralph Byrd, Jr. and wife, Linda Jean Byrd dated November 3, 1986 and recorded in Book 816, Page 964, Harnett County Registry. And also, being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 2), Harnett County Registry.

PARCEL NINETEEN: Tax ID #021507 0296

ALL THOSE Lots or Parcels of land lying and being Duke Township, Harnett County, North Carolina, and BEING Lots 84, 85 and 86 as shown on the subdivision map of the Wilson Lucas Property recorded in Map Book 5, Page 50, Harnett County Registry, said lots lying on the east side of Burton Avenue, to which map reference is hereby made for a description by metes and bounds.

This being one of the tracts of land described in the deed recorded in Book 427, Page 192, Harnett County Registry. And being the same land described in deed of Robert E. Lee and wife, Margaret B. Lee to Jimmy Austin Lee, single, dated July 12, 1972 and recorded in Book 577, Page 66, Harnett County Registry. And also being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 4), Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 08/19/2010 02:07:20 PM
Book: RE 2776 Page: 98-104
Document No.: 2010011771
DEED 7 PGS \$34.00
Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD



2010011771

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- Harnett County Tax Pin 0597-51-6406
 - From Split R-10/R-6 to complete R-10

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,

Dylan Eure
Town Planner

Margaret Bradshaw
302 Moulton Springs Road
Erwin, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Danny Dickens
305 W A St
Erwin, NC 28339

Regina Wood
803 S 15th St
Erwin, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



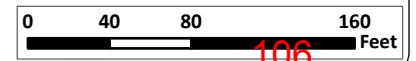
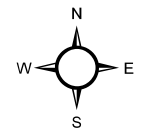
Harnett County GIS



GIS/E-911 Addressing

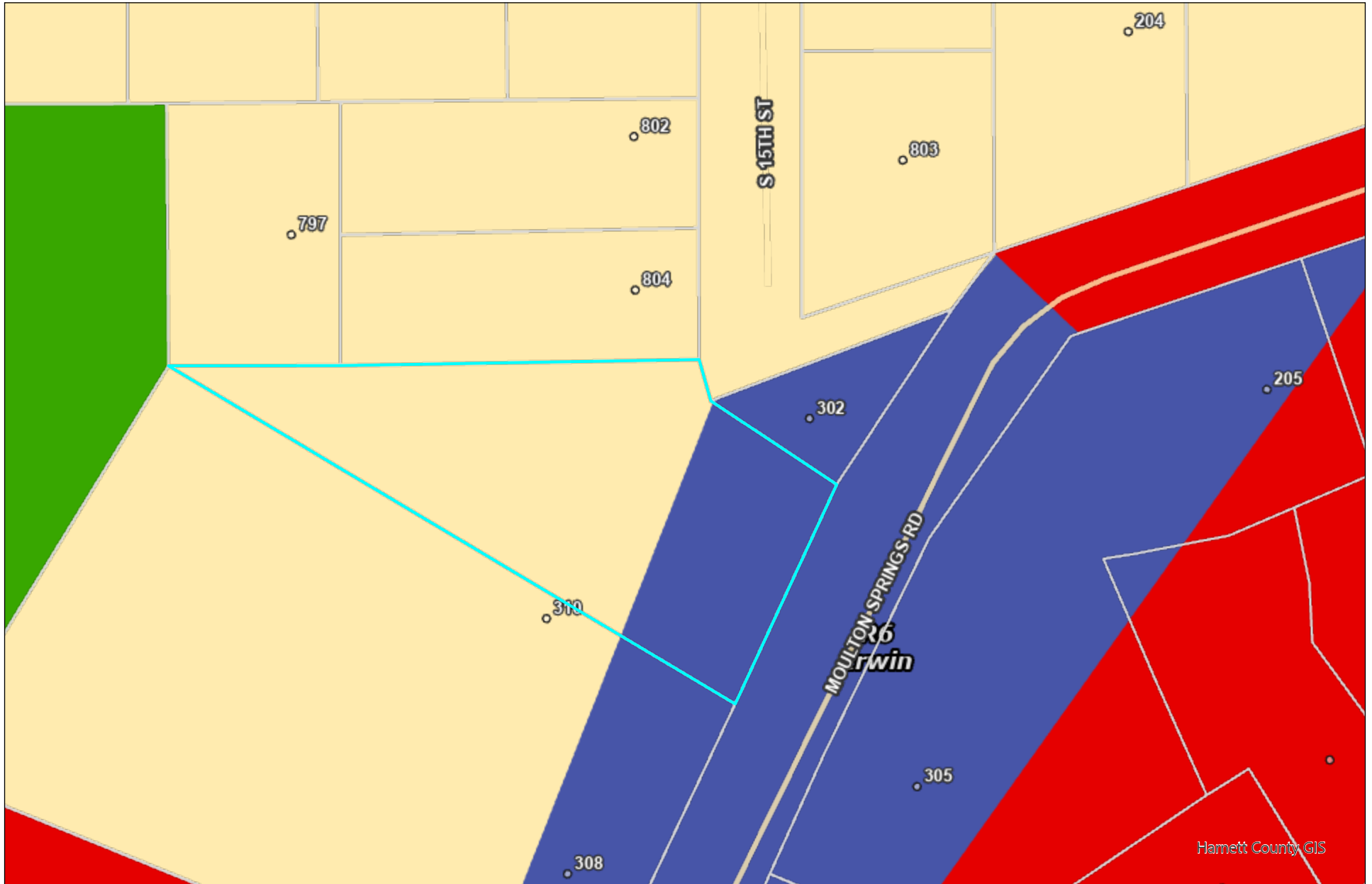
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads
- NC



Harnett GIS

NOT FOR LEGAL USE



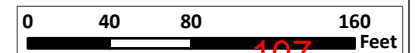
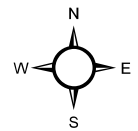
GIS/E-911 Addressing
February 8, 2024

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

Major Roads Zoning Districts

- NC
- Parcels
- B2
- CV
- R10

- R6
- ETJ Boundary



Harnett County GIS



TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM RESIDENTIAL (R-10 AND R-6) TO RESIDENTIAL
(R-10) PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-51-6406.000.
ORD 2024-2025: 004**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-6406.000 owned by Marget Bradshaw has been rezoned to R-10, Case # ZT-2024-002.

B3677 - P 576

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Mar 04 12:13 PM NC Rev Stamp: \$ 0.00
Book: 3677 Page: 576 - 577 Fee: \$ 26.00
Instrument Number: 2019002537

HARNETT COUNTY TAX ID #
060597 1435 0005 &
060597 1435 0006

03-04-2019 BY: MT

Prepared by and Mail to: Tart Law Group, P.A., 700 West Broad Street, Dunn, North Carolina 28334

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

DEED RESERVING LIFE ESTATE
Parcel I.D. #: 060597 1435 0005 & 060597 1435 0006
NO TITLE CERTIFICATION

THIS DEED made this 25th day of February, 2019, by and between Margaret P. Bradshaw, Unmarried, Grantor, reserving a Life Estate, whose address is 302 Moulton Springs Road, Erwin, NC 28339, party of the first part; and Ginger P. West, Married, Grantee, a Remainderman, whose address is 325 Ivey Road, Four Oaks, NC 27524, party of the second part;

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.)

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, SUBJECT ONLY TO THE LIFE ESTATE HEREINAFTER RESERVED OF MARGARET P. BRADSHAW, all that certain lot or parcel of land situate in Duke Township, Harnett County, North Carolina and more particularly described as follows:

TRACT ONE:

Parcel I.D. #: 060597 1435 0005

BEGINNING at an iron stake on the west side of the Averagesboro and Erwin Road and runs thence North 55 deg. and 20 minutes West 102 feet to a stake in the line of the Erwin Cotton Mills Company; thence as its line North 74 degrees and fifty minutes East 156 feet to a stake by the said road; thence as said road South 34 degrees 10 minutes West 121.8 feet to the BEGINNING, and being the same lot described in Deed from H.V. Houlton and wife, Lena Moulton to Jane Blackman, dated October 31, 1930 and recorded in Book 235, Page 415, Office of the Register of Deeds of Harnett County; and also being the same lot of land described in that Deed from W.M. Blackman and wife, Jane Blackman, dated December 31, 1953.

This being the identical tract of land conveyed in that certain Deed dated November 8, 1958 from Pauline J. Tart to Margaret Bradshaw and recorded in Book 374, Page 644, Harnett County Registry.

TRACT TWO:

Parcel I.D. #: 060597 1435 0006

Lot No. 1 as shown on Map E of the property of Erwin Mills, Inc. as surveyed and platted by H.T. Turlington, Surveyor, which plat is recorded in Plat Book 7, at Page 9, Harnett County Registry, and to which reference is here made for a full and complete description of said lands.

And being the same lot conveyed to Carlie Y. Norris and wife, Odell B. Norris by Erwin Mills, Inc. by deed dated March 3, 1960 and recorded in Book 397, at Page 143, Harnett County Registry.

These lands are conveyed to the party of the second part subject to all the easements and restrictions set forth in the above referred to deed from Erwin Mills, Inc. to Carlie Y. Norris and wife.

This being the identical tract of land conveyed in that certain Deed dated November 4, 1960 from Carlie Y. Norris and wife, Odell B. Norris to Margaret P. Bradshaw and recorded in Book 394, Page 627, Harnett County Registry.

Submitted electronically by "Tart Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the property herein conveyed does XX or ___ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, EXPRESSLY RESERVING UNTO MARGARET P. BRADSHAW, HOWEVER, A LIFE ESTATE IN AND TO THE SAID LOT OR PARCEL OF LAND. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, EXCEPT THE LIFE ESTATE RESERVED UNTO MARGARET P. BRADSHAW, Grantor, hereinabove reserved.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first written above.

Margaret P. Bradshaw (SEAL)
Margaret P. Bradshaw

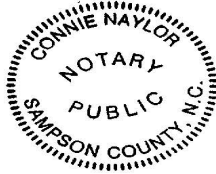
STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

I, Connie Naylor, a Notary Public of the County and State aforesaid, certify that Margaret P. Bradshaw, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 4th day of March, 2019.

Connie Naylor
Notary Public

My Commission Expires:
4-19-2021



Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Phone: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 309 Moulton Springs Road Erwin NC, 28339
 - From Split B-2/R-6 to complete R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Brandi Elizabeth Hall
4065 Old Stage Road
Erwin, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Charlotte & Andrew Keepler
721 Ancient Oaks Dr
Holly Springs, NC 27540

Dianna Jackson Barefoot
1434 Neills Creek Rd
Lillington, NC 27546

Harnett GIS

NOT FOR LEGAL USE

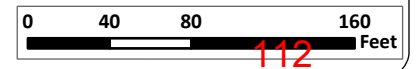
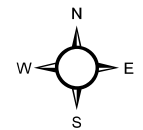


Harnett County GIS



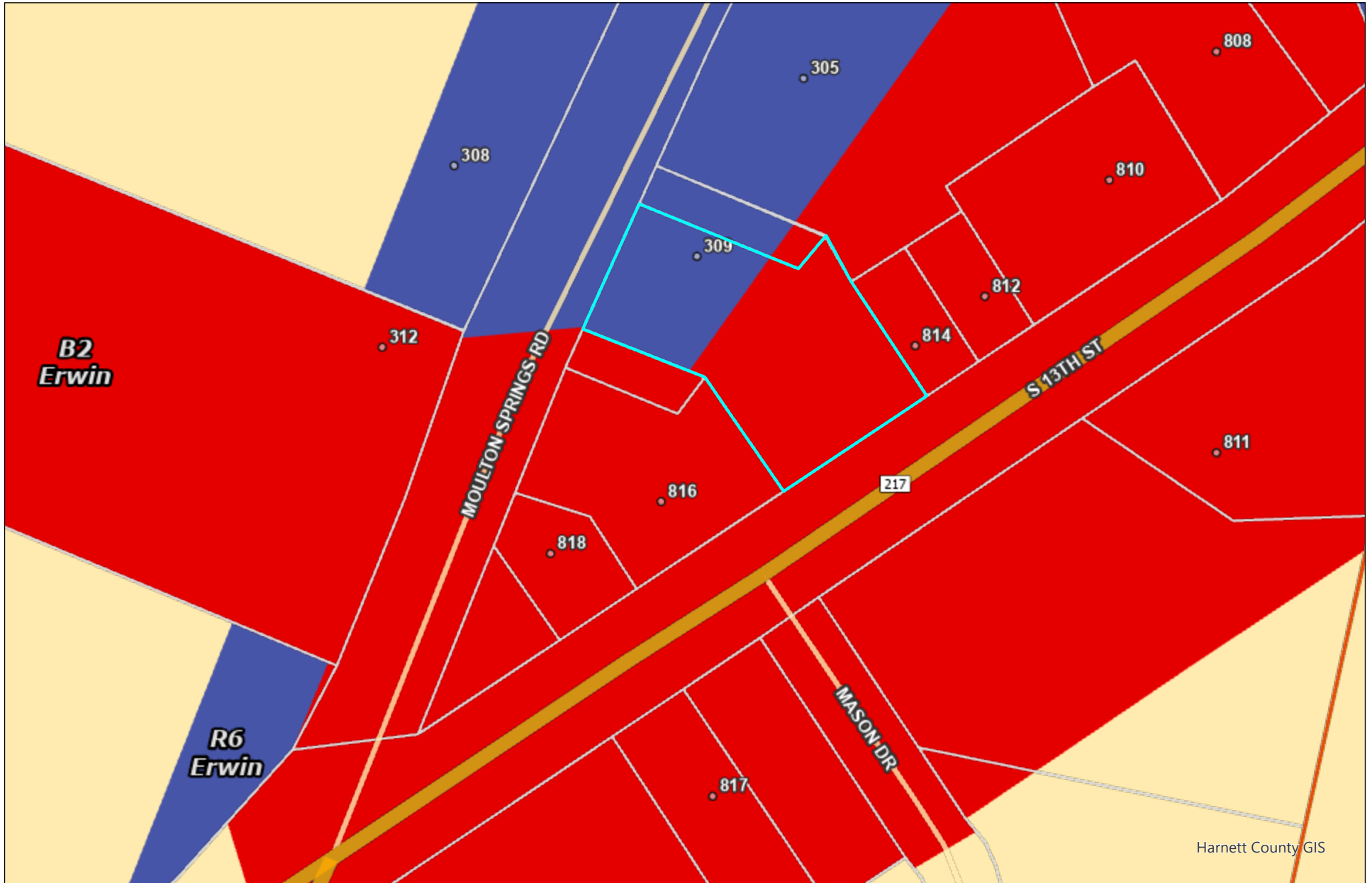
GIS/E-911 Addressing
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads**
- NC



Harnett GIS

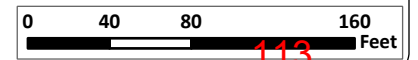
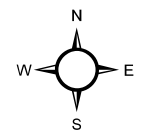
NOT FOR LEGAL USE



GIS/E-911 Addressing

February 8, 2024

- | | | |
|------------------|-------------------------|--------------|
| County Boundary | Major Roads | R10 |
| City Limits | NC | R6 |
| Address Numbers | Parcels | ETJ Boundary |
| Road Centerlines | Zoning Districts | B2 |





TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM HIGHWAY BUSINESS (B-2) AND
RESIDENTIAL (R-6) TO RESIDENTIAL (R-6)
PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-51-7127.000.
ORD 2024-2025: 005**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-7127.000 owned by Linda Lou Ryals Westbrook has been rezoned to R-6, Case # ZT-2024-002.



FOR REGISTRATION REGISTER OF DEEDS
HARNETT COUNTY, NC
2012 MAY 31 12:22:45 PM
BK: 2596 PG: 829-831 FEE: \$26.00
INSTRUMENT # 2012008668

HARNETT COUNTY TAX ID#
06-0597-14350001
06-0597-0428
5/31/12 BY SPB

REVENUE -0-

THIS INSTRUMENT PREPARED BY JOHN P. TART, ATTORNEY
POST OFFICE BOX 928, DUNN, NORTH CAROLINA 28335

WITHOUT TITLE SEARCH OR TAX ADVICE
PARCEL IDENTIFIER NO.: 06059714350001 & 0605970428
REID #0001185

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY DEED

THIS DEED, made this 29th day of May 2012, by and between **David M. Godwin, Unmarried**, 309 Moulden Springs Road, Erwin, North Carolina 28339, hereinafter referred to as Grantor, and **David M. Godwin and Linda Lou Ryals Westbrook, as Joint Tenants in Common With Right of Survivorship**, 309 Moulden Springs Road, Erwin, North Carolina 28339, hereinafter referred to as Grantee;

WITNESSETH:

That the Grantor, for a valuable consideration and with the intent of placing in himself as Grantee, an accurate legal description of the recombined real property currently possessed by Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING that certain **13,026 square feet**, more or less, parcel of land according to a map and survey dated January 23, 2004, prepared by Joyner Piedmont Surveying, Dunn, North Carolina, and entitled, "**Recombination Survey For: David M. Godwin**", said map being recorded as No. 2004-67, Harnett County Registry, to which reference is hereby made for a more full and complete description of said parcel of land.

This property is the same as that conveyed previously to the Grantor by deeds recorded in Book 1884 at Page 995, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.


And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions and rights-of-way of record and those matters evident upon a physical

inspection of the premises.


The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

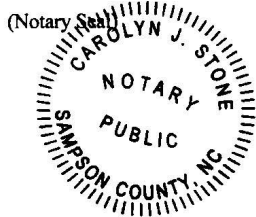
 (SEAL)
David M. Godwin

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I, , a Notary Public, do hereby certify that **David M. Godwin** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 29th day of May 2012.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 9.12.16



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 05/31/2012 12:22:45 PM
Book: RE 2996 Page: 829-831
Document No.: 2012008668
DEED 3 PGS \$26.00

Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2012008668

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

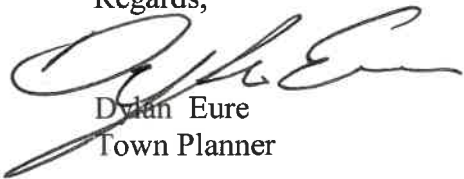
The Town of Erwin wishes to rezone the parcel below:

- HC Tax Pin 0597-51-7232
 - From Split B-2/R-6 to complete R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,



Dylan Eure
Town Planner

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Brandi Elizabeth Hall
4065 Old Stage Road
Erwin, NC 28339

Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

Kimber Group
PO Box 181
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Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



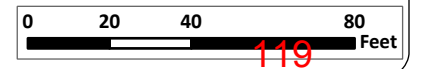
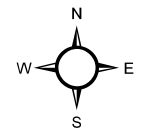
Harnett County GIS



GIS/E-911 Addressing

February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Major Roads
- Parcels
- NC



Harnett GIS

NOT FOR LEGAL USE



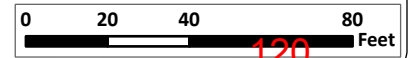
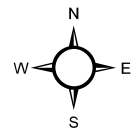
Harnett County GIS



GIS/E-911 Addressing

February 8, 2024

- | | | |
|------------------|-------------------------|--------------|
| County Boundary | Major Roads | R10 |
| City Limits | NC | R6 |
| Address Numbers | Parcels | ETJ Boundary |
| Road Centerlines | Zoning Districts | B2 |





TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
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Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM RESIDENTIAL (R-6) AND HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6) PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-51-7232.000.

ORD 2024-2025: 006

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-7232.000 owned by Delauriel Deck Matthews has been rezoned to R-6, Case # ZT-2024-002.

FILED 1043 408-410
PREPARED BY STUART & HAYES P.A., DUNN, N.C.
95 APR 17 PM 12 53
9504347
NORTH CAROLINA
HARNETT COUNTY
GAYLE P. HOLDER
REGISTER OF DEEDS
HARNETT COUNTY, NC
Parcel # _____

THIS DEED, made this the 17th day of April 1995, by Hilda Cates Deck, widow, 205 Moulton Springs Road, Erwin, Harnett County, North Carolina, party of the first part, to Delauriel Deck Matthews for life, and then to Elisha Byrd Sorrell, 205 Moulton Springs Road, Erwin, N. C. 28339, parties of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of TEN AND NO/100 Dollars and other valuable consideration to her paid by parties of the second part, the receipt of which is hereby acknowledged, but subject to the life estate herein reserved unto Hilda Cates Deck and life estate conveyed to Delauriel Deck Matthews, and then to Elisha Sorrell, has bargained and sold, and by these presents does bargain, sell and convey to said parties of the second part, their heirs and assigns, those certain tracts or parcels of land lying and being in Duke Township, Harnett County, North Carolina, more particularly described as follows:

TRACT NO. 1: All of a certain Lot No. 22, Beginning at a stake located on the Eastern side of the Old Erwin Road, the corner of Lot No. 23, and running thence South 65 degrees 99.6 feet to a stake; thence in North eastern direction 26 feet to a stake in the Elizabeth D. Cates line; thence with the Elizabeth D. Cates line North 65 degrees West 107 feet to said road; thence with said road 25 feet to the point of beginning. This being the identical lot deeded the 8th day of March 1941, by Mrs. Hattie C. Godwin and husband O. W. Godwin, to J. E. Stamper and located in Block "B" as designated on the Map of South Erwin showing the property of R. C. Cates prepared by S. M. Credle, C. E., and dated Oct. 24, 1939 and recorded in Book #4, at Page 87, Office of Register of Deeds of Harnett County, State of North Carolina. For further references see Book 273, Page 336, Harnett County Registry.

TRACT NO. 2: BEGINNING at the Northwest corner of Lot #22 in Block "B" in the Subdivision of R. C. Cates property in South Erwin. Said subdivision made by S. M. Credle, C. E. of Durham, North Carolina, October 24, 1939, and runs thence with the Eastern Edge of the old Erwin-Godwin Road 363 feet to the center of a street, the Erwin Cotton Mills Company line, thence along the center of said street and with the Erwin Cotton Mills Co. line 226 feet to a stake, J. M. Holly's corner; thence with said Holly's line 170 feet to W. M. Blackman's corner; thence with W. M. Blackman's Line 180 feet to said Blackman's corner; thence along said W. M. Blackman's other line 118 feet to a stake in said line, J. A. Holmes corner; thence with said J. A. Holmes' line to and with J. U. Stewart's line 167 feet to a stake, the Northwest corner of Lot No. 16 in Block "B" of the Subdivision mentioned above; thence along the line of Lot No. 16, 15 feet to the corner of Lot No.

THIS DEED RECORDED IN THE
C. TAX REC. BOOK
ON 06-0597-14-35-0002
By Ann

408

15; thence along and with the Northwestern end of Lots No. 15, 14 and 13, 75 feet to a stake in the line of Lot No. 12, thence along and with the line of Lot No. 12 32 feet to the Northern dividing corner of Lots #12 and 22, thence north 65 degrees West 107 feet to the Beginning, containing 1.9 Acres, more or less, and is known as the R. C. Cates Homeplace in South Erwin.

There is excepted from the above tracts of land as follows: Deed to J. A. Holmes and wife, Louise Holmes from Elizabeth D. Cates dated October 16, 1950, and recorded in Book 323, at Page 408, Harnett County Registry; deed to Clem M. Williams, Sr. from Elizabeth D. Cates dated May 11, 1949, and recorded in Book 319, at Page 10, Harnett County Registry; deed to J. A. Holmes from Mrs. R. C. Cates dated June 24, 1954, and recorded in Book 356, at Page 566, Harnett County Registry, to which deeds reference is hereby had for a more complete and accurate description.

The above being the same land described in deed of Elizabeth D. Cates, widow, to Hilda Cates Deck, dated April 10, 1957, and recorded in Book 370, Page 679, Harnett County Registry. D17HildaDeck

This conveyance is made subject to the life estate of Hilda Cates Deck herein reserved by her for and during the term of her natural life.

And this conveyance is made for the purpose of conveying to DeLauriel Deck Matthews a life estate in and to the above described lands for and during the term of her natural life, and then to Elisha Byrd Sorrell, in fee simple.

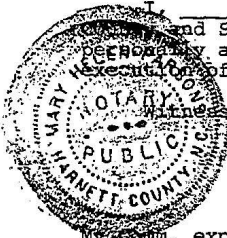
TO HAVE AND TO HOLD, the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, to their only use and behoof forever, but subject to the life estate of Hilda Cates Deck hereinabove reserved unto her.

And the party of the first part, for herself, her heirs, executors and administrators, covenants with the said parties of the second part, their heirs and assigns, that she is seized of said premises in fee and has the right to convey in fee simple; that she does hereby warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Hilda Cates Deck (Seal)
Hilda Cates Deck

NORTH CAROLINA
HARNETT COUNTY



Mary Helen Parsons, Notary Public, for said
and State, do hereby certify that Hilda Cates Deck, widow,
appeared before me this day, and acknowledged the due
execution of the foregoing Deed of Conveyance.

Witness my hand and official seal, this 17 day of April, 1995.

Mary Helen Parsons
Notary Public

My comm. expires: 1-30-96

The foregoing Certificate(s) of Mary Helen Parsons
Notary of Harnett

is/are certified to be correct. This instrument and
this certificate are duly registered at the date and time and in the
Book and Page shown on the first page hereof.

Gayle P. Holder REGISTER OF DEEDS
FOR Harnett COUNTY
By Kathy Clements Deputy/Assistant - Register of
Deeds

HARNETT COUNTY, N. C.
FILED DATE 4/17/95 TIME 12:53 pm
BOOK 1093 PAGE 408-410
REGISTER OF DEEDS
GAYLE P. HOLDER

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
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8/20/2024

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The Town of Erwin wishes to rezone the parcel below:

- 305 Moulton Springs
 - From Split B-2/R-6 to complete R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,

Dylan Eure
Town Planner

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Margaret Bradshaw
302 Moulton Springs
Erwin, NC 28339

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Lisa Marisela Gonzalez
804 S 13th St
Erwin, NC 28339

Regina Wood
803 S 15th St
Erwin, NC 28339

Joseph Bain
203 W A St
Erwin, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Sara Tyndall
203 Moulton Springs
Erwin, NC 28339

DDD & T LLC
4181 Benson Rd
Angier, NC 27501

Harnett GIS

NOT FOR LEGAL USE



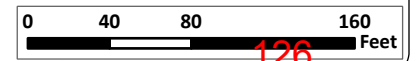
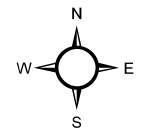
Harnett County GIS



GIS/E-911 Addressing

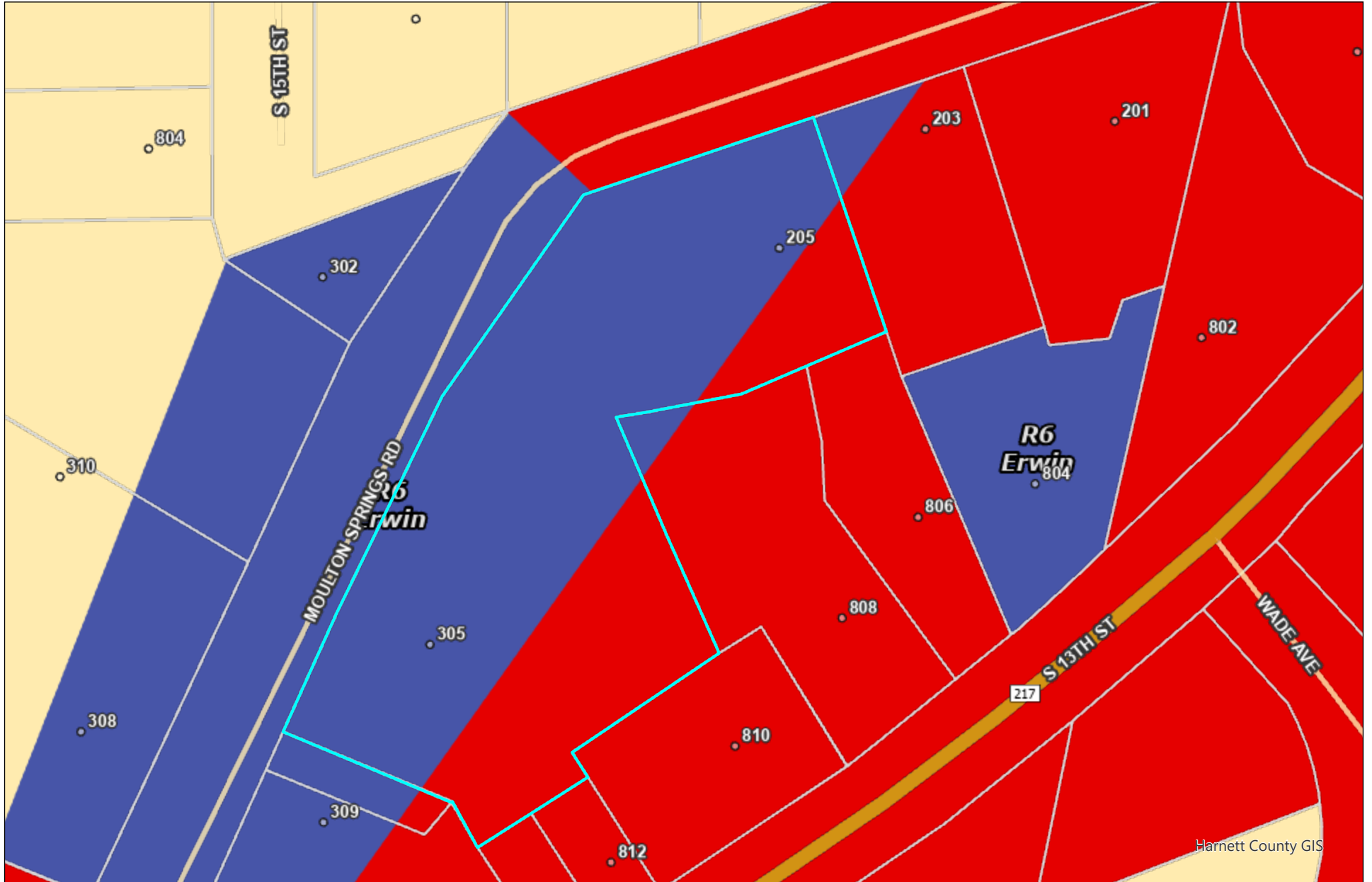
February 8, 2024

- County Boundary
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- Major Roads
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- NC



Harnett GIS

NOT FOR LEGAL USE



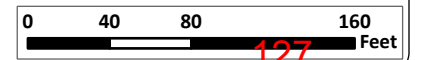
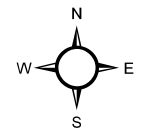
Harnett County GIS



GIS/E-911 Addressing

February 8, 2024

- | | | |
|-----------------|-------------------------|--------------|
| County Boundary | MajorRoads | R10 |
| City Limits | NC | R6 |
| Address Numbers | Parcels | ETJ Boundary |
| RoadCenterlines | Zoning Districts | B2 |





TOWN OF ERWIN

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

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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM RESIDENTIAL (R-6) AND HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6) PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-51-8217.00.

ORD 2024-2025: 007

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-8217.00 owned by Delauriel Deck Matthews has been rezoned to R-6, Case # ZT-2024-002.

FILED 1043 408-410
PREPARED BY STUART & HAYES P.A., DUNN, N.C.
95 APR 17 PM 12 53
9504347
NORTH CAROLINA
HARNETT COUNTY
GAYLE P. HOLDER
REGISTER OF DEEDS
HARNETT COUNTY, NC
Parcel # _____

THIS DEED, made this the 17th day of April 1995, by Hilda Cates Deck, widow, 205 Moulton Springs Road, Erwin, Harnett County, North Carolina, party of the first part, to DeLauriel Deck Matthews for life, and then to Elisha Byrd Sorrell, 205 Moulton Springs Road, Erwin, N. C. 28339, parties of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of TEN AND NO/100 Dollars and other valuable consideration to her paid by parties of the second part, the receipt of which is hereby acknowledged, but subject to the life estate herein reserved unto Hilda Cates Deck and life estate conveyed to DeLauriel Deck Matthews, and then to Elisha Sorrell, has bargained and sold, and by these presents does bargain, sell and convey to said parties of the second part, their heirs and assigns, those certain tracts or parcels of land lying and being in Duke Township, Harnett County, North Carolina, more particularly described as follows:

TRACT NO. 1: All of a certain Lot No. 22, Beginning at a stake located on the Eastern side of the Old Erwin Road, the corner of Lot No. 23, and running thence South 65 degrees 99.6 feet to a stake; thence in North eastern direction 26 feet to a stake in the Elizabeth D. Cates line; thence with the Elizabeth D. Cates line North 65 degrees West 107 feet to said road; thence with said road 25 feet to the point of beginning. This being the identical lot deeded the 8th day of March 1941, by Mrs. Hattie C. Godwin and husband O. W. Godwin, to J. E. Stamper and located in Block "B" as designated on the Map of South Erwin showing the property of R. C. Cates prepared by S. M. Credle, C. E., and dated Oct. 24, 1939 and recorded in Book #4, at Page 87, Office of Register of Deeds of Harnett County, State of North Carolina. For further references see Book 273, Page 336, Harnett County Registry.

TRACT NO. 2: BEGINNING at the Northwest corner of Lot #22 in Block "B" in the Subdivision of R. C. Cates property in South Erwin. Said subdivision made by S. M. Credle, C. E. of Durham, North Carolina, October 24, 1939, and runs thence with the Eastern Edge of the old Erwin-Godwin Road 363 feet to the center of a street, the Erwin Cotton Mills Company line, thence along the center of said street and with the Erwin Cotton Mills Co. line 226 feet to a stake, J. M. Holly's corner; thence with said Holly's line 170 feet to W. M. Blackman's corner; thence with W. M. Blackman's Line 180 feet to said Blackman's corner; thence along said W. M. Blackman's other line 118 feet to a stake in said line, J. A. Holmes corner; thence with said J. A. Holmes' line to and with J. U. Stewart's line 167 feet to a stake, the Northwest corner of Lot No. 16 in Block "B" of the Subdivision mentioned above; thence along the line of Lot No. 16, 15 feet to the corner of Lot No.

THIS DEED RECORDED IN THE
C. TAX REC. BOOK
ON 06-0597-14-35-0002
By Ann

408

15; thence along and with the Northwestern end of Lots No. 15, 14 and 13, 75 feet to a stake in the line of Lot No. 12, thence along and with the line of Lot No. 12 32 feet to the Northern dividing corner of Lots #12 and 22, thence north 65 degrees West 107 feet to the Beginning, containing 1.9 Acres, more or less, and is known as the R. C. Cates Homeplace in South Erwin.

There is excepted from the above tracts of land as follows: Deed to J. A. Holmes and wife, Louise Holmes from Elizabeth D. Cates dated October 16, 1950, and recorded in Book 323, at Page 408, Harnett County Registry; deed to Clem M. Williams, Sr. from Elizabeth D. Cates dated May 11, 1949, and recorded in Book 319, at Page 10, Harnett County Registry; deed to J. A. Holmes from Mrs. R. C. Cates dated June 24, 1954, and recorded in Book 356, at Page 566, Harnett County Registry, to which deeds reference is hereby had for a more complete and accurate description.

The above being the same land described in deed of Elizabeth D. Cates, widow, to Hilda Cates Deck, dated April 10, 1957, and recorded in Book 370, Page 679, Harnett County Registry. D17HildaDeck

This conveyance is made subject to the life estate of Hilda Cates Deck herein reserved by her for and during the term of her natural life.

And this conveyance is made for the purpose of conveying to DeLauriel Deck Matthews a life estate in and to the above described lands for and during the term of her natural life, and then to Elisha Byrd Sorrell, in fee simple.

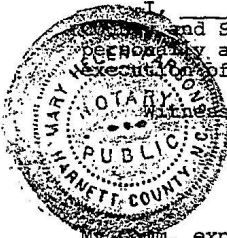
TO HAVE AND TO HOLD, the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, to their only use and behoof forever, but subject to the life estate of Hilda Cates Deck hereinabove reserved unto her.

And the party of the first part, for herself, her heirs, executors and administrators, covenants with the said parties of the second part, their heirs and assigns, that she is seized of said premises in fee and has the right to convey in fee simple; that she does hereby warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Hilda Cates Deck (Seal)
Hilda Cates Deck

NORTH CAROLINA
HARNETT COUNTY



Mary Helen Parsons, Notary Public, for said
and State, do hereby certify that Hilda Cates Deck, widow,
appeared before me this day, and acknowledged the due
execution of the foregoing Deed of Conveyance.

Witness my hand and official seal, this 17 day of April, 1995.

Mary Helen Parsons
Notary Public

My comm. expires: 1-30-96

The foregoing Certificate(s) of Mary Helen Parsons
Notary of Harnett

is/are certified to be correct. This instrument and
this certificate are duly registered at the date and time and in the
Book and Page shown on the first page hereof.

Gayle P. Holder REGISTER OF DEEDS
FOR Harnett COUNTY
By Kathy Clements Deputy/Assistant - Register of
Deeds

HARNETT COUNTY, N. C.
FILED DATE 4/17/95 TIME 12:53 pm
BOOK 1093 PAGE 408-410
REGISTER OF DEEDS
GAYLE P. HOLDER

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

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Ricky W. Blackmon
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William R. Turnage

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 203 Moulton Springs
 - From Split B-2/R-6 to complete R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Sara Tyndall
203 Moulton Springs
Erwin, NC 28339

Lisa Marisela Gonzalez
804 S 13th St
Erwin, NC 28339

Joseph Bain
203 W A St
Erwin, NC 28339

Palma & Domingo Morales
201 W A St
Erwin, NC 28339

I-95 Mini Mall INC
800 S 13th St
Erwin, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

DDD & T LLC
4181 Benson Rd
Angier, NC 27501

John Henry Williams
100 B Pope At
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



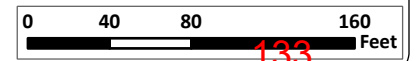
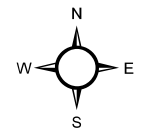
Harnett County GIS



GIS/E-911 Addressing

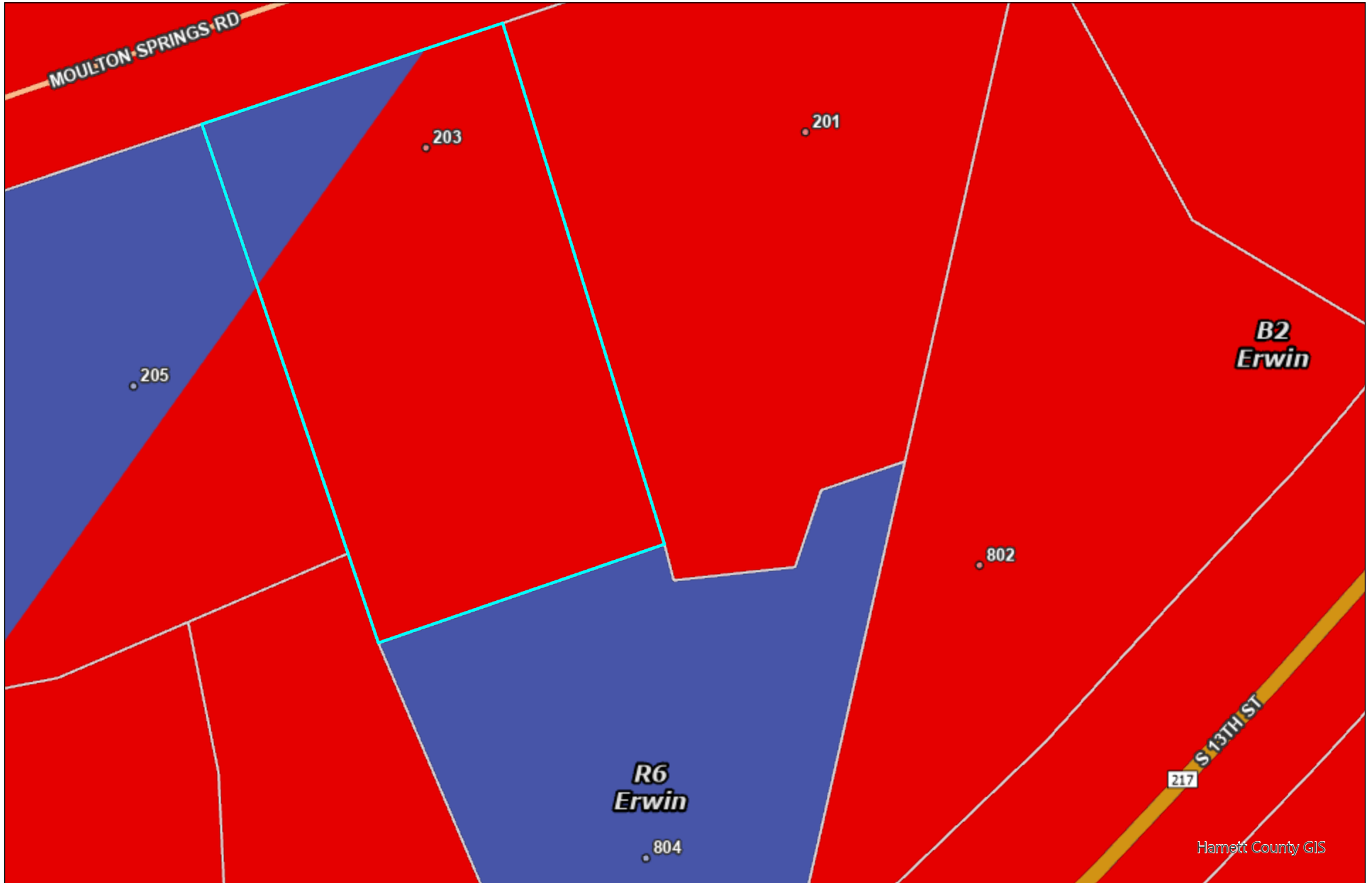
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads**
- NC



Harnett GIS

NOT FOR LEGAL USE

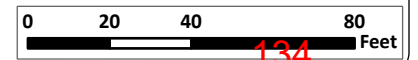
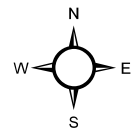


GIS/E-911 Addressing
February 8, 2024

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Major Roads Zoning Districts

- NC
- B2
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- Parcels
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Harnett County GIS



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**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM RESIDENTIAL (R-6) AND
HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6)
PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-61-0564.000.
ORD 2024-2025: 008**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-61-0564.000 owned by Sara Collins Tyndall has been rezoned to R-6, Case # ZT-2024-002.



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HENRIQUE
HARNETT COUNTY, NC
2008 SEP 25 03:16:46 PM
BK: 2555 PG: 146-149 FEE: \$20.00
NC REV STAMP: \$48.00
INSTRUMENT # 2008015980

HARNETT COUNTY TAX ID#
06-0597-1435-0003
9-25-08 BY: SLP

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: 48.00

Parcel Identifier No. 0605971435003 Verified by _____ County on the _____ day of _____ 20____
By: _____

Mail/Box to: Grantee: 206 Santee Rd, Durham, NC 27704
This instrument was prepared by: Morris Hardwick Schneider, PLLC., 6525 Morrison Blvd, Ste 115, Charlotte, NC 28211

Brief Description for the Index: Metes and Bounds

THIS DEED made this 11th day of September, 2008, by and between

GRANTOR	GRANTEE
JP Morgan Chase Bank as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2006-B x	James Evander Tyndall and wife, Sara Collins Tyndall y Property Address: 203 Moulton Springs Road Erwin, NC 28339 Mailing Address: 206 Santee Rd Durham, NC 27704

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in FEE SIMPLE, all that certain lot or parcel of land situated in the City of Erwin, Township, Harnett County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded Book 2461 Page 758


A map showing the above described property is recorded in Plat Book N/A Page N/A

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

JP Morgan Chase Bank as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2006-B

BY: Equity One, Inc. as Attorney in Fact

Signed By:


**Victor F. Parisi, VP
Default Operations**
(SEAL)

Signature of Corporate Officer

Its: _____ (Title)

Of: _____ (Company Name)

STATE OF New Jersey

COUNTY OF CAMDEN COUNTY

I, Pamela De Lisa, Notary Public, for county of Camden, State of New Jersey, do hereby certify that Victor F. Parisi (Name of Person Signing), as Vice President (Position Held in Company) of Equity One, Inc., a corporation/ limited liability company/ other organized pursuant to the laws of the state of Delaware, as attorney-in-fact for JP Morgan Chase Bank as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2006-B, either being personally known to me or proven by satisfactory evidence, personally came before me this day, and acknowledged that he/she is the said officer of Equity One, Inc., a corporation/ limited liability/ other and that (s)he, as said officer and being authorized to do so, voluntarily executed the foregoing on behalf of the Corporation, for the purposes stated therein and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 2555, Page 141, in the office of the Register of Deeds for Harnett County, North Carolina on the 25th day of September, 2008, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that Victor F. Parisi, VP, acknowledged the voluntary execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said JP Morgan Chase Bank as Trustee for Equity One Inc., Mortgage/Pass Through Certificate Series # 2006-B.

Witness my hand and official seal this the 11 day of September, 2008.
Pamela De Lisa
Notary Public
State of New Jersey
Commission Expires 7/21/2011

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant Register of Deeds.

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF ERWIN, HARNETT COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A STREET, WHICH STREET CONNECTS THE OLD ERWIN GODWIN ROAD AND U.S. HIGHWAY 217 IN SOUTH ERWIN, SAID STREET BEING A SOUTHERN LINE OF THE ERWIN COTTON MILLS PROPERTY, SAID BEGINNING POINT BEING NORTH 73 DEG. 30 MIN. EAST 236 FEET FROM THE INTERSECTION OF THE EASTERN MARGIN OF THE OLD ERWIN GODWIN ROAD WITH THE CENTER LINE OF THE ROAD LEADING FROM U.S. 217; AND RUNS THENCE FROM SAID BEGINNING SOUTH 16 DEG. 30 MIN. EAST 170 FEET TO A STAKE, J.M. HAWLEY'S CORNER; THENCE ALONG THE LINE OF W.M. BLACKMAN'S AND J.A. HOLMES SOUTH 78 DEG. 30 MIN. WEST 90.5/10 FEET TO A STAKE; THENCE NORTH 16 DEG. 30 MIN. WEST A NEW LINE 170 FEET TO A STAKE IN THE CENTER OF THE AFORESAID MENTIONED STREET, AND ALSO THE ERWIN COTTON MILLS LINE; THENCE NORTH 73 DEG. 30 MIN. EAST 90.5/10 FEET TO THE BEGINNING, SAID LAND BOUNDED ON THE WEST BY ELIZABETH D. CATES ON THE SOUTH BY W.M. BLACKMAN AND J.A. HOLMES, ON THE EAST BY J.M. HAWLEY, AND ON THE NORTH BY THE STREET AND ERWIN COTTON MILLS LINE.

TAX MAP OR PARCEL ID NO.: 0605971435003
SAID PROPERTY IS COMMONLY KNOWN AS 203 MOULTON SPRINGS ROAD, ERWIN, NC 28339

For Reference Only:
Said property also known as 203 Moulton Springs Road, Erwin, NC 28339

Servicer Loan No.: 9992202/11224/548927

Vendor File No.: 30067469

NC_SpecialWarrantyDeed(1).ndw
KL - DS / 5.20.2008

203 Moulton Springs Road, Erwin, NC 28339

3 of 3

CLT-080902425
09/23/08 05:10:33 AM



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 09/25/2008 03:16:48 PM
Book: RE 2555 Page: 146-149
Document No.: 2008015980
DEED 4 PGS \$20.00
NC REAL ESTATE EXCISE TAX: \$48.00
Recorder: TRUDI S WESTER

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2008015980
2008015980

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

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William R. Turnage

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 825 S 13th St, Erwin NC 28339
 - From Split B-2/R-6/R-10 to complete R-10

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,

Dylan Eure
Town Planner

Darlene Lacey
52 Iris Bryant Road
Erwin, NC 28339

Joseph Kojotamakloe
853 S 13th St
Erwin, NC 28339

MDC NC1 LP
11995 El Camino Real Attn: Legal Dept
San Diego, CA 92130

Roberto & Adriana Santoyo
6119 Poole Rd
Raleigh, NC 27610

Charlotte & Andrew Keeper
721 Ancient Oaks Dr
Holly Springs, NC 27540

AAA Trucking Inc
213 Chandler Springs Dr
Holly Springs, NC 27540

Harnett GIS

NOT FOR LEGAL USE



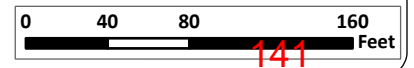
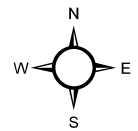
Harnett County GIS



GIS/E-911 Addressing

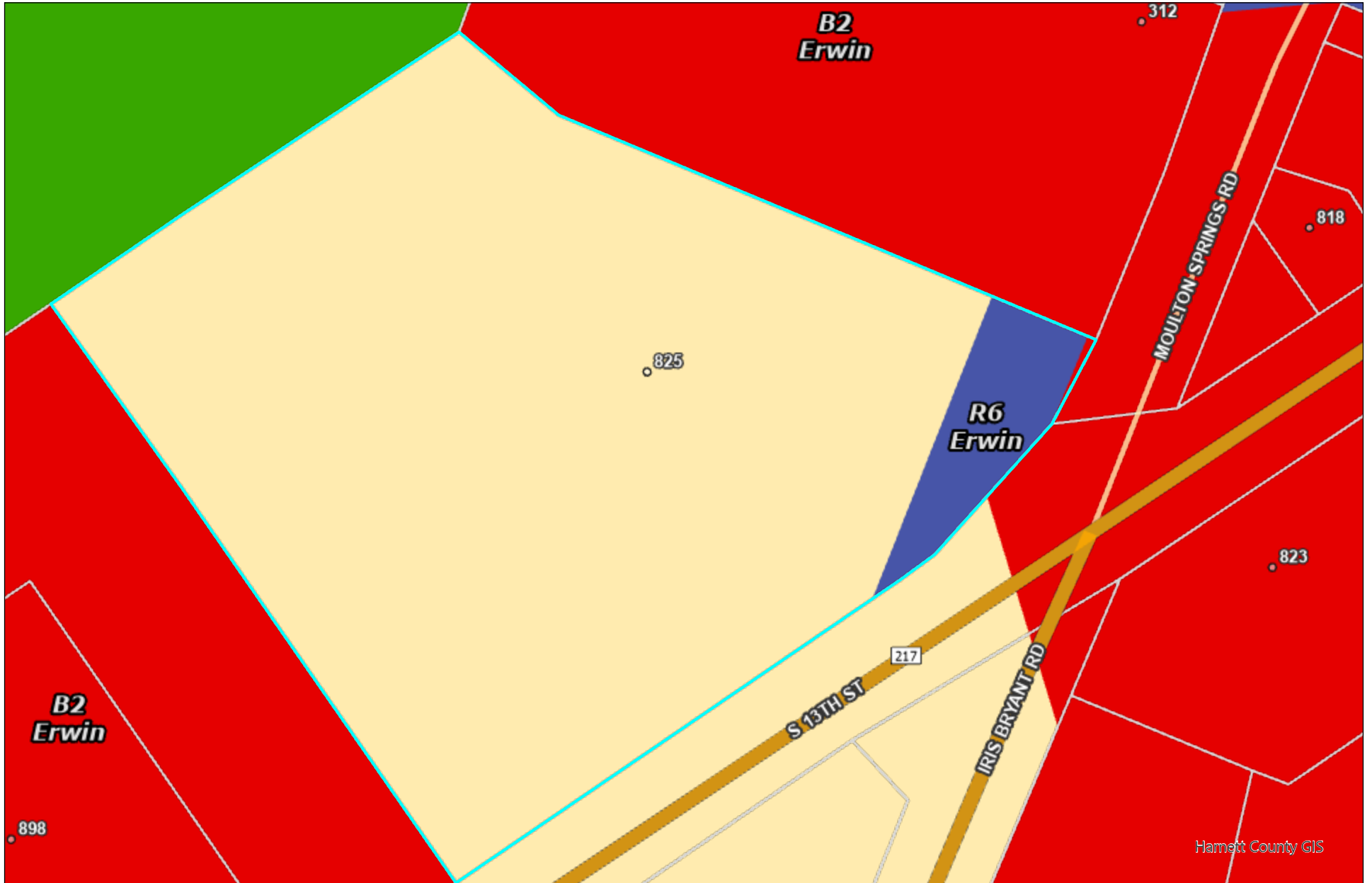
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads**
- NC



Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS



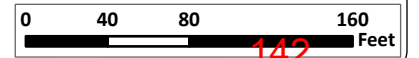
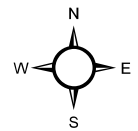
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**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM RESIDENTIAL (R-6 and R-10) AND
HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-10)
PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-50-2910.000.
ORD 2024-2025: 009**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-50-2910.000 owned by Dianna Barefoot Jackson has been rezoned to R-10, Case # ZT-2024-002.

THIS DEED, Made this 26th day of February, 1954, by Leamon Farmer and wife, Margaret W. of Harnett County and State of North Carolina, of the first part, Earl B. Barefoot of Harnett County and State of North Carolina, of the second part: WITNESSETH, That said parties of the first part in consideration of Ten Dollars and other valuable considerations to them paid by party of the second part the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said party of the second part, his heirs and assigns, a certain tract or parcel of land in Harnett Township Harnett County, State of North Carolina, adjoining the lands of _____ and others, and bounded as follows, viz.:

Being Lots 5,6, and 7 as shown on Map E, property of Erwin Mills, Inc., Erwin, N.C., as surveyed by H.T. Turlington, Registered Surveyor, and recorded in Plat Book 7, page 9, and being the identical lots of land conveyed by deed dated January 23, 1954, from Erwin Mills, Inc., to Leamon Farmer, which deed is recorded in Book 352, page 133, Office of the Register of Deeds for Harnett County, no structure of any kind shall be placed or erected on that part of said lot falling within the clear sight line or clearance area as shown on said map

\$.55 in Revenue

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said party of the second part and his heirs and assigns, to their only use and behoof forever. And the said parties of the first part for the heirs, executors and administrators, covenant with said party of the second part heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever

IN TESTIMONY WHEREOF, the said parties of the first part

have hereunto set their hand and seal, the day and year first above written.

Leamon Farmer [SEAL]

Margaret W. Farmer [SEAL]

STATE OF NORTH CAROLINA, Harnett County. I, W. H. Harrington a Notary Public

hereby certify that Leamon Farmer and Margaret W. his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and official seal, this 26 day of February, A. D., 1954. (N. P. SEAL) SEAL W. H. Harrington NP My commission expires Sept. 14, 1955



STATE OF NORTH CAROLINA--HARNETT COUNTY. The foregoing certificate of W. H. Harrington, a NP of Harnett County, is adjudged to be correct. Let the instrument, with the certificate, be registered. Witness my hand and seal, this 2 day of March, A. D., 1954. Robert B. Morgan, Clerk Superior Court Filed at 3:00 o'clock P. M., March 2, 1954, and registered 4 day of March, 1954. Inez Harrington, Register of Deeds.

Adopted this the 5th day of September 2024.

Randy Baker, Mayor

ATTEST:

Lauren Evans NCCMC Town Clerk



TOWN OF ERWIN

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Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 808 S 13th St, Erwin NC 28339
 - From Split B-2/R-6 to complete B-2

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,



Dylan Eure
Town Planner

Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

Lisa Marisela Gonzalez
804 S 13th St
Erwin, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Sara Tyndall
203 Moulton Springs
Erwin, NC 28339

Wade Daniels
9402 NC 27 ET
Benson, NC 27504

Harnett GIS

NOT FOR LEGAL USE



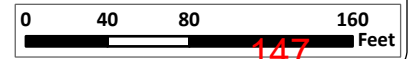
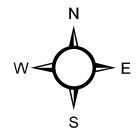
Harnett County GIS



GIS/E-911 Addressing

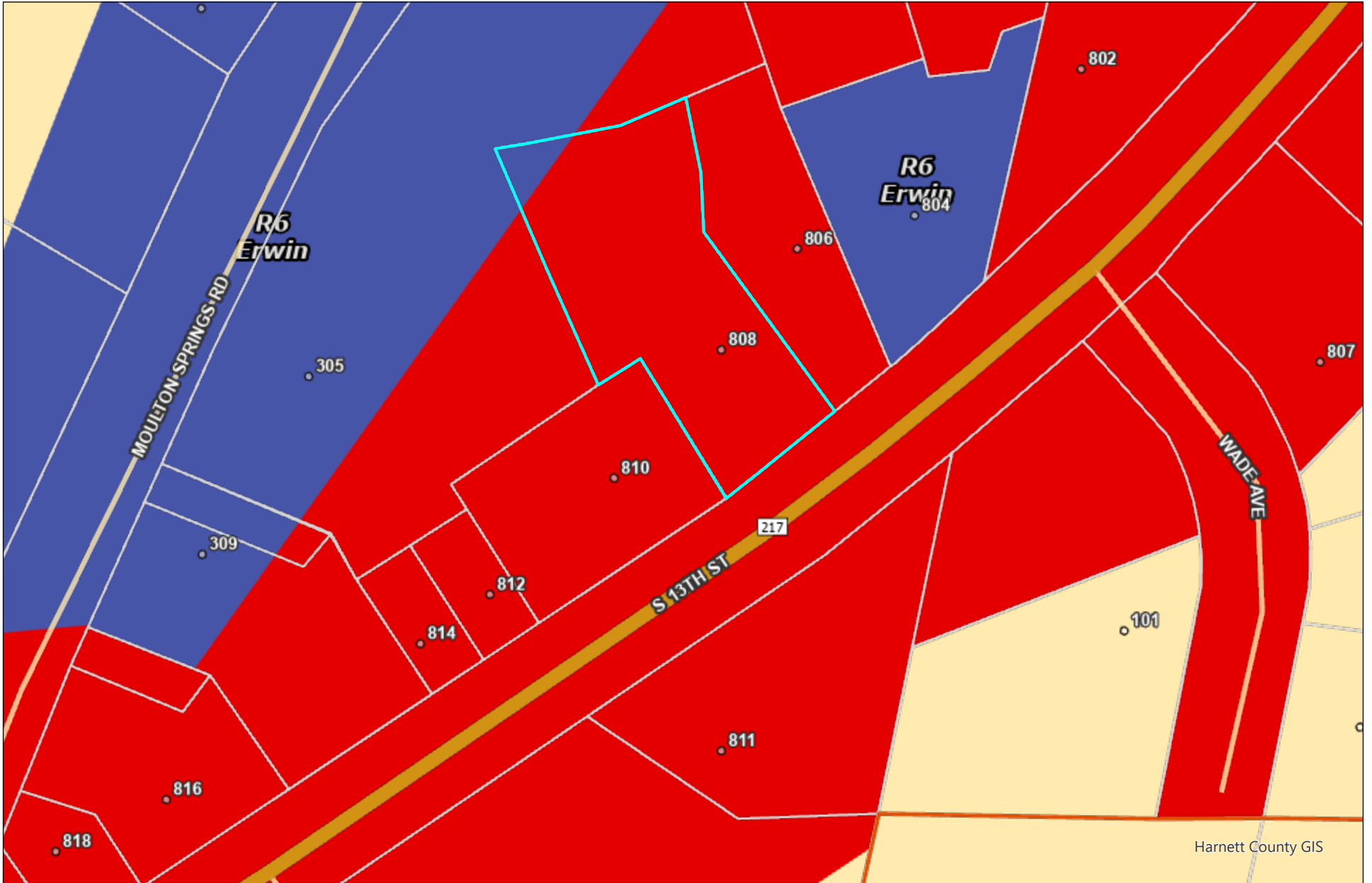
February 8, 2024

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Parcels
- Major Roads**
- NC



Harnett GIS

NOT FOR LEGAL USE

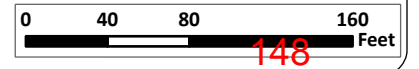
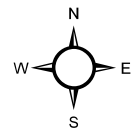


Harnett County GIS



GIS/E-911 Addressing
February 8, 2024

- | | | |
|------------------|-------------------------|--------------|
| County Boundary | Major Roads | R10 |
| City Limits | NC | R6 |
| Address Numbers | Parcels | ETJ Boundary |
| Road Centerlines | Zoning Districts | B2 |





TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM HIGHWAY BUSINESS (B-2) AND RESIDENTIAL (R-6)
TO HIGHWAY BUSINESS (B-2) PER ZONING ORDINANCE
ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-51-9355.000.
ORD 2024-2025: 010**

Per *Chapter 36 Zoning, Article XXIII, Changes and Amendments*, Harnett County PIN 0597-51-9355.000 owned by Neil Edward Parker Jr. has been rezoned to B-2, Case # ZT-2024-002.

B3878 - P 65

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Oct 08 04:22 PM NC Rev Stamp: \$ 140.00
Book: 3878 Page: 65 - 68 Fee: \$ 26.00
Instrument Number: 2020018109

HARNETT COUNTY TAX ID #
060597 0100 01 &
060597 0402

10-06-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$140.00

PIN No.: Parcel One: 060597 0100 01 & Parcel Two: 060597 0402

Mail after recording to **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**
This instrument was prepared by **Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335**

Brief Description for the index 808 & 810 South 13th Street, Erwin, NC

THIS DEED made this the 6th day of October, 2020 by and between

GRANTOR	GRANTEE
WILLIAM THOMAS BRADLEY, JR. and wife, BEVERLY SHEA BRADLEY P.O. Box 983 Salemberg, NC 28385	NEIL EDWARD PARKER, JR., unmarried 915 South 13 th Street Erwin, NC 28339

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

Parcel One:
BEING all of that recombined 0.475 acre tract as shown on that survey map dated August 9, 2020 by Thomas Lester Stancil, PLS which is recorded in Map Book 2020, Page 154, Harnett County Registry. Parcel ID No: 060597 0100 01 at 808 South 13th Street, Erwin, NC 28339

Parcel Two:
BEING all of that recombined 0.259 acre tract as shown on that survey map dated August 9, 2020 by Thomas Lester Stancil, PLS which is recorded in Map Book 2020, Page 154, Harnett County Registry. Parcel ID No: 060597 0402 at 810 South 13th Street, Erwin, NC 28339

submitted electronically by "Dwight Snow Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3878, Page 45, Harnett County Registry.

A map showing the above described property is recorded in Map Book 2020, Page 154, Harnett County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).


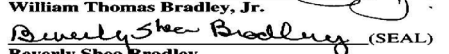
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.
- d. Such facts that are revealed by that survey which is recorded in Map Book 2020, Page 154, Harnett County Registry.

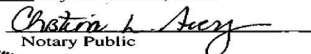
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
 William Thomas Bradley, Jr.
 (SEAL)
 Beverly Shea Bradley

NORTH CAROLINA
COUNTY OF Harnett

I, Christina L. Avery, a Notary Public of aforesaid County and State, do hereby certify that **William Thomas Bradley, Jr. and wife, Beverly Shea Bradley** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 1st day of October, 2020.


 Notary Public

My Commission Expires: 10/22/21



Adopted this the 5th day of September 2024.

 Randy Baker,
 Mayor

ATTEST:

 Lauren Evans NCCMC
 Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

8/20/2024

Notice of a Public Hearing ZT-2024-002

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 Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- HC Tax Pin: 0597-50-9969
 - From Split B-2/R-10 to complete B-2

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications. This will not cause any changes to the current property owner(s).

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

Regards,



Dylan Eure
Town Planner

Kimber Group
PO Box 181 Erwin NC, 28339

Diana Barefoot
1434 Neills Creek Rd Lillington, NC 27546

Wade Daniels
9402 NC 27 ET Benson, NC 27504

Brandi Hall
4056 Old Stage Rd S, Erwin NC 28339

Linda Westbrook
309 Moulton Springs Rd, Erwin NC 28339

Eller Rental Properties
PO Box 2228 Lillington, NC 27546

Edward Parker
915 S 13th St Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE

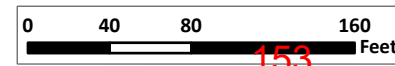
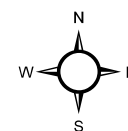


Harnett County GIS

- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Major Roads
- NC
- Parcels
- Watershed HUC12
- Watershed HUC8

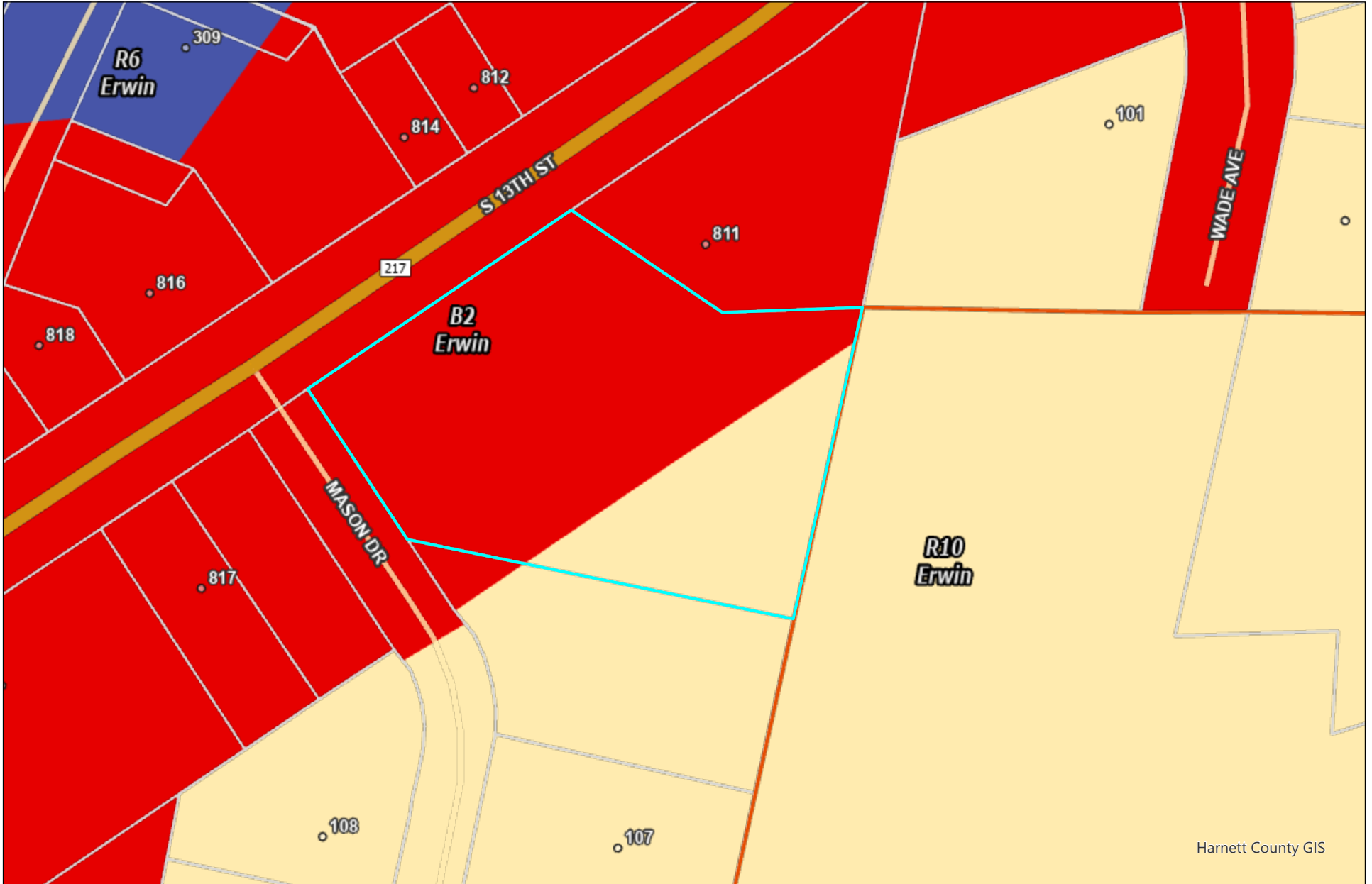
GIS/E-911 Addressing

April 23, 2024



Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS

<p>GIS/E-911 Addressing April 23, 2024</p>	County Boundary City Limits Address Numbers Road Centerlines	<p>Major Roads</p> NC Parcels Watershed HUC12	<p>Zoning Districts</p> Watershed HUC8 ETJ B2	R10 R6	
					0 40 80 160 Feet 154



TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM HIGHWAY BUSINESS (B-2) AND RESIDENTIAL (R-10)
TO HIGHWAY BUSINESS (B-2) PER ZONING ORDINANCE
ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-50-9969.000.
ORD 2024-2025: 011**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-50-9969.000 owned by Kimber Group has been rezoned to B-2, Case # ZT-2024-002.



2010011771

FOR REGISTRATION REGISTER OF DEEDS
HARNETT COUNTY, NC
2010 AUG 19 02:07:20 PM
BK: 2776 PG: 98-104 FEE: \$34.00
INSTRUMENT # 2010011771

HARNETT COUNTY TAX ID#

See parcels below

8/19/10 BY SKD

Revenue: \$ _____
Tax Lot No. _____

Parcel Identifier No **See Attached**

Mail after recording to Grantee

This instrument was prepared by **Lynn A. Matthews, Attorney at Law**
(No Title Examination or Tax Advice Given)

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of July, 2010, by and between

GRANTOR

MASTIN BAKER INVESTMENTS LLC
a North Carolina Limited Liability Company

P.O. Box 181
Erwin, NC 28339

GRANTEE

KIMBER GROUP LLC
A North Carolina Limited Liability Company

P.O. Box 538
Erwin, NC 28339

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed References at each parcel**

The above described property does not include Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions, easements and rights of way as they appear of record.
2. 2010 ad valorem taxes not yet payable.

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**MASTIN BAKER INVESTMENTS LLC,
a North Carolina Limited Liability Company**

By: 
Rickie Day, Member/Manager

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Harnett
I certify that the following person(s) personally appeared before me this 13 day of July, 2010, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

Each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose that therein and in the capacity indicated:

Name	Capacity
Rickie Day	Member/Manager


Notary Public

My commission expires: 12-16-2013

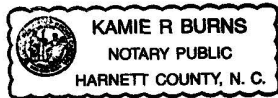


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE: Tax ID #060596 0307

BEING a portion of a certain tract or parcel of land in Block D as designated upon the Map of South Erwin showing property of R. C. Cates and prepared by S. M. Credle, C. E. , dated October 24, 1939, and recorded in Map Book 4, Page 87, Harnett County Registry. Being the remaining portion of Lot 1 and 2 in Block "D" as described as follows: BEGINNING at a stake, a corner of Mrs. Annie Dora Williams and running thence in an eastern direction with Second Street 67 feet and 3 Inches; thence in right angles in a northern direction 54.3 feet; thence North 86 degrees 35 minutes West, 73 feet to a corner of Mrs. Annie Dora Williams; thence about South 44 feet to the BEGINNING, this being the remaining portion of Lots 1 and 2 sold to Annie Dora Williams. For a more complete description reference is hereby made to Book 273, Page 5, Harnett County Registry. See also Book 310, Page 259, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1176, Page 787 and Book 1944, Page 915 (Parcel #54), Harnett County Registry.

PARCEL TWO: Tax ID #060596 0404

BEING all of Lots Nos. 35 and 36 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots have a frontage of 25 feet on the northern side of Second Street and a depth of 150 feet. This is the identical land described in deed recorded in Book 574, Page 82, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Three) and Book 1944, Page 915 (Parcel 55), Harnett County Registry.

PARCEL THREE: Tax ID #060596 0405

ALL of those certain three Lots Nos. 32, 33 and 34 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots having a frontage of 25 feet on the north side of Second Street and a depth of 150 feet. See deed recorded in Book 387, Page 594, Harnett County Registry. This is the same land described in deed recorded in Book 574, Page 83, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Two) and Book 1944, Page 915 (Parcel 56), Harnett County Registry.

PARCEL FOUR: Tax ID #060596 0377 and 060596 0376

ALL of those Lots Nos. 28, 29 30 and 31 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry; 25 feet by 125 feet each, located on the west side of Boulevard Avenue. Being identical lots described in deed recorded in Book 574, Page 81, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract One) and Book 1944, Page 915 (Parcels 6 and 7), Harnett County Registry.

PARCEL FIVE: Tax ID #060596 0360

BEING all these three lots, Numbers 14, 15 and 16 in Block "A" as designated on the Map of South Erwin, showing property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939 and recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots front 25 feet on the eastern side of Boulevard Avenue and each have a depth of 150 feet. Being the same property conveyed in deeds recorded in Book 949, Page 713 and Book 1944, Page 915 (Parcel 8), Harnett County Registry.

PARCEL SIX: Tax ID #060596 0370

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon the map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 150 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of Boulevard "A" and the northern margin of the public road shown upon said map, and is the northwestern corner of Lot No. 16 shown upon said map, and runs along the northern line of said Lot No. 16, South 75 degrees 17 minutes East, 150 feet to a stake in the line of Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 50 feet to the southeastern corner of Lot No. 14, shown upon said map; thence along the southern line of said Lot No. 14, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of Boulevard "A"; thence along the eastern margin of Boulevard "A", South 14 degrees 43 minutes West, 50 feet to the BEGINNING, and being Lot No. 15 as shown upon the map above referred to.

The foregoing Lot No. 15 was purchased by James W. Wilson and wife, Marcelee Wilson, as shown of record in Book 310, Page 445, Harnett County Registry and is the "Second Lot" described in that certain deed from W. O. Warren and wife, Bertha Norris Warren to James W. Wilson and wife. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Second Tract) and Book 1944, Page 915 (Parcel 20), Harnett County Registry.

PARCEL SEVEN: Tax ID #060596 0370 01

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon that map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 115 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of said Boulevard "A" and the northern margin of said public road as shown upon the said map above referred to and which stake is the northwestern corner of Lot No. 17 sold to James F. Sloan, and runs along the northern line of Lot No. 17, South 75 degrees 17 minutes East, 150 feet to the line of the Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 35 feet to a stake, the southeastern corner of that lot sold to Melvin Allen; thence along the southern line of said Lot No. 15, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of said Boulevard "A"; South 14 degrees 43 minutes West, 35 feet to the BEGINNING, and being Lot No. 16 shown upon that map above referred to; and being the same lot conveyed to James E. Porter by R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1947.

The foregoing Lot No. 16 was purchased by James W. Wilson and wife, from M. C. Westbrook, Jr. and wife, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Third Tract) and Book 1944, Page 915 (Parcel 19), Harnett County Registry.

PARCEL EIGHT: Tax ID #060597 0436 and 060596 0365

BEING all of Lot 1 (containing 1.01 acres) and Lot 2 (containing 0.41 acre) as shown on survey map dated June 20, 2000, entitled "Recombination/Division Map for Rickie Day" and recorded in Map Number 2000-390, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1003, Page 209 and Book 1944, Page 915 (Parcels #9 and 10), Harnett County Registry.

PARCEL NINE: Tax ID #060586 0800

BEGINNING at an iron stake in a ditch, said stake being located 30 feet from the center of NC 217 Highway, and said stake being the northeast corner for Melvin Johnson and being a corner for the land that is recorded in Map Book 10, Page 5, Harnett County Registry, and runs as the ditch and as the old property line, South 14 degrees 28 minutes 05 seconds West, 223.40 feet to an iron stake, stake being a corner between Lot 6A and Lot 7, as recorded in Map Book 4, Page 87; thence South 58 degrees 30 minutes West, 53.54 feet to an iron stake in a ditch; thence North 31 degrees 35 minutes 15 seconds West, 150.40 feet to an iron stake at the right of way of the road NC No. 217; thence as the right of way North 57 degrees 11 minutes 48 seconds East, 214.46 feet to the point of BEGINNING and containing 0.46 acres, more or less. This is the identical property described in deed recorded in Book 811, Page 831, Harnett County Registry. This is also the identical property described in deed from Samuel P. Davis, unmarried, and Julius E. Davis and wife, Linda M. Davis dated April 21, 1993, recorded in Book 1002, Page 893, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1062, Page 307 and Book 1944, Page 915 (Parcel #12), Harnett County Registry.

PARCEL TEN: Tax ID #060596 0358

BEGINNING at a point in the eastern 40 foot right of way margin of Boulevard "A", said point also being located North 14 degrees 43 minutes East, 350 feet from the intersection of the eastern 40 foot right of way margin of Boulevard "A" with the northern right of way margin of the public road; and runs thence along the eastern 40 foot right of way margin of Boulevard "A", North 14 degrees 43 minutes East, 38 feet to another point in the eastern 40 foot right of way margin of Boulevard "A"; thence parallel with the dividing line between Lot No. 9 and Lot No. 10, South 75 degrees 17 minutes East, 150 feet to a point in the southeastern boundary line of Lot No. 9; thence along the southeastern boundary lines of Lot No. 9 and Lot No. 10, South 14 degrees 43 minutes West, 38 feet to a point, said point being the eastern most corner of the dividing line between Lot No. 10 and Lot No. 11; thence along the dividing line between Lot No. 10 and Lot No. 11, North 75 degrees 17 minutes West, 150 feet to the point of BEGINNING and being all of Lot No. 10 and a portion of Lot No. 9 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. One), Harnett County Registry.

PARCEL ELEVEN: Tax ID #060596 0415 01

BEGINNING at the northwest corner of Lot No. 12 and the southwest corner of Lot No. 11 in the eastern margin of Boulevard "A" and runs as a dividing line between the said lots, South 75 degrees 17 minutes East, 150 feet to a stake; thence North 14 degrees 43 minutes East, 25 feet to a corner with Lot No. 10; thence North 75 degrees 17 minutes West, 150 feet to margin of Boulevard "A"; thence with the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West to the point of BEGINNING and is Lot No. 11 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. D. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Two), Harnett County Registry.

PARCEL TWELVE: Tax ID #060596 0415

BEING all of Lots Nos. 12, 13 and 14 shown upon that map of the Margaret C. Raynor property made by R. E. Duncan, C.E., dated November 29, 1947 and recorded in the Office of the Register of Deeds of Harnett County in Map Book 5, Page 114, which lots together form the one lot of land described as follows: BEGINNING at a stake in the eastern line of Boulevard "A" shown upon that map above referred to which stake is 200 feet, North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown upon said map, and is also the northern western corner of Lot No. 15 shown upon said map,

and runs along the northern line of said Lot No. 15, South 75 degrees 17 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Co.; thence along the line of the Erwin Cotton Mills Co. and parallel with said Boulevard "A", North 14 degrees 43 minutes East, 125 feet to a stake, the southeastern corner of Lot No. 11 shown upon said map; thence North 75 degrees 17 minutes West, 150 feet along the southern line of said Lot No. 11, to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West, 125 feet to the BEGINNING and forming one lot which fronts 125 feet on the eastern margin of said Boulevard "A" and runs back in the eastern direction 150 feet to the line of the Erwin Cotton Mills Co., and being three of the lots conveyed to Melvin Allen and wife, Maude Allen by deed from R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1957 and recorded in Book 305, Page 58, Harnett County Registry. Also from Melvin Allen and wife, to Ervin C. Holland, November 24, 1953 and recorded in Book 349, page 389, also three of the four lots conveyed from Erwin C. Holland and wife, Pauline S. Holland to Marvin L. Bethune and wife, Alice C. Bethune which deed is recorded in Book 367, page 14, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Three), Harnett County Registry.

PARCEL THIRTEEN: Tax ID #060596 0379

BEING all of Lots 4, 5, 6, 7, 8 and 9 upon that map of the Margaret C. Raynor Property made by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry which lots together form one lot described as follows: BEGINNING at a stake in the eastern margin of Boulevard "A" as shown on that map above referred to, which stake is 575 feet North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown on said map, and is also the southwest corner of Lot No. 3 shown on said map, and runs along the southern line of Lot No. 3, South 75 degrees 15 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Company; thence along the Erwin Cotton Mills Company, and parallel with said Boulevard "A", South 14 degrees 43 minutes West, 190 feet to a stake, the northeast corner of Lot No. 10 shown on said map; thence North 75 degrees 17 minutes West, 150 feet along the northern margin of said Lot No. 10 to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", North 14 degrees 43 minutes East, 190 feet to the point of BEGINNING. THERE IS EXCEPTED from Lot No. 9 a strip measuring 3 feet by 150 feet along the south side of Lot No. 9 which was conveyed to Vera Sloan by deed at Book 415, Page 420, Harnett County Registry. For a more complete and accurate description, reference is hereby made to deed duly recorded in Book 599, Page 44, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 914, Page 165 (First Tract) and Book 2103, Page 15 (Parcel #5), Harnett County Registry.

PARCEL FOURTEEN: Tax ID #060596 0371

BEGINNING at a stone marker, a corner with the Cates Subdivision and runs with the Cates Subdivision, North 15 degrees 45 minutes East, 1022.5 feet to an iron stake, Erwin Mills, Inc., Property in the line of the Cates Subdivision; thence as the line of Erwin Mills, Inc. Property, North 73 degrees 22 minutes East, 468.5 feet to an iron stake, a corner of Lot No. K3 of the Erwin Mills, Inc. Subdivision; thence as said Lot No. K3, South 15 degrees 45 minutes West, 1021.6 feet to an iron stake, a corner of Lot No. K3; thence as said lot and the line of the Cates Subdivision, South 72 degrees 31 minutes West, 472.5 feet to the BEGINNING, containing 9.25 acres, and being all of Lots 4, 5, 6 and 7 as shown on Map designated K of Property of Erwin Mills, Inc., Erwin, N.C. of record in Plat Book 7, Page 15, Harnett County Registry. (See Deed of Erwin Mills, Inc. to W. C. Ivey and wife, Myrtice S. Ivey of record in Book 352, Page 74, Harnett County Registry.) For a more complete and accurate description, reference is hereby made to Deed recorded in Book 448, Page 634, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2269, Page 838, Harnett County Registry.

PARCEL FIFTEEN: Tax ID #06150601 0013 04 & 06150601 0013 05 & 06150601 0013 07 & 06150601 0013 09 & 06150601 0013 10 & 06150601 0013 11 & 06150601 0013 12 & 06150601 0013 13 & 06150601 0013 14 & 06150601 0013 15 & 06150601 0013 16 & 06150601 0013 17 & 06150601 0013 18 & 06150601 0013 19 & 06150601 0013 20 & 06150601 0013 21 & 06150601 0013 22 & 06150601 0013 23 & 06150601 0013 24 & 06150601 0013 25 & 06150601 0013 26 & 06150601 0013 27 & 06150601 0013 28 & 06150601 0013 29 & 06150601 0013 30 & 06150601 0013 32 & 06150601 0013 33 & 06150601 0013 34

BEING all of Lots 4, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33 and 34 of Greenbriar Subdivision as recorded in Map Number 2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 1944, Page 922, Harnett County Registry.

PARCEL SIXTEEN: Tax ID #06150601 0013 35

BEING all that .4129 acre parcel shown as "Future Development" on the subdivision map titled "Greenbriar, Phase One", recorded in Map #2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Three), Harnett County Registry.

PARCEL SEVENTEEN: Tax ID #070691 0207

BEGINNING at a found iron pipe, corner with David Avery, located 23 feet northwest of the centerline of N. C. Hwy. 55, said corner also being located 0.9 miles southwest of the centerline intersection of N. C. Hwy. 55 and NCSR 1726; thence with the old right of way of N. C. Hwy 55, South 21 degrees 56 minutes 30 seconds West, 263.78 feet to a found iron pipe located 26 feet west of the centerline of said N. C. Hwy 55; thence a new line with Edward S. Turlington, North 62 degrees 09 minutes 37 seconds West, 824.01 feet to a new iron pipe, corner with Edward S. Turlington, located in the eastern line of Wiley Hayes; thence with Wiley Hayes line, North 19 degrees 33 minutes 53 seconds East, 265.07 feet to a found iron pipe corner with David Avery; thence with the

line of David Avery, South 62 degrees 09 minutes 56 seconds East, 835.05 feet to the point and place of BEGINNING, containing 5.00 acres, more or less, all according to a plat dated June 4, 1986, prepared by Piedmont Surveying, Dunn, North Carolina. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Two) Harnett County Registry.

PARCEL EIGHTEEN: Tax ID #060597 0435

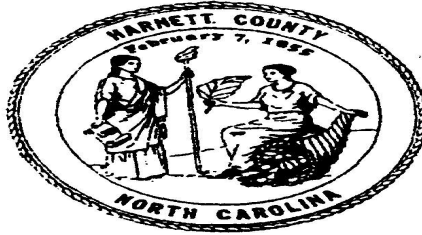
BEING Lot No. 2 as shown on map designated "E" of Property of Erwin Mills, Inc. of Erwin, NC, as surveyed and platted by H. T. Turlington, Reg. Surveyor, dated September, 1953, recorded in the Office of the Register of Deeds for Harnett County, NC, in Plat Book 7, Page 9. This is the same land described in the deed of D. C. Wilson, Trustee, to M. P. Stampler, dated February 26, 1962 and recorded in Book 412, Page 210, Harnett County Registry.

This being the identical land described in deed from M. P. Stampler and wife, Louise J. Stampler to James F. Sloan and wife, Vera A. Sloan dated December 10, 1962, and recorded in Book 418, Page 305, Harnett County Registry. Also, being the same land described in deed of James F. Sloan and wife, Vera A. Sloan to Roy Hawley and wife, Rachel M. Hawley dated June 10, 1969 and recorded in Book 517, Page 166, Harnett County Registry and the same land described in the deed of Roy Hawley and wife, Rachel M. Hawley to Ralph Byrd, Jr. and wife, Linda Jean Byrd dated November 3, 1986 and recorded in Book 816, Page 964, Harnett County Registry. And also, being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 2), Harnett County Registry.

PARCEL NINETEEN: Tax ID #021507 0296

ALL THOSE Lots or Parcels of land lying and being Duke Township, Harnett County, North Carolina, and BEING Lots 84, 85 and 86 as shown on the subdivision map of the Wilson Lucas Property recorded in Map Book 5, Page 50, Harnett County Registry, said lots lying on the east side of Burton Avenue, to which map reference is hereby made for a description by metes and bounds.

This being one of the tracts of land described in the deed recorded in Book 427, Page 192, Harnett County Registry. And being the same land described in deed of Robert E. Lee and wife, Margaret B. Lee to Jimmy Austin Lee, single, dated July 12, 1972 and recorded in Book 577, Page 66, Harnett County Registry. And also being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 4), Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 08/19/2010 02:07:20 PM
Book: RE 2776 Page: 98-104
Document No.: 2010011771
DEED 7 PGS \$34.00
Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD



2010011771

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- HC Tax Pin: 0597-50-9874
 - From Split B-2/R-10 to complete B-2

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Abuwarda Ayman
2974 Carolyn Dr Durham, NC 27703

Diana Barefoot
1434 Neills Creek Rd Lillington, NC 27546

Kimber Group
PO Box 181 Erwin NC, 28339

Harnett GIS

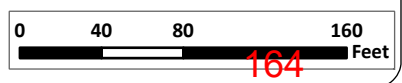
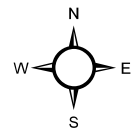
NOT FOR LEGAL USE



Harnett County GIS

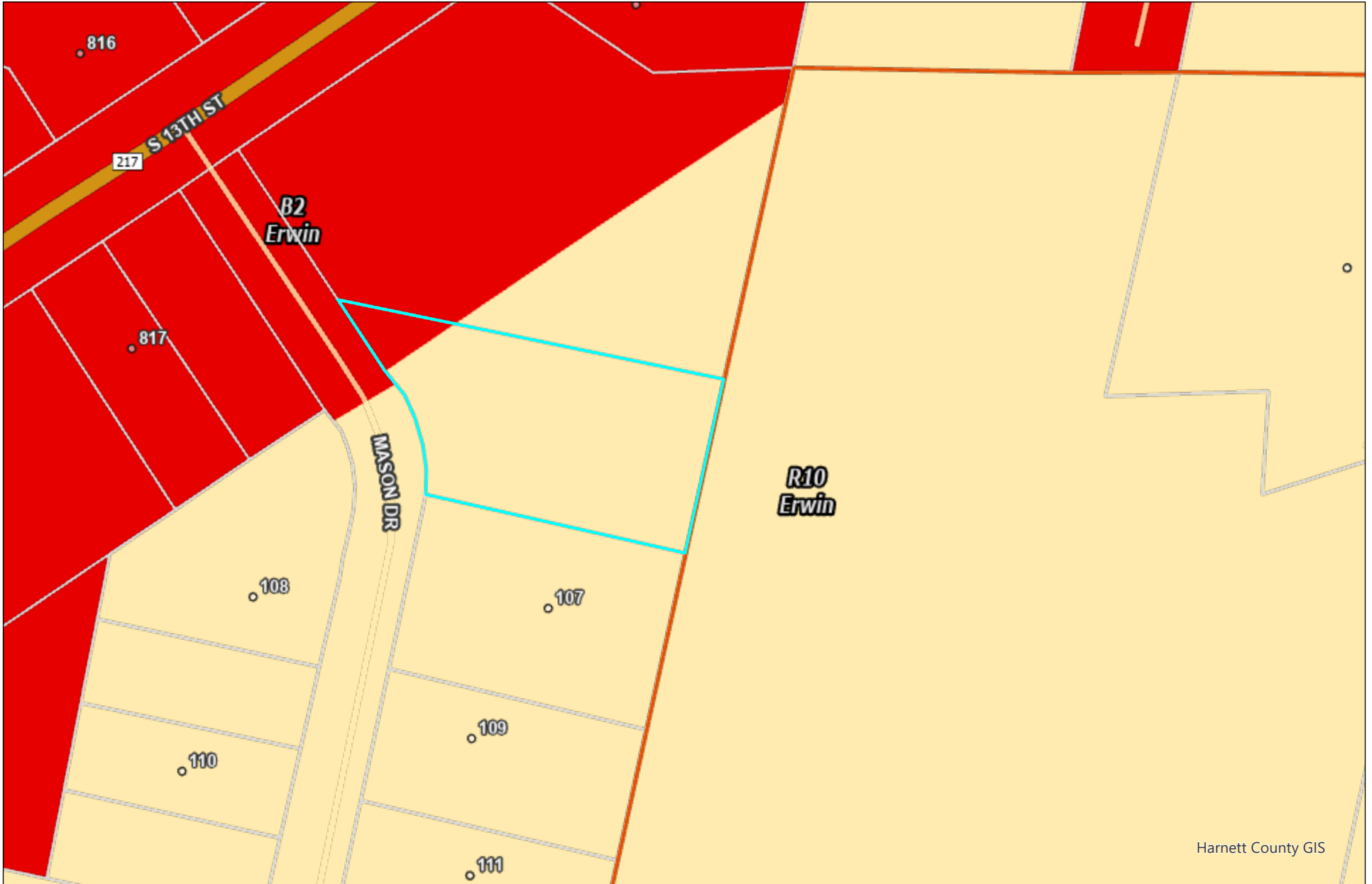
- County Boundary
- City Limits
- Address Numbers
- Road Centerlines
- Major Roads**
- NC
- Parcels
- Watershed HUC12
- Watershed HUC8

GIS/E-911 Addressing
April 23, 2024



Harnett GIS

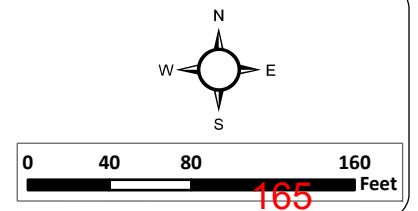
NOT FOR LEGAL USE



Harnett County GIS

GIS/E-911 Addressing
April 23, 2024

- | | | | |
|------------------|-----------------|-------------------------|-----|
| County Boundary | Major Roads | Watershed HUC8 | R10 |
| City Limits | NC | ETJ | |
| Address Numbers | Parcels | Zoning Districts | |
| Road Centerlines | Watershed HUC12 | B2 | |





TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM HIGHWAY BUSINESS (B-2) AND RESIDENTIAL (R-6)
TO HIGHWAY BUSINESS (B-2) PER ZONING ORDINANCE
ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-50-9874.000.
ORD 2024-2025: 012**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-50-9874.000 owned by Kimber Group has been rezoned to B-2, Case # ZT-2024-002.



2010011771

FOR REGISTRATION REGISTER OF DEEDS
HARNETT COUNTY, NC
2010 AUG 19 02:07:20 PM
BK: 2776 PG: 98-104 FEE: \$34.00
INSTRUMENT # 2010011771

HARNETT COUNTY TAX ID#

See parcels below

8/19/10 BY SKD

Revenue: \$ _____
Tax Lot No. _____

Parcel Identifier No **See Attached**

Mail after recording to Grantee

This instrument was prepared by **Lynn A. Matthews, Attorney at Law**
(No Title Examination or Tax Advice Given)

Brief Description for the index

Various Parcels

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of July, 2010, by and between

GRANTOR

MASTIN BAKER INVESTMENTS LLC
a North Carolina Limited Liability Company

P.O. Box 181
Erwin, NC 28339

GRANTEE

KIMBER GROUP LLC
A North Carolina Limited Liability Company

P.O. Box 538
Erwin, NC 28339

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed References at each parcel**

The above described property does not include Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions, easements and rights of way as they appear of record.
2. 2010 ad valorem taxes not yet payable.

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**MASTIN BAKER INVESTMENTS LLC,
a North Carolina Limited Liability Company**

By: 
Rickie Day, Member/Manager

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Harnett
I certify that the following person(s) personally appeared before me this 13 day of July, 2010, and

- I have personal knowledge of the identity of the principal(s)
 I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
 A credible witness has sworn to the identity of the principal(s);

Each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose that therein and in the capacity indicated:

Name	Capacity
Rickie Day	Member/Manager


Notary Public

My commission expires: 12-16-2013

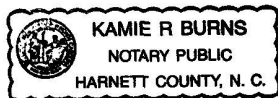


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE: Tax ID #060596 0307

BEING a portion of a certain tract or parcel of land in Block D as designated upon the Map of South Erwin showing property of R. C. Cates and prepared by S. M. Credle, C. E. , dated October 24, 1939, and recorded in Map Book 4, Page 87, Harnett County Registry. Being the remaining portion of Lot 1 and 2 in Block "D" as described as follows: BEGINNING at a stake, a corner of Mrs. Annie Dora Williams and running thence in an eastern direction with Second Street 67 feet and 3 Inches; thence in right angles in a northern direction 54.3 feet; thence North 86 degrees 35 minutes West, 73 feet to a corner of Mrs. Annie Dora Williams; thence about South 44 feet to the BEGINNING, this being the remaining portion of Lots 1 and 2 sold to Annie Dora Williams. For a more complete description reference is hereby made to Book 273, Page 5, Harnett County Registry. See also Book 310, Page 259, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1176, Page 787 and Book 1944, Page 915 (Parcel #54), Harnett County Registry.

PARCEL TWO: Tax ID #060596 0404

BEING all of Lots Nos. 35 and 36 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots have a frontage of 25 feet on the northern side of Second Street and a depth of 150 feet. This is the identical land described in deed recorded in Book 574, Page 82, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Three) and Book 1944, Page 915 (Parcel 55), Harnett County Registry.

PARCEL THREE: Tax ID #060596 0405

ALL of those certain three Lots Nos. 32, 33 and 34 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots having a frontage of 25 feet on the north side of Second Street and a depth of 150 feet. See deed recorded in Book 387, Page 594, Harnett County Registry. This is the same land described in deed recorded in Book 574, Page 83, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract Two) and Book 1944, Page 915 (Parcel 56), Harnett County Registry.

PARCEL FOUR: Tax ID #060596 0377 and 060596 0376

ALL of those Lots Nos. 28, 29 30 and 31 in Block "D" as designated on the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939, recorded in Map Book 4, Page 87, Harnett County Registry; 25 feet by 125 feet each, located on the west side of Boulevard Avenue. Being identical lots described in deed recorded in Book 574, Page 81, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1142, Page 677 (Tract One) and Book 1944, Page 915 (Parcels 6 and 7), Harnett County Registry.

PARCEL FIVE: Tax ID #060596 0360

BEING all these three lots, Numbers 14, 15 and 16 in Block "A" as designated on the Map of South Erwin, showing property of R. C. Cates, prepared by S. M. Credle, C.E., dated October 24, 1939 and recorded in Map Book 4, Page 87, Harnett County Registry. Each of said lots front 25 feet on the eastern side of Boulevard Avenue and each have a depth of 150 feet. Being the same property conveyed in deeds recorded in Book 949, Page 713 and Book 1944, Page 915 (Parcel 8), Harnett County Registry.

PARCEL SIX: Tax ID #060596 0370

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon the map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 150 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of Boulevard "A" and the northern margin of the public road shown upon said map, and is the northwestern corner of Lot No. 16 shown upon said map, and runs along the northern line of said Lot No. 16, South 75 degrees 17 minutes East, 150 feet to a stake in the line of Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 50 feet to the southeastern corner of Lot No. 14, shown upon said map; thence along the southern line of said Lot No. 14, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of Boulevard "A"; thence along the eastern margin of Boulevard "A", South 14 degrees 43 minutes West, 50 feet to the BEGINNING, and being Lot No. 15 as shown upon the map above referred to.

The foregoing Lot No. 15 was purchased by James W. Wilson and wife, Marcelee Wilson, as shown of record in Book 310, Page 445, Harnett County Registry and is the "Second Lot" described in that certain deed from W. O. Warren and wife, Bertha Norris Warren to James W. Wilson and wife. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Second Tract) and Book 1944, Page 915 (Parcel 20), Harnett County Registry.

PARCEL SEVEN: Tax ID #060596 0370 01

BEGINNING at a stake in the eastern margin of Boulevard "A" shown upon that map of the Margaret C. Raynor Property, dated November 29, 1947, made by R. F. Duncan, C.E., and recorded in Map Book 5, Page 114, Harnett County Registry, which stake is 115 feet North 14 degrees 43 minutes East of the intersection of the eastern margin of said Boulevard "A" and the northern margin of said public road as shown upon the said map above referred to and which stake is the northwestern corner of Lot No. 17 sold to James F. Sloan, and runs along the northern line of Lot No. 17, South 75 degrees 17 minutes East, 150 feet to the line of the Erwin Cotton Mills Company; thence along the line of the Erwin Cotton Mills Company, North 14 degrees 43 minutes East, 35 feet to a stake, the southeastern corner of that lot sold to Melvin Allen; thence along the southern line of said Lot No. 15, North 75 degrees 17 minutes West, 150 feet to a stake in the eastern margin of said Boulevard "A"; South 14 degrees 43 minutes West, 35 feet to the BEGINNING, and being Lot No. 16 shown upon that map above referred to; and being the same lot conveyed to James E. Porter by R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1947.

The foregoing Lot No. 16 was purchased by James W. Wilson and wife, from M. C. Westbrook, Jr. and wife, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1479, Page 690 (Third Tract) and Book 1944, Page 915 (Parcel 19), Harnett County Registry.

PARCEL EIGHT: Tax ID #060597 0436 and 060596 0365

BEING all of Lot 1 (containing 1.01 acres) and Lot 2 (containing 0.41 acre) as shown on survey map dated June 20, 2000, entitled "Recombination/Division Map for Rickie Day" and recorded in Map Number 2000-390, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 1003, Page 209 and Book 1944, Page 915 (Parcels #9 and 10), Harnett County Registry.

PARCEL NINE: Tax ID #060586 0800

BEGINNING at an iron stake in a ditch, said stake being located 30 feet from the center of NC 217 Highway, and said stake being the northeast corner for Melvin Johnson and being a corner for the land that is recorded in Map Book 10, Page 5, Harnett County Registry, and runs as the ditch and as the old property line, South 14 degrees 28 minutes 05 seconds West, 223.40 feet to an iron stake, stake being a corner between Lot 6A and Lot 7, as recorded in Map Book 4, Page 87; thence South 58 degrees 30 minutes West, 53.54 feet to an iron stake in a ditch; thence North 31 degrees 35 minutes 15 seconds West, 150.40 feet to an iron stake at the right of way of the road NC No. 217; thence as the right of way North 57 degrees 11 minutes 48 seconds East, 214.46 feet to the point of BEGINNING and containing 0.46 acres, more or less. This is the identical property described in deed recorded in Book 811, Page 831, Harnett County Registry. This is also the identical property described in deed from Samuel P. Davis, unmarried, and Julius E. Davis and wife, Linda M. Davis dated April 21, 1993, recorded in Book 1002, Page 893, Harnett County Registry. And being the same property conveyed in deeds recorded in Book 1062, Page 307 and Book 1944, Page 915 (Parcel #12), Harnett County Registry.

PARCEL TEN: Tax ID #060596 0358

BEGINNING at a point in the eastern 40 foot right of way margin of Boulevard "A", said point also being located North 14 degrees 43 minutes East, 350 feet from the intersection of the eastern 40 foot right of way margin of Boulevard "A" with the northern right of way margin of the public road; and runs thence along the eastern 40 foot right of way margin of Boulevard "A", North 14 degrees 43 minutes East, 38 feet to another point in the eastern 40 foot right of way margin of Boulevard "A"; thence parallel with the dividing line between Lot No. 9 and Lot No. 10, South 75 degrees 17 minutes East, 150 feet to a point in the southeastern boundary line of Lot No. 9; thence along the southeastern boundary lines of Lot No. 9 and Lot No. 10, South 14 degrees 43 minutes West, 38 feet to a point, said point being the eastern most corner of the dividing line between Lot No. 10 and Lot No. 11; thence along the dividing line between Lot No. 10 and Lot No. 11, North 75 degrees 17 minutes West, 150 feet to the point of BEGINNING and being all of Lot No. 10 and a portion of Lot No. 9 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. One), Harnett County Registry.

PARCEL ELEVEN: Tax ID #060596 0415 01

BEGINNING at the northwest corner of Lot No. 12 and the southwest corner of Lot No. 11 in the eastern margin of Boulevard "A" and runs as a dividing line between the said lots, South 75 degrees 17 minutes East, 150 feet to a stake; thence North 14 degrees 43 minutes East, 25 feet to a corner with Lot No. 10; thence North 75 degrees 17 minutes West, 150 feet to margin of Boulevard "A"; thence with the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West to the point of BEGINNING and is Lot No. 11 as shown on that map of survey entitled "Margarete C. Raynor", prepared by R. D. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Two), Harnett County Registry.

PARCEL TWELVE: Tax ID #060596 0415

BEING all of Lots Nos. 12, 13 and 14 shown upon that map of the Margaret C. Raynor property made by R. E. Duncan, C.E., dated November 29, 1947 and recorded in the Office of the Register of Deeds of Harnett County in Map Book 5, Page 114, which lots together form the one lot of land described as follows: BEGINNING at a stake in the eastern line of Boulevard "A" shown upon that map above referred to which stake is 200 feet, North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown upon said map, and is also the northern western corner of Lot No. 15 shown upon said map,

and runs along the northern line of said Lot No. 15, South 75 degrees 17 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Co.; thence along the line of the Erwin Cotton Mills Co. and parallel with said Boulevard "A", North 14 degrees 43 minutes East, 125 feet to a stake, the southeastern corner of Lot No. 11 shown upon said map; thence North 75 degrees 17 minutes West, 150 feet along the southern line of said Lot No. 11, to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", South 14 degrees 43 minutes West, 125 feet to the BEGINNING and forming one lot which fronts 125 feet on the eastern margin of said Boulevard "A" and runs back in the eastern direction 150 feet to the line of the Erwin Cotton Mills Co., and being three of the lots conveyed to Melvin Allen and wife, Maude Allen by deed from R. R. Raynor and wife, Margaret C. Raynor, which deed is dated December 6, 1957 and recorded in Book 305, Page 58, Harnett County Registry. Also from Melvin Allen and wife, to Ervin C. Holland, November 24, 1953 and recorded in Book 349, page 389, also three of the four lots conveyed from Erwin C. Holland and wife, Pauline S. Holland to Marvin L. Bethune and wife, Alice C. Bethune which deed is recorded in Book 367, page 14, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2675, Page 562 (Tract No. Three), Harnett County Registry.

PARCEL THIRTEEN: Tax ID #060596 0379

BEING all of Lots 4, 5, 6, 7, 8 and 9 upon that map of the Margaret C. Raynor Property made by R. F. Duncan, C.E., dated November 29, 1947 and recorded in Map Book 5, Page 114, Harnett County Registry which lots together form one lot described as follows: BEGINNING at a stake in the eastern margin of Boulevard "A" as shown on that map above referred to, which stake is 575 feet North 14 degrees 43 minutes East of the intersection of the eastern line of said Boulevard "A" and the northern line of the public road shown on said map, and is also the southwest corner of Lot No. 3 shown on said map, and runs along the southern line of Lot No. 3, South 75 degrees 15 minutes East, 150 feet to a stake in the line of the Erwin Cotton Mills Company; thence along the Erwin Cotton Mills Company, and parallel with said Boulevard "A", South 14 degrees 43 minutes West, 190 feet to a stake, the northeast corner of Lot No. 10 shown on said map; thence North 75 degrees 17 minutes West, 150 feet along the northern margin of said Lot No. 10 to a stake in the eastern margin of said Boulevard "A"; thence along the eastern margin of said Boulevard "A", North 14 degrees 43 minutes East, 190 feet to the point of BEGINNING. THERE IS EXCEPTED from Lot No. 9 a strip measuring 3 feet by 150 feet along the south side of Lot No. 9 which was conveyed to Vera Sloan by deed at Book 415, Page 420, Harnett County Registry. For a more complete and accurate description, reference is hereby made to deed duly recorded in Book 599, Page 44, Harnett County Registry. Being the same property conveyed in deeds recorded in Book 914, Page 165 (First Tract) and Book 2103, Page 15 (Parcel #5), Harnett County Registry.

PARCEL FOURTEEN: Tax ID #060596 0371

BEGINNING at a stone marker, a corner with the Cates Subdivision and runs with the Cates Subdivision, North 15 degrees 45 minutes East, 1022.5 feet to an iron stake, Erwin Mills, Inc., Property in the line of the Cates Subdivision; thence as the line of Erwin Mills, Inc. Property, North 73 degrees 22 minutes East, 468.5 feet to an iron stake, a corner of Lot No. K3 of the Erwin Mills, Inc. Subdivision; thence as said Lot No. K3, South 15 degrees 45 minutes West, 1021.6 feet to an iron stake, a corner of Lot No. K3; thence as said lot and the line of the Cates Subdivision, South 72 degrees 31 minutes West, 472.5 feet to the BEGINNING, containing 9.25 acres, and being all of Lots 4, 5, 6 and 7 as shown on Map designated K of Property of Erwin Mills, Inc., Erwin, N.C. of record in Plat Book 7, Page 15, Harnett County Registry. (See Deed of Erwin Mills, Inc. to W. C. Ivey and wife, Myrtice S. Ivey of record in Book 352, Page 74, Harnett County Registry.) For a more complete and accurate description, reference is hereby made to Deed recorded in Book 448, Page 634, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2269, Page 838, Harnett County Registry.

PARCEL FIFTEEN: Tax ID #06150601 0013 04 & 06150601 0013 05 & 06150601 0013 07 & 06150601 0013 09 & 06150601 0013 10 & 06150601 0013 11 & 06150601 0013 12 & 06150601 0013 13 & 06150601 0013 14 & 06150601 0013 15 & 06150601 0013 16 & 06150601 0013 17 & 06150601 0013 18 & 06150601 0013 19 & 06150601 0013 20 & 06150601 0013 21 & 06150601 0013 22 & 06150601 0013 23 & 06150601 0013 24 & 06150601 0013 25 & 06150601 0013 26 & 06150601 0013 27 & 06150601 0013 28 & 06150601 0013 29 & 06150601 0013 30 & 06150601 0013 32 & 06150601 0013 33 & 06150601 0013 34

BEING all of Lots 4, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33 and 34 of Greenbriar Subdivision as recorded in Map Number 2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 1944, Page 922, Harnett County Registry.

PARCEL SIXTEEN: Tax ID #06150601 0013 35

BEING all that .4129 acre parcel shown as "Future Development" on the subdivision map titled "Greenbriar, Phase One", recorded in Map #2000-231, Harnett County Registry. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Three), Harnett County Registry.

PARCEL SEVENTEEN: Tax ID #070691 0207

BEGINNING at a found iron pipe, corner with David Avery, located 23 feet northwest of the centerline of N. C. Hwy. 55, said corner also being located 0.9 miles southwest of the centerline intersection of N. C. Hwy. 55 and NCSR 1726; thence with the old right of way of N. C. Hwy 55, South 21 degrees 56 minutes 30 seconds West, 263.78 feet to a found iron pipe located 26 feet west of the centerline of said N. C. Hwy 55; thence a new line with Edward S. Turlington, North 62 degrees 09 minutes 37 seconds West, 824.01 feet to a new iron pipe, corner with Edward S. Turlington, located in the eastern line of Wiley Hayes; thence with Wiley Hayes line, North 19 degrees 33 minutes 53 seconds East, 265.07 feet to a found iron pipe corner with David Avery; thence with the

line of David Avery, South 62 degrees 09 minutes 56 seconds East, 835.05 feet to the point and place of BEGINNING, containing 5.00 acres, more or less, all according to a plat dated June 4, 1986, prepared by Piedmont Surveying, Dunn, North Carolina. Being the same property conveyed in deed recorded in Book 2321, Page 589 (Parcel Two) Harnett County Registry.

PARCEL EIGHTEEN: Tax ID #060597 0435

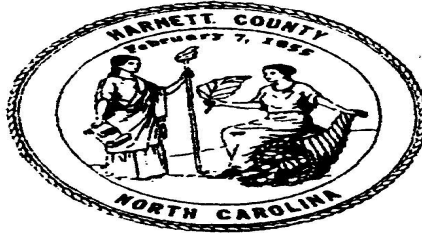
BEING Lot No. 2 as shown on map designated "E" of Property of Erwin Mills, Inc. of Erwin, NC, as surveyed and platted by H. T. Turlington, Reg. Surveyor, dated September, 1953, recorded in the Office of the Register of Deeds for Harnett County, NC, in Plat Book 7, Page 9. This is the same land described in the deed of D. C. Wilson, Trustee, to M. P. Stampler, dated February 26, 1962 and recorded in Book 412, Page 210, Harnett County Registry.

This being the identical land described in deed from M. P. Stampler and wife, Louise J. Stampler to James F. Sloan and wife, Vera A. Sloan dated December 10, 1962, and recorded in Book 418, Page 305, Harnett County Registry. Also, being the same land described in deed of James F. Sloan and wife, Vera A. Sloan to Roy Hawley and wife, Rachel M. Hawley dated June 10, 1969 and recorded in Book 517, Page 166, Harnett County Registry and the same land described in the deed of Roy Hawley and wife, Rachel M. Hawley to Ralph Byrd, Jr. and wife, Linda Jean Byrd dated November 3, 1986 and recorded in Book 816, Page 964, Harnett County Registry. And also, being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 2), Harnett County Registry.

PARCEL NINETEEN: Tax ID #021507 0296

ALL THOSE Lots or Parcels of land lying and being Duke Township, Harnett County, North Carolina, and BEING Lots 84, 85 and 86 as shown on the subdivision map of the Wilson Lucas Property recorded in Map Book 5, Page 50, Harnett County Registry, said lots lying on the east side of Burton Avenue, to which map reference is hereby made for a description by metes and bounds.

This being one of the tracts of land described in the deed recorded in Book 427, Page 192, Harnett County Registry. And being the same land described in deed of Robert E. Lee and wife, Margaret B. Lee to Jimmy Austin Lee, single, dated July 12, 1972 and recorded in Book 577, Page 66, Harnett County Registry. And also being the same property conveyed in deed recorded in Book 2103, Page 15 (Parcel 4), Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 08/19/2010 02:07:20 PM
Book: RE 2776 Page: 98-104
Document No.: 2010011771
DEED 7 PGS \$34.00
Recorder: ANGELA J BYRD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD



2010011771

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 814 S 13th St, Erwin NC 28339
 - From B-2 to R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE

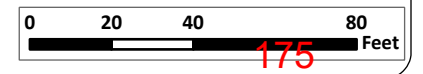
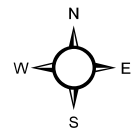


Harnett County GIS



GIS/E-911 Addressing
February 9, 2024

- | | | |
|-----------------|-------------------|-----------------|
| County Boundary | Gravity | Watershed HUC12 |
| City Limits | RoadCenterlines | Watershed HUC8 |
| Address Numbers | MajorRoads | |
| 6 - 36 | NC | |
| Parcels | | |



Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS

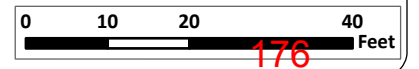
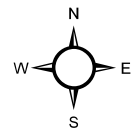


GIS/E-911 Addressing
February 9, 2024

- County Boundary
- City Limits
- Address Numbers
- County Water Mains
- 6 - 36

- Gravity
- Road Centerlines
- Major Roads
- NC
- Parcels

- Watershed HUC12
- Watershed HUC8
- Zoning Districts
- B2
- R6
- ETJ Boundary





TOWN OF ERWIN

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

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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6) PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-51-8146.000. ORD 2024-2025: 013

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-8146.000 owned by Eller Rental Properties LLC has been rezoned to R-6, Case # ZT-2024-002.

B3466 - P751

HARNETT COUNTY TAX ID#

06-0597-0426
06-0597-0427
12/22/16 BY CW

FOR REGISTRATION
Kimberly S. Hargrave
REGISTER OF DEEDS
HARNETT COUNTY, NC
2016 DEC 22 10:01:13 AM
BK: 3466 PG: 751-753
FEE: \$26.00
EXCISE TAX: \$114.00
INSTRUMENT #: 2016018426
ABMCNEILL



2016018426

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 114.00
Parcel Identifier No. 060597 0426 & 0427 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: REGINALD B. KELLY, PO BOX 1118, LILLINGTON, NC 27546

This instrument was prepared by: REGINALD B. KELLY, 900 S MAIN STREET, LILLINGTON, NC 27546

Brief description for the Index: _____

THIS DEED made this 22nd day of December, 2016, by and between

GRANTOR	GRANTEE
Rita B. Hobson and spouse, William Jerry Hobson PO Box 515 Erwin, NC 28339	Eller Rental Properties, LLC PO Box 2228 Lillington, NC 27546

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 870 page 689.
All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

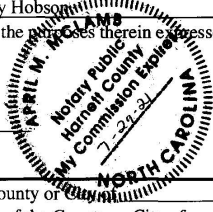
 (Entity Name) Rita B. Hobson (SEAL)
 By: _____ Print/Type Name: Rita B. Hobson

 Print/Type Name & Title: _____ William Jerry Hobson (SEAL)
 By: _____ Print/Type Name: _____

 Print/Type Name & Title: _____ (SEAL)
 By: _____ Print/Type Name: _____

 Print/Type Name & Title: _____ (SEAL)
 By: _____ Print/Type Name: _____

State of North Carolina - County or City of Harnett
 I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that
Rita B. Hobson and spouse, William Jerry Hobson personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of
December, 2016.



My Commission Expires: _____
 (Affix Seal) April M. McLamb
April M. McLamb Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 _____ he is the _____ of _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

ATTACHMENT

Tract 1

Beginning at a stake in the Northern margin of NC Highway No. 217, Stewart's corner of his residence lot, and runs along Stewart's line North 31 degrees 30 minutes West 75 feet to a stake; thence South 58 degrees 30 minutes West 37 1/2 feet to a stake; thence South 31 degrees 30 minutes East 75 feet to a stake in the Northern margin of NC Highway No. 217; thence along the Northern margin of said Highway North 58 degrees 30 minutes East 37 1/2 feet to the beginning, and being Lot No. 1 shown upon that Map of the Margaret C. Raynor Property, South Erwin, NC made by R. F. Duncan, C.E. Nov. 29, 1947 which map is recorded in the Office of the Register of Deeds of Harnett County in Map Book No. 5 at Page 114, and reference is hereby made to said map for a more accurate description of said lot.

Tract 2

Beginning at a stake in the Northern margin of NC Highway No. 217, which stake is the southeastern corner of that lot sold this day by the parties of the first part to John Aaron Norris and wife, and runs as the western line North 31 degrees 30 minutes West 75 feet to a stake, Mrs. R. C. Cates' line; thence as her line South 58 degrees 30 minutes West 37 1/2 feet to a stake in the Elwood Stamper line; thence as the Elwood Stamper line South 31 degrees 30 minutes East 75 feet to a stake in the Northern margin of said Highway No 217; thence along the Northern margin of said Highway North 58 degrees 30 minutes East 37 1/2 feet to the beginning, and being Lot No. 2 shown upon that map of the Margaret C. Raynor property, South Erwin, NC, made by R. F. Duncan, CE dated November 29, 1947, which map is recorded in the office of the Register of Deeds of Harnett County in Map Book No. 5, at page 114 and reference is hereby made for a more accurate description of said lot.

For further reference to chain of title see Estate of Bobby Glenn Bradshaw in Estate File No. 13 E 494, Harnett County Clerk of Court Office.

16001088.ELL
812 S 13th Street and 814 S 13th Street, Erwin, NC 28339

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 812 S 13th St, Erwin NC 28339
 - From B-2 to R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Eller Rental Properties
PO Box 2228
Lillington, NC 28339

Delauriel Deck Matthews
305 Moulton Springs
Erwin, NC 28339

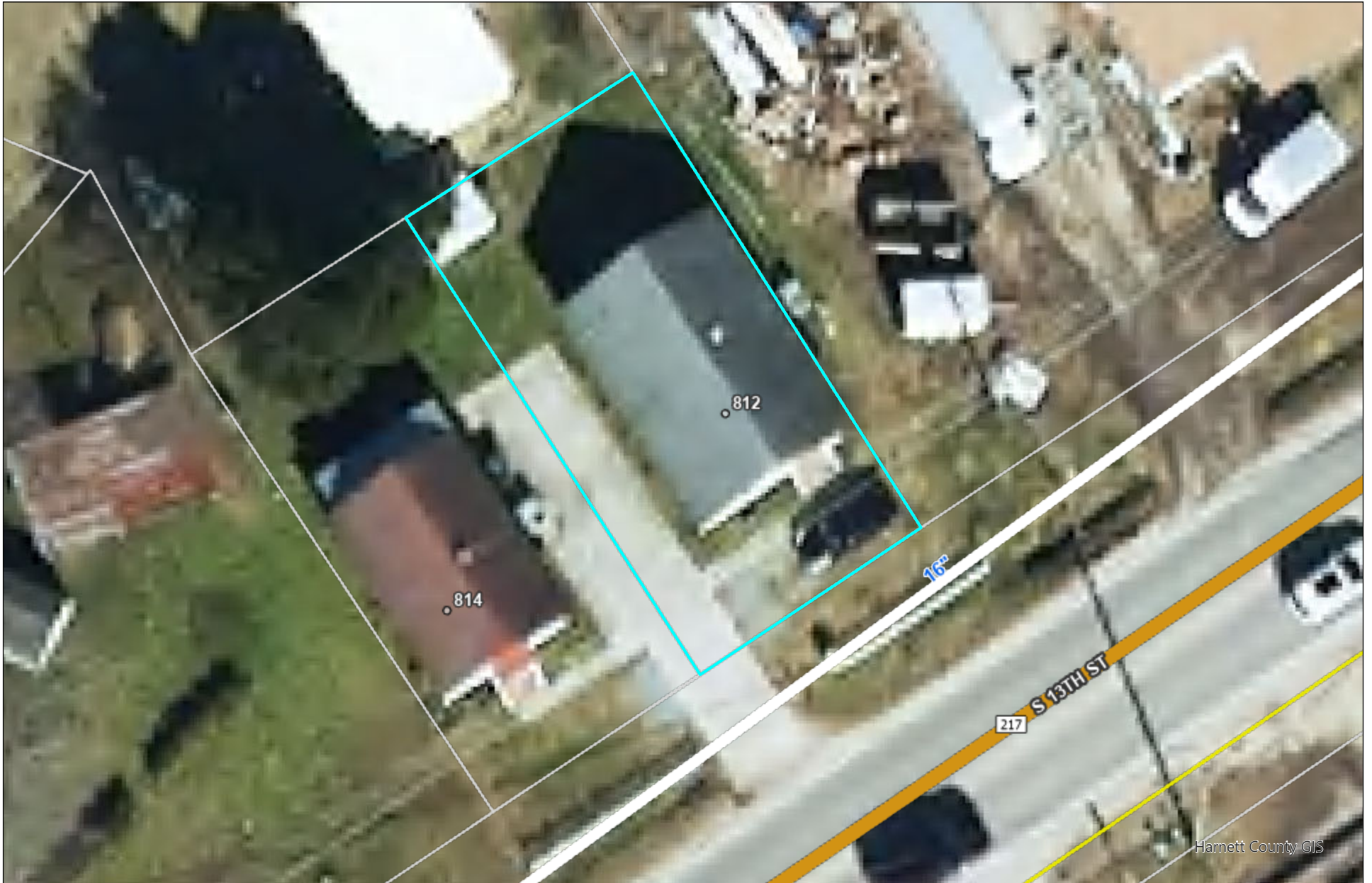
Edward Parker Neil
915 S 13th St,
Erwin, NC 28339

Linda Lou Westbrook
309 Moulton Springs
Erwin, NC 28339

Kimber Group
PO Box 181
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS



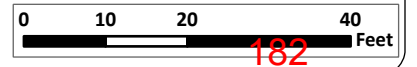
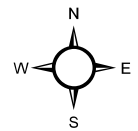
GIS/E-911 Addressing
February 9, 2024

- County Boundary
- City Limits
- Address Numbers
- 6 - 36

County Water Mains

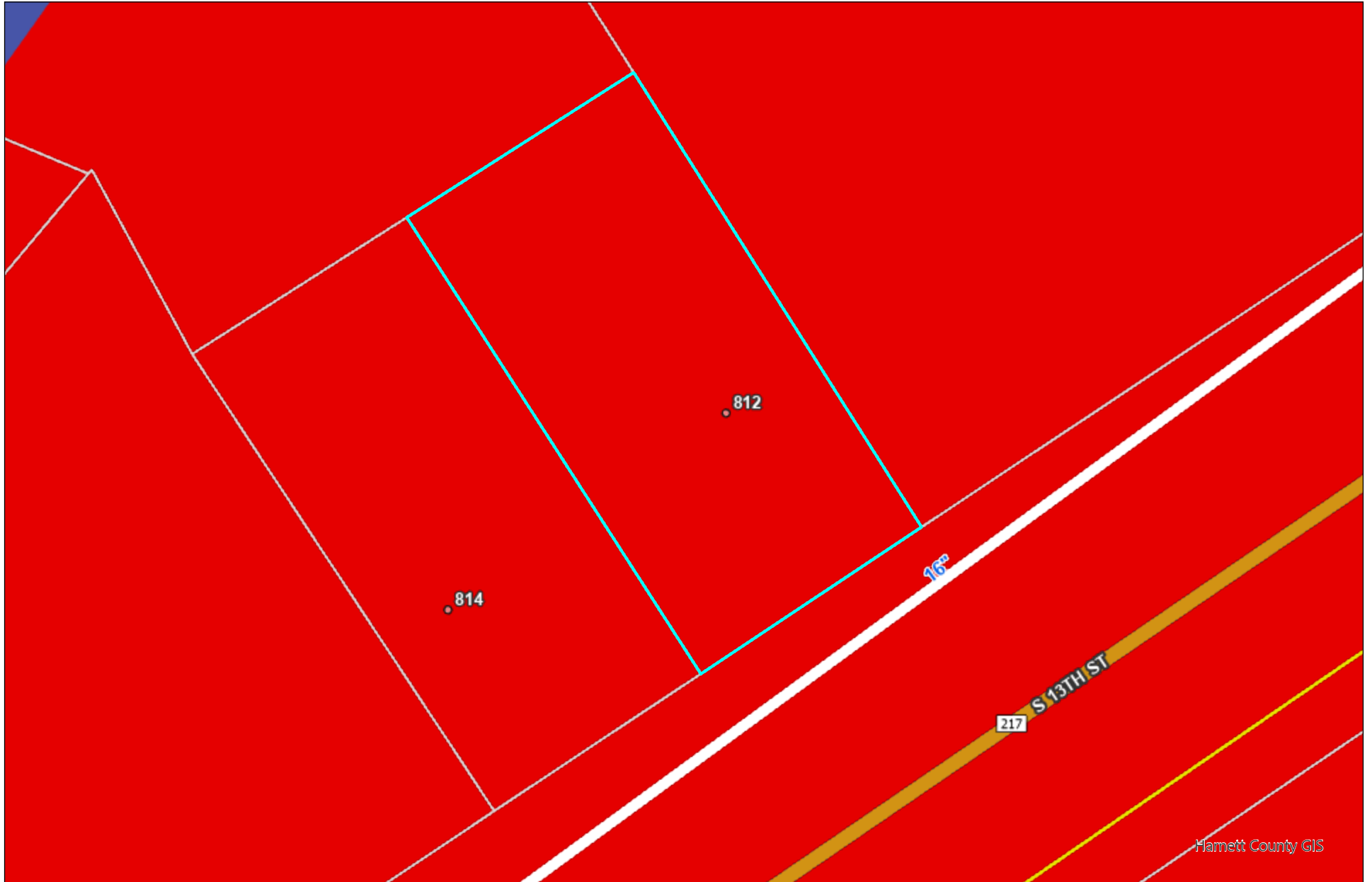
- Gravity
- RoadCenterlines
- NC
- Parcels
- Watershed HUC12
- Watershed HUC8

MajorRoads



Harnett GIS

NOT FOR LEGAL USE

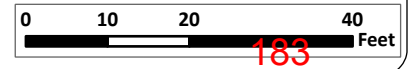
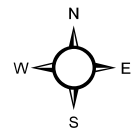


Harnett County GIS



GIS/E-911 Addressing
February 9, 2024

- | | | | |
|-----------------|--------------------|-------------------------|--------------|
| County Boundary | Gravity | Watershed HUC12 | ETJ Boundary |
| City Limits | RoadCenterlines | Watershed HUC8 | |
| Address Numbers | Major Roads | Zoning Districts | |
| 6 - 36 | NC | B2 | |
| Parcels | R6 | | |





TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
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Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6) PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-51-8178.000. ORD 2024-2025: 014

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-51-8178.000 owned by Eller Rental Properties LLC has been rezoned to R-6, Case # ZT-2024-002.

B3466 - P751

HARNETT COUNTY TAX ID#

06-0597-0426
06-0597-0427
12/22/16 BY CW

FOR REGISTRATION
Kimberly S. Hargrave
REGISTER OF DEEDS
HARNETT COUNTY, NC
2016 DEC 22 10:01:13 AM
BK: 3466 PG: 751-753
FEE: \$26.00
EXCISE TAX: \$114.00
INSTRUMENT #: 2016018426
ABMCNEILL



2016018426

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 114.00
Parcel Identifier No. 060597 0426 & 0427 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: REGINALD B. KELLY, PO BOX 1118, LILLINGTON, NC 27546

This instrument was prepared by: REGINALD B. KELLY, 900 S MAIN STREET, LILLINGTON, NC 27546

Brief description for the Index: _____

THIS DEED made this 22nd day of December, 2016, by and between

GRANTOR	GRANTEE
Rita B. Hobson and spouse, William Jerry Hobson PO Box 515 Erwin, NC 28339	Eller Rental Properties, LLC PO Box 2228 Lillington, NC 27546

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 870 page 689.
All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

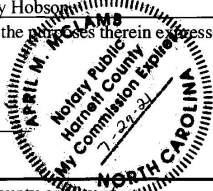
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name)
 By: _____
 Print/Type Name & Title: _____
 By: _____
 Print/Type Name & Title: _____
 By: _____
 Print/Type Name & Title: _____

Rita B. Hobson (SEAL)
 Print/Type Name: Rita B. Hobson
William Jerry Hobson (SEAL)
 Print/Type Name: William Jerry Hobson
 _____ (SEAL)
 Print/Type Name: _____
 _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Harnett
 I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that
Rita B. Hobson and spouse, William Jerry Hobson personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of
December, 2016.



My Commission Expires: _____
 (Affix Seal) _____
 Notary's Printed or Typed Name: April M. McLamb

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 Notary's Printed or Typed Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 _____ he is the _____ of _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal) _____
 Notary's Printed or Typed Name: _____

ATTACHMENT

Tract 1

Beginning at a stake in the Northern margin of NC Highway No. 217, Stewart's corner of his residence lot, and runs along Stewart's line North 31 degrees 30 minutes West 75 feet to a stake; thence South 58 degrees 30 minutes West 37 1/2 feet to a stake; thence South 31 degrees 30 minutes East 75 feet to a stake in the Northern margin of NC Highway No. 217; thence along the Northern margin of said Highway North 58 degrees 30 minutes East 37 1/2 feet to the beginning, and being Lot No. 1 shown upon that Map of the Margaret C. Raynor Property, South Erwin, NC made by R. F. Duncan, C.E. Nov. 29, 1947 which map is recorded in the Office of the Register of Deeds of Harnett County in Map Book No. 5 at Page 114, and reference is hereby made to said map for a more accurate description of said lot.

Tract 2

Beginning at a stake in the Northern margin of NC Highway No. 217, which stake is the southeastern corner of that lot sold this day by the parties of the first part to John Aaron Norris and wife, and runs as the western line North 31 degrees 30 minutes West 75 feet to a stake, Mrs. R. C. Cates' line; thence as her line South 58 degrees 30 minutes West 37 1/2 feet to a stake in the Elwood Stamper line; thence as the Elwood Stamper line South 31 degrees 30 minutes East 75 feet to a stake in the Northern margin of said Highway No 217; thence along the Northern margin of said Highway North 58 degrees 30 minutes East 37 1/2 feet to the beginning, and being Lot No. 2 shown upon that map of the Margaret C. Raynor property, South Erwin, NC, made by R. F. Duncan, CE dated November 29, 1947, which map is recorded in the office of the Register of Deeds of Harnett County in Map Book No. 5, at page 114 and reference is hereby made for a more accurate description of said lot.

For further reference to chain of title see Estate of Bobby Glenn Bradshaw in Estate File No. 13 E 494, Harnett County Clerk of Court Office.

16001088.ELL
812 S 13th Street and 814 S 13th Street, Erwin, NC 28339

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Phone: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 201 Moulton Springs Rd, Erwin NC 28339
 - From B-2 to R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Palma & Domingo Morales
201 W A St
Erwin, NC 28339

Keens Body Shop
706 13th St
Erwin, NC 28339

John Henry Williams
100 B Pope At
Erwin, NC 28339

I-95 Mini Mall INC
800 S 13th St
Erwin, NC 28339

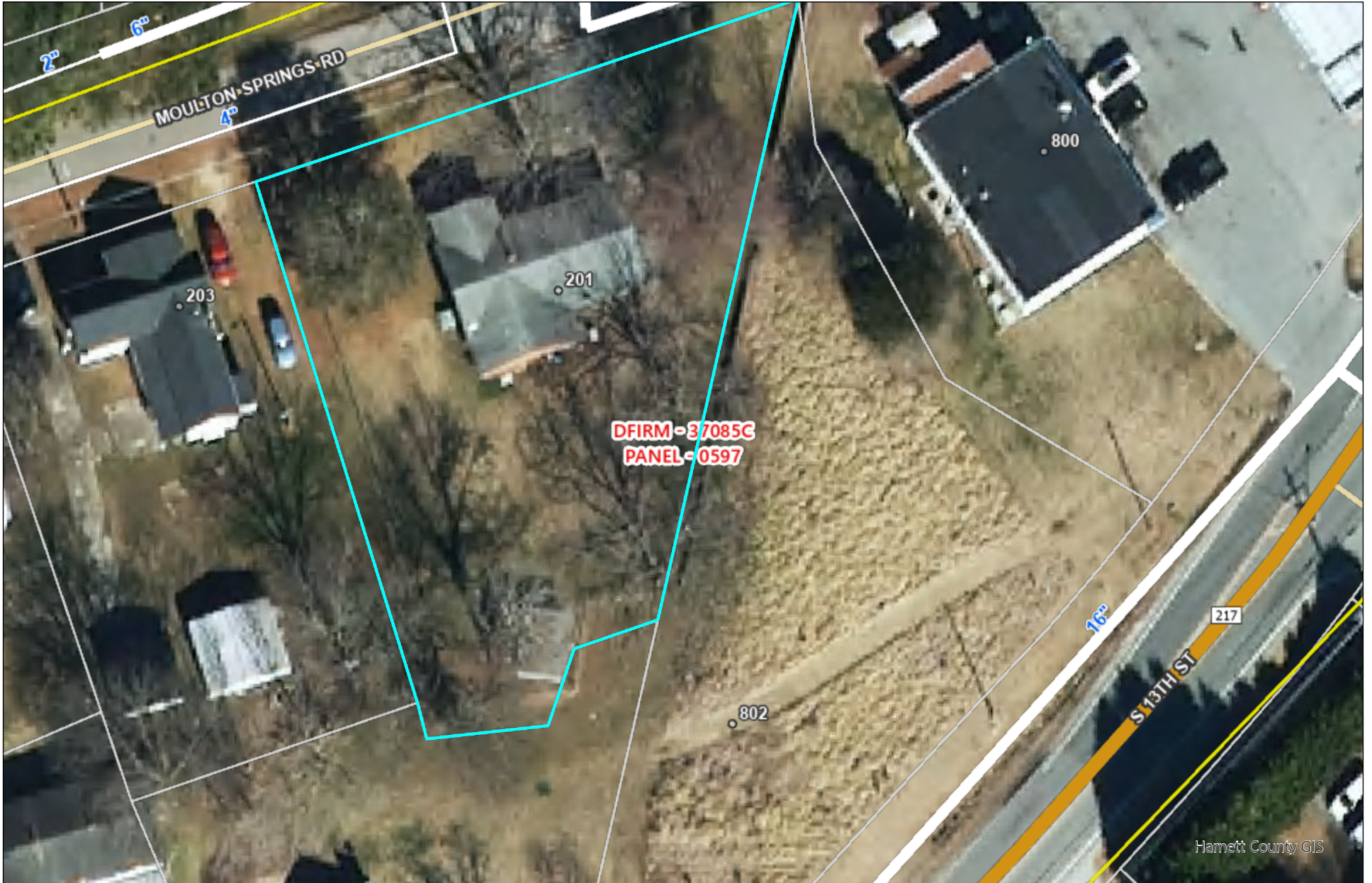
Lisa Marisela Gonzalez
804 S 13th St
Erwin, NC 28339

Joseph Bain
203 W A St
Erwin, NC 28339

Sara Tyndall
203 Moulton Springs
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS

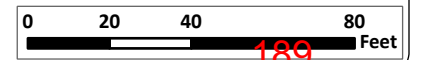
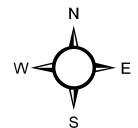


GIS/E-911 Addressing
February 9, 2024

- Flood Map Index
- County Boundary
- City Limits
- Address Numbers

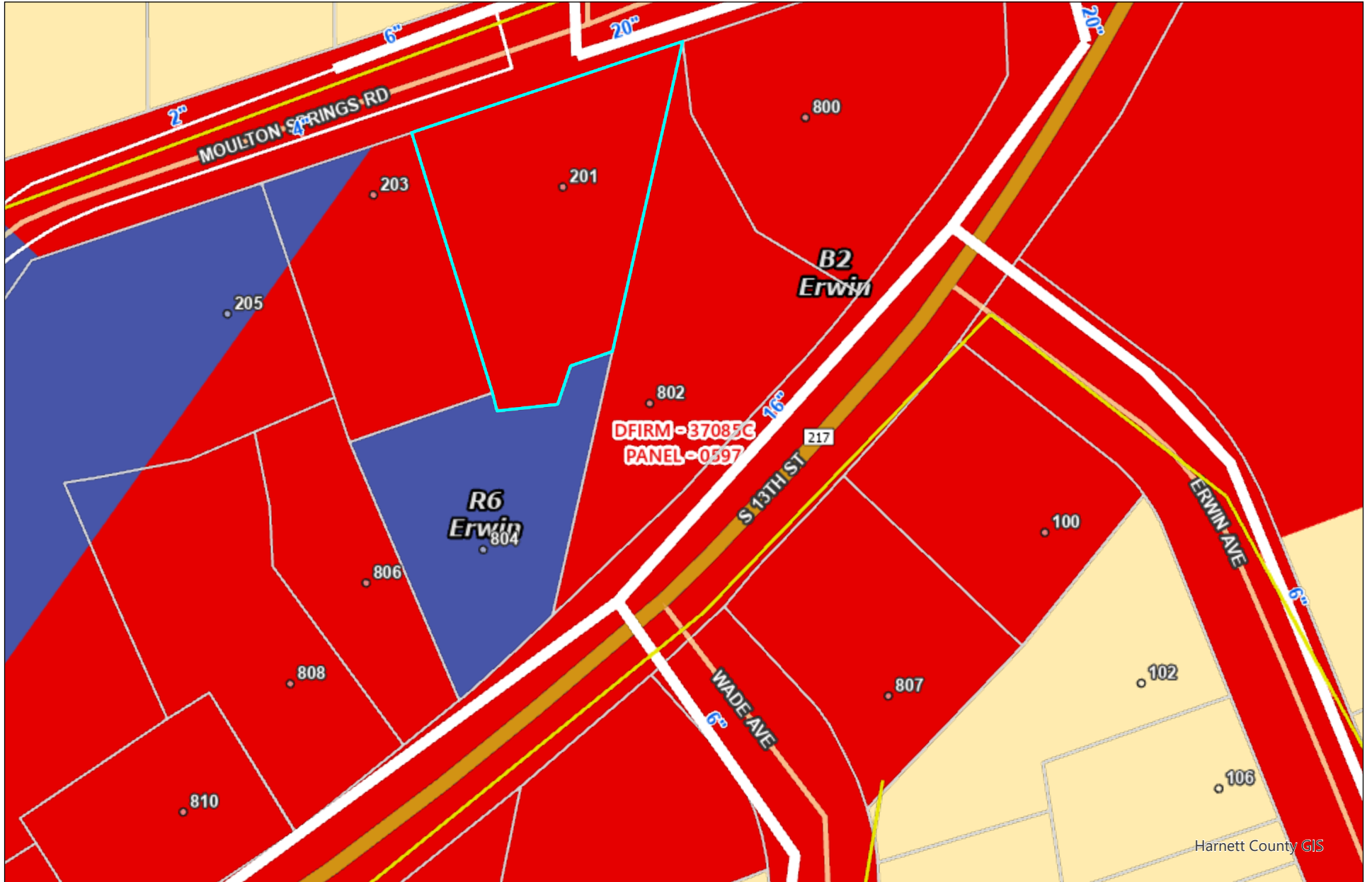
County Water Mains MajorRoads

- 2 - 5
- 6 - 36
- Gravity
- RoadCenterlines
- NC
- Parcels
- Watershed HUC12
- Watershed HUC8



Harnett GIS

NOT FOR LEGAL USE



Harnett County GIS



GIS/E-911 Addressing
February 9, 2024

- Flood Map Index
- County Boundary
- City Limits
- Address Numbers

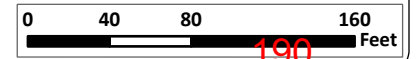
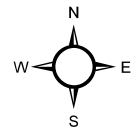
County Water Mains MajorRoads

- 2 - 5
- 6 - 36
- Gravity
- RoadCenterlines

- NC
- Parcels
- Watershed HUC12
- Watershed HUC8

Zoning Districts

- B2
- R10
- R6
- ETJ Boundary





TOWN OF ERWIN

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

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

**ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002
AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE
FROM HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-6)
PER ZONING ORDINANCE ARTICLE XXIII
FOR HARNETT COUNTY PIN 0597-61-1567.000.
ORD 2024-2025: 015**

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-61-1567.000 owned by John Henry Williams has been rezoned to R-6, Case # ZT-2024-002.



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 JUN 21 09:19:23 AM
BK:2094 PG:791-795 FEE:\$23.00
INSTRUMENT # 2005010781

HARNETT COUNTY TAX ID#

DW-1798
6-21-05 BY EHD

Parcel ID No.: 06-1798

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY DEED
(NO TITLE SEARCH)

Prepared By: Marshall L. Miller, 904D West Broad Street, Dunn, North Carolina 28335

THIS DEED, made this the 20th day of June 2005, by and between **Roy B. Williams and his wife, Peggy H. Williams**, of 100/B Pope Street, Erwin, Harnett County, North Carolina, 28339 (hereinafter referred to as "the Grantors") to **John Henry Williams**, of 100/B Pope Street, Erwin, Harnett County, North Carolina, 28339, (hereinafter referred to as Grantees);

WITNESSETH:

That said Grantors, for a valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargained, sell and convey unto said Grantees, their heirs, successors, administrators and assigned, all of that certain piece, parcel or tract of land situated in Duke Township, Harnett County, North Carolina, and more particularly described as follows:

AS SET FORTH IN SCHEDULE "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.

TO HAVE AND TO HOLD the above-described lands and premises, together with all

appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees, their heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantors covenants to and with said Grantees, their heirs, successors, administrators and assigns that they are lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal and does adopt the printed word "SEAL" beside their name and their lawful seal.

GRANTOR

Roy B. Williams (SEAL)
Roy B. Williams

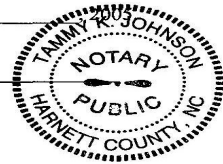
Peggy H. Williams (SEAL)
Peggy H. Williams

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public in and for said County and State, do hereby certify that Roy B. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and official seal, this the 20 day of June

Tammy K. Johnson
NOTARY PUBLIC



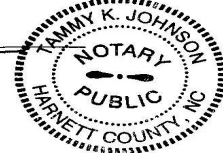
My commission expires: 10/22/05

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, a Notary Public in and for said County and State, do hereby certify that Peggy H. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and official seal, this the 20 day of June, 2005.

Tammy K. Johnson
NOTARY PUBLIC



My commission expires: 10/22/05

Schedule "A"

Property of Johnny Lee Williams and wife, Gladys V. Williams located in Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at a found concrete monument located in the southern margin of Old Road and a point in the right of way for N.C.S.R. 1771; said point being located approximately 189 feet southwest from the intersection of S.R. 1771 with the western margin of N.C. Highway 217 and also being the northeastern corner of this parcel and the northwestern corner of the Wade property leased to E-Z Shop Convenient Food Systems, Inc. (see book 573, Page 249, Harnett County Registry); runs thence with a block wall, a line with Mrs. Dixie P. Wade, South 16 deg. 21 min. 32 sec. West 178.10 feet to a found iron pipe; runs thence South 75 deg. 11 min. 03 sec. West 71.68 feet to a found iron pipe, a corner with Jessie P. Tyndall (see deed book 644, Page 574, Harnett County Registry); runs thence with the Tyndall line North 13 deg. 54 min. 39 sec. West 155.03 feet to an axle found in the southern margin of Old Road and being in the right of way for S.R. 1771; runs thence a line with the southern margin of said Old Road and in the right of way for S.R. 1771 North 76 deg. 06 min. 44 sec. East 161.37 feet to the point and place of beginning, according to a survey and map prepared by Piedmont Surveying, Dunn, North Carolina, dated July 31, 1985 and entitled "Property of Johnny Lee Williams and Gladys V. Williams", to which map reference is hereby made for a more complete and accurate description of this parcel of land.

This parcel is the same property as devised by Vera A. Sloan to Robert W. Ammons, Thomas R. Brown, and Louis O'Neal with the calls and distances conforming to a current survey and map as referred to herein which conforms the western and southern boundaries of this parcel to agree with the legal descriptions of the adjoining property owners.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording and/or cancellation.

.....
Filed For Registration: 06/21/2005 09:19:23 AM
Book: RE 2094 Page: 791-795
Document No.: 2005010781
DEED 5 PGS \$23.00

Recorder: SHARON K FURR

.....
State of North Carolina, County of Harnett

The foregoing certificate of TAMMY K. JOHNSON Notary is certified to be correct. This 21 ST of June 2005

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: Sharon K. Furr
Deputy/Assistant Register of Deeds



2005010781

Adopted this the 5th day of September 2024.

Randy Baker,
Mayor

ATTEST:

Lauren Evans NCCMC
Town Clerk



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Phone: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

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

8/20/2024

Notice of a Public Hearing ZT-2024-002

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on September 5th, 2024 at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed rezoning request.

The Town of Erwin wishes to rezone the parcel below:

- 106 Ennis St, Erwin NC 28339
 - From B-2 to R-6

This is due to an effort to clean Erwin's zoning map and fix any unclear zoning classifications.

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

Regards,

Dylan Eure
Town Planner

Mason Gordon
55 Pete Mason Dr
Spring Lake, NC 28390

Cane and Crown LLC
869 Dry Creek Rd
Lillington, NC 27546

Joshua & Cameron Judkins
33 Johnson St
Lynn, MA 01902

Dianna Jackson Barefoot
1434 Neills Creek Rd
Lillington, NC 27546

Shirley Johnson
418 Tarheel Road
Benson, NC 27504

Michelle Westbrook
107 Ennis St
Erwin, NC 28339

Harnett GIS

NOT FOR LEGAL USE

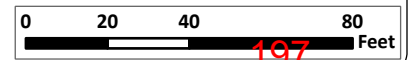
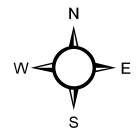


Harnett County GIS



GIS/E-911 Addressing
February 9, 2024

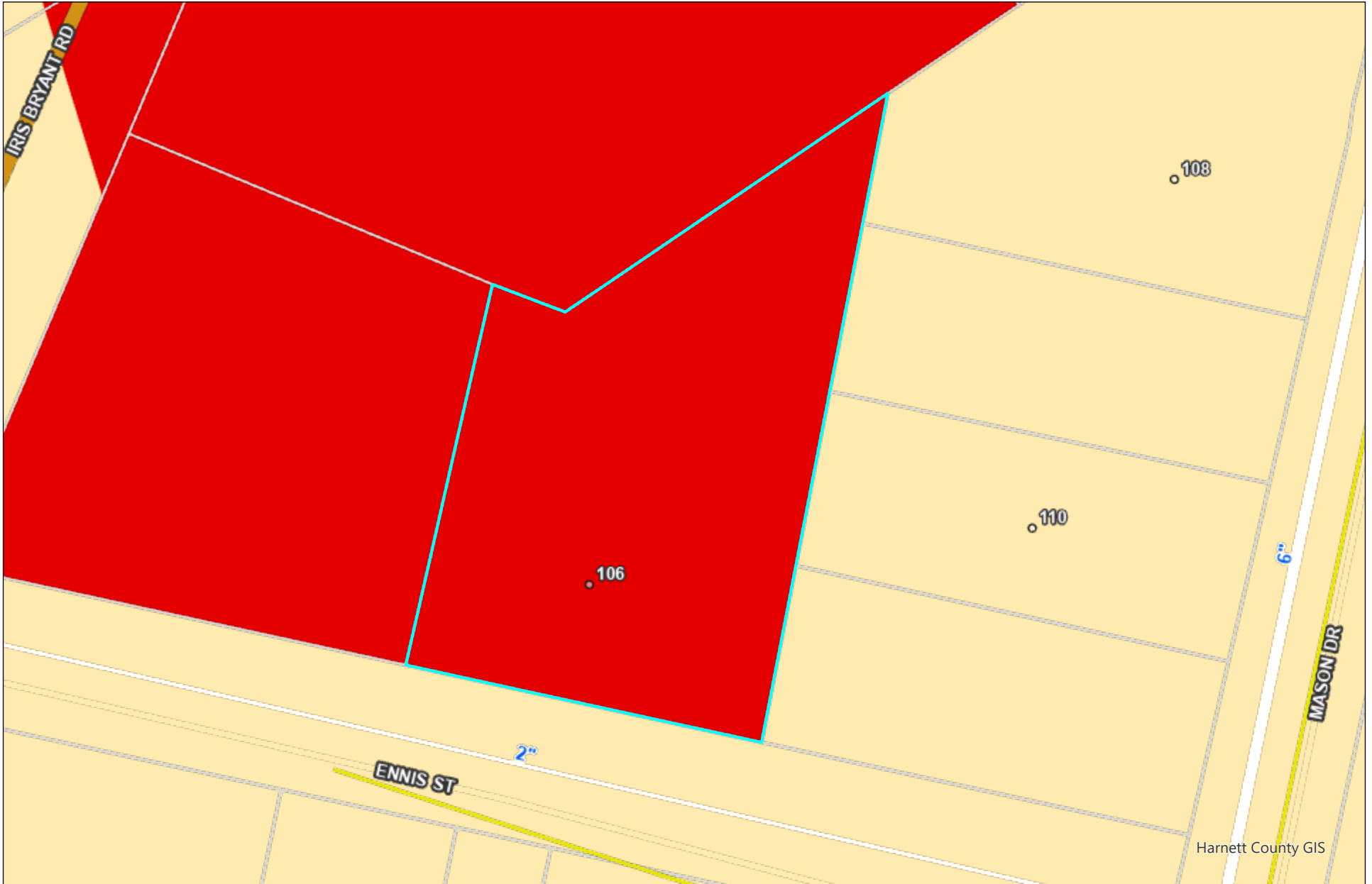
- | | | |
|-----------------|-----------------|-----------------|
| County Boundary | 6 - 36 | Parcels |
| City Limits | Gravity | Watershed HUC12 |
| Address Numbers | RoadCenterlines | Watershed HUC8 |
| 2 - 5 | NC | |



County Water Mains MajorRoads

Harnett GIS

NOT FOR LEGAL USE

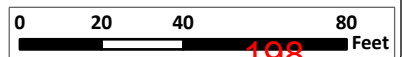
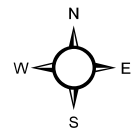


Harnett County GIS



GIS/E-911 Addressing
February 9, 2024

- | | | | |
|-----------------|-----------------|-----------------|--------------|
| County Boundary | 6 - 36 | Parcels | R10 |
| City Limits | Gravity | Watershed HUC12 | ETJ Boundary |
| Address Numbers | RoadCenterlines | Watershed HUC8 | |
| 2 - 5 | NC | B2 | |





TOWN OF ERWIN

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

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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2024-002 AMENDMENT TO THE OFFICIAL ZONING MAP TO REZONE FROM HIGHWAY BUSINESS (B-2) TO RESIDENTIAL (R-10) PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-50-6656.000. ORD 2024-2025: 016

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-50-6656.000 owned by Gordon Mason has been rezoned to R-10 Case # ZT-2024-002.

72

WARRANTY DEED—Form WD-501 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Harnett County.

THIS DEED, Made this 3rd day of May, 19 71, by and between Bithia Louise Mason and husband, Gordon A. Mason of Harnett County and state of North Carolina, hereinafter called Grantor, and Lou Ellen Hayes and husband, Lin Howard Hayes of Harnett County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Duke Township, Harnett County, North Carolina, described as follows:

All of those Two certain Lots Nos. 17 and 18 in Block "C" as described upon the Map of South Erwin, showing the property of R. C. Cates, prepared by S. M. Credle, C. E., dated 10-24-39, and recorded in Book 4, at page 87, Office of Register of Deeds of Harnett County, each lot having a frontage of 25 feet on the western side of Boulevard Avenue and a depth of 125 feet.

Being the same property described in deed dated March 2, 1940, from G. A. Vann and wife, Mary Vann to L. B. Barefoot, recorded in Book 289, page 434, Harnett County Registry.

5460072

STATE OF NORTH CAROLINA
HARNETT COUNTY
MAY-27 1971
Real Estate Excise Tax
\$0.00
Cancelled 5-4-71 J.S.M.

TRANSFER RECORDED IN THE OFFICE OF HARNETT COUNTY TAX SUPERVISOR
ON May 4 1971
BY J. H. ...

The above land was conveyed to Grantor by L. B. Barefoot, deed dated 11-20-44 See Book No. 289, Page 433 TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

Bithia Louise Mason (SEAL)
Gordon A. Mason (SEAL)

STATE OF NORTH CAROLINA, Harnett COUNTY.
I, Wally E. Johnson, a Notary Public of said County, do hereby certify that Bithia Louise Mason and husband Gordon A. Mason Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this 4th day of May, 19 71.
My Commission Expires: 10-19-74, N. P. (SEAL)

STATE OF NORTH CAROLINA, Harnett COUNTY.
I, Wally E. Johnson, a Notary Public of said County, do hereby certify that Bithia Louise Mason and husband Gordon A. Mason Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this 4th day of May, 19 71.
My Commission Expires: 10-19-74, N. P. (SEAL)

STATE OF NORTH CAROLINA, Harnett COUNTY.
The foregoing certificate(s) of Wally E. Johnson, N. P. Harnett is (are) certified to be correct. This instrument was presented for registration this 4th day of May, 19 71 at 12:45 A.M., P.M., and duly recorded in the office of the Register of Deeds of Harnett County, North Carolina, in Book 289, Page 434.
This the 4th day of May, A. D., 19 71.
Wally E. Johnson
Assistant, Deputy, Register of Deeds

This Deed drawn by Wilson, Bowen & Lytch, Attys., Dunn, N. C.

Adopted this the 5th day of September 2024.

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: September 5, 2024

Subject: Voluntary Annexation- Turlington Johnson

At our regular June Town Board meeting Town Staff presented a voluntary annexation request for four parcels that are non-contiguous. The four parcels are a part of a potential development that includes eight other parcels. The eight other parcels are in our outside our town limits as well but they are within our Extraterritorial Jurisdiction (ETJ). The potential developers would like to have all 12 parcels under the same zoning jurisdiction. The eight parcels that are in our ETJ are located in our Rural District (RD). If we moved forward with the annexation process for the four requested parcels they would be zoned RD. The developers mentioned that once they started the development process they would like to move forward with having the eight other tracts of land in our ETJ annexed to our Town Limits. But that is not a guarantee and we cannot mandate that they request to be voluntary annexed. If they wish to receive town services for the eight parcels in our ETJ they would need to request to have them annexed.

The four parcels are non-contiguous so the process is a little different compared to the process with parcels of land that are contiguous. Deputy Town Clerk Katelan Blount has investigated this request. At our regular August Town Board Meeting the Board adopted a resolution to set the date of the public hearing for our September Town Board Meeting.

**State of North Carolina
County of Harnett
Town of Erwin**

Irrevocable Petition Requesting a Non-Contiguous Annexation

To: The Mayor and Board of Commissioners of the Town of Erwin

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Erwin.
2. The area to be annexed is noncontiguous to the Town of Erwin. The boundaries of such territory are as follows:

(Attach Metes and Bounds Description of Boundaries)
3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Erwin.
4. The nearest point on the area proposed for annexation is 1 miles from the primary corporate limits of the Town of Erwin.
5. No point on the area proposed for annexation is closer to the primary corporate limit of any other city than to the primary corporate limits of Erwin.
2. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights? Indicate yes or no	Signature
Turlington-Johnson Land Partners 28335	P.O. Box 1027, Dunn, NC		DocuSigned by: <i>Stuart Turlington</i> 9B5A2F025BC247C...
Stuart Turlington		YES	DocuSigned by: <i>Joseph Johnson</i> 19A06FCEB5404...
Joseph P Johnson		YES	DocuSigned by: <i>Edward Johnson</i> 1419A06FCEB5404...
Edward L. Johnson		YES	



2006007161

HARNETT COUNTY TAX ID#

07-0588-0007

424-06BY SCS

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2006 APR 24 01:51:17 PM
BK:2216 PG:988-992 FEE:\$23.00
NC REV STAMP:\$413.00
INSTRUMENT # 2006007161

Excise Tax \$413.00 Recording Time, Book and Page

Parcel ID No. 07-0588-0007 Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Joseph L. Tart, P.A., 904-B West Broad Street, Dunn, NC 28334

This instrument was prepared by: Joseph L. Tart, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 21st day of April, 2006 by and between:

<p>GRANTOR:</p> <p>H&S LAND, LLC</p> <p>P.O. Box 8159 Wilson, North Carolina 27893</p>	<p>GRANTEE:</p> <p>TURLINGTON-JOHNSON LAND PARTNERS</p> <p>P.O. Box 1027 Dunn, North Carolina 28335</p>
--	---

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: that the Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated near the City of _____, Grove Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"
INCORPORATED HEREIN BY REFERENCE AND MADE
A PART OF THIS INSTRUMENT.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2146, Page 177, Hamett County Registry.

A map showing the above described property is recorded in Map Book _____, Page _____.

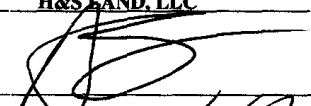
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

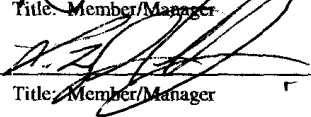
And the Grantor, covenants with the Grantee, that Grantor is seized of said premises in fee simple, has right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2006 and subsequent years, not yet due and payable.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

H&S LAND, LLC

By:  _____
 Title: Member/Manager

By:  _____
 Title: Member/Manager

By: _____
 Title: Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Wilson

I, Jarvis D. Cox Jr., Notary Public of the County and State aforesaid, certify that
Hunter Stone, Member/Manager and L. Wayne Hoskins, Member/Manager, of
H&S Land, LLC, a North Carolina Limited Liability Company and that by authority duly
given and as the act of such entity, they signed before the foregoing instrument in its name on its behalf
as its act and deed.

Witness my hand and notarial seal, this 17th day of April, 2006.

Jarvis D. Cox Jr.
Notary Public

My Commission Expires:

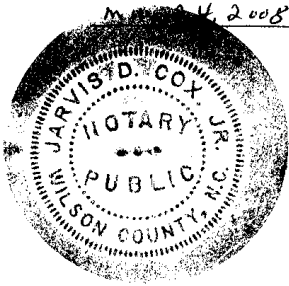


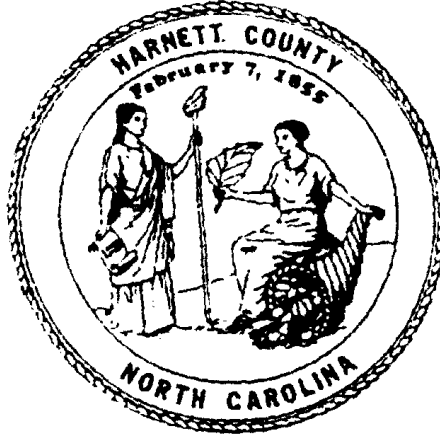
EXHIBIT "A"

FOR

TURLINGTON-JOHNSON LAND PARTNERS

Being all of Lots 1, 2, 3, 4 and 5, according to Map Number 2006-292, recorded in the Harnett County Registry, entitled "Division Map Prepared For: H & S Land, LLC", Grove Township, Harnett County, North Carolina as surveyed by Jordan - Tew & Associates, P.A., dated December 13, 2005 and revised January 18, 2006, incorporated herein by reference, and made a part of this instrument, to which plat reference is hereby made for a full and complete description.

This being the same land conveyed in Deed dated October 19, 2005 to H & S Land, LLC, recorded in Book 2146, Page 177, Harnett County Registry.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 04/24/2006 01:51:17 PM
Book: RE 2216 Page: 988-992
Document No.: 2006007161
DEED 5 PGS \$23.00
NC REAL ESTATE EXCISE TAX: \$413.00
Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2006007161

2006007161

NOTE:
AREA BY COORDINATE COMPUTATION

1. I, Ronnie E. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.



2. I, Kimbrey S. Hargrove, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.



3. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

4. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

5. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

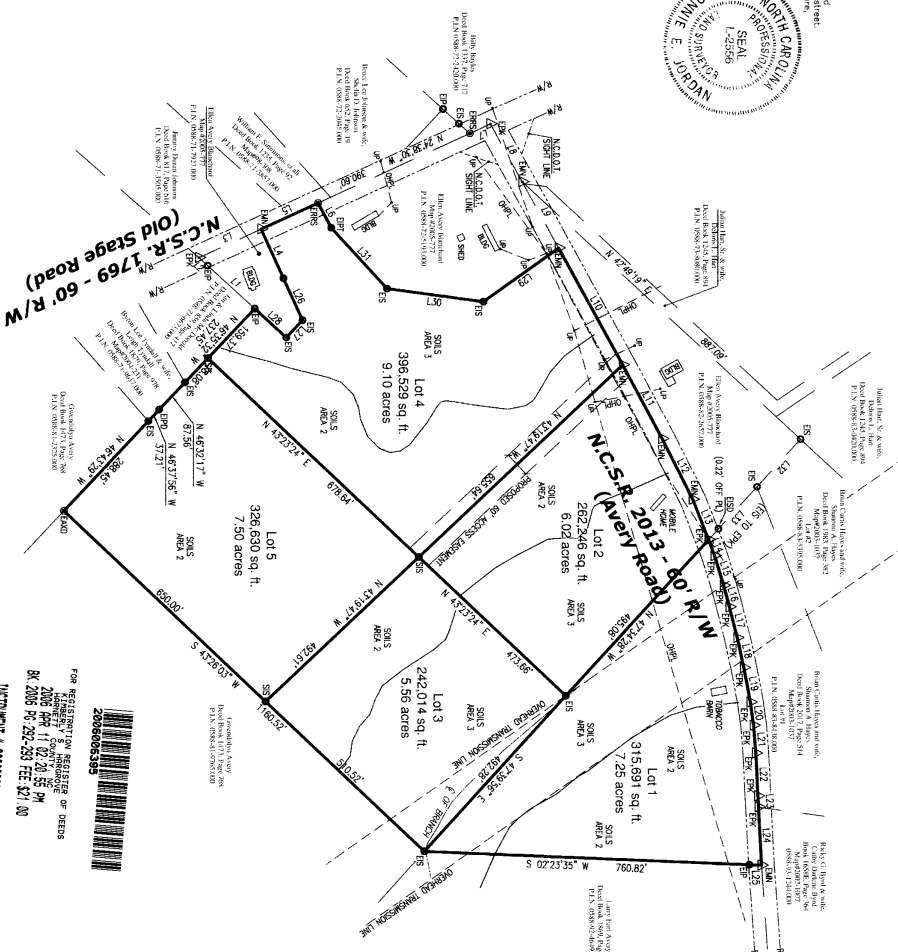
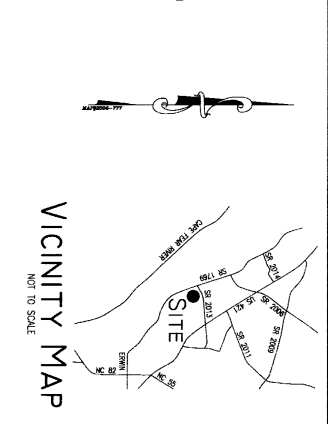
6. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

7. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

8. I, Daniel J. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision. I have personally examined the original field notes and computations and the original field notes and computations are in my possession and control. I have also examined the original field notes and computations and the original field notes and computations are in my possession and control.

NORTH CAROLINA
HARNETT COUNTY
This Map/Plat was prepared by registration and recorded in the public records of Harnett County, North Carolina on 01/18/06 at 12:25:55 PM.
Kimbrey S. Hargrove
By: *[Signature]*
Surveyor No. 1-2556
Deputy Registrar of Deeds

PROPERTY OWNER:
H & S LAND, LLC
P.O. BOX 2198
MILLS, NC 27564
SUBJECT PROPERTY PAR 0086-02-011-1100
RECORDED AT DEED BOOK 2146, PAGE 177, AND
W/REG-02-777- HARNETT COUNTY RESISTOR
PROPERTY IS LOCATED IN FLOOD ZONE X (VEGETATION-777- HARNETT COUNTY RESISTOR)
PLAN IS PER FEDERAL INSURANCE RATE MAP
APRIL 16, 1996
PROPERTY IS ZONED RA-30
SETBACKS:
FRONT - 10 FEET
SIDE - 25 FEET
REAR - 25 FEET
MINIMUM LOT WIDTH: 100 FEET



LINE	LENGTH	BEARING
L1	148.25	S 42°26'01" W
L2	27.71	S 42°26'01" W
L3	148.32	N 85°40'38" E
L4	146.59	N 26°53'38" W
L5	54.61	S 62°03'35" W
L6	54.86	N 26°45'11" W
L7	178.86	N 81°14'14" E
L8	154.70	N 81°14'14" E
L9	178.86	N 81°14'14" E
L10	148.12	N 81°14'14" E
L11	148.12	N 81°14'14" E
L12	150.09	N 81°14'14" E
L13	101.47	N 86°51'13" E
L14	38.96	N 82°53'09" E
L15	77.84	N 79°01'01" E
L16	59.25	N 79°01'01" E
L17	72.67	N 72°33'26" E
L18	82.12	N 79°13'09" E
L19	82.12	N 79°13'09" E
L20	54.86	N 82°20'37" E
L21	54.86	N 82°20'37" E
L22	100.49	N 82°20'37" E
L23	28.47	N 87°17'01" E
L24	108.07	N 87°17'01" E
L25	108.07	N 87°17'01" E
L26	108.07	N 87°17'01" E
L27	55.26	N 46°26'37" E
L28	108.01	S 42°26'01" W
L29	218.09	S 42°26'01" W
L30	218.09	S 42°26'01" W
L31	222.35	S 42°26'01" W
L32	150.65	S 42°26'01" W
L33	181.62	S 42°26'01" W

NOTE:
THESE SOLS WILL CLASSIFY PROVISIONALLY SUITABLE TO DISCHARGE FOR STANDARD CONVENTIONAL SEPTIC SYSTEM DRAINAGES.
THESE SOLS WILL CLASSIFY UNSUITABLE FOR STANDARD ALTERNATE SEPTIC SYSTEM DRAINAGES.
SEE PRELIMINARY SOLS AND SITE INVESTIGATION REPORT PREPARED BY DANIEL J. JORDAN, LICENSED SOIL SCIENTIST, DATED AUGUST 16, 2005.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NO APPROVAL IN CLASSIFY
[Signature]
DISTRICT CHIEF
DATE

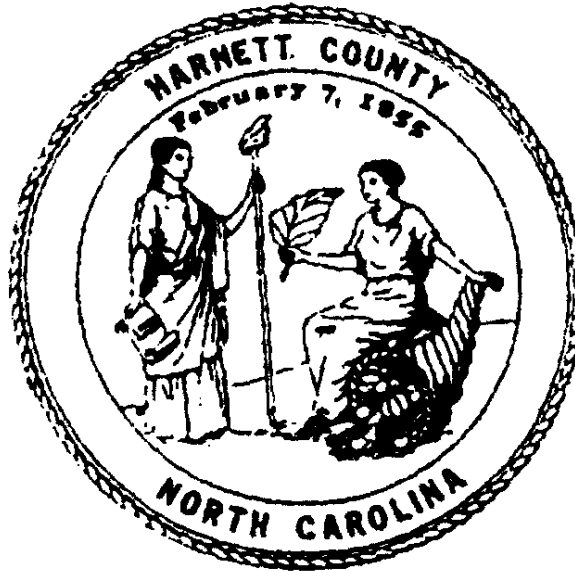
DIVISION MAP PREPARED FOR
H & S Land, LLC
GROVE TOWNSHIP
NORTH CAROLINA
HARNETT COUNTY

Property is Zoned RA-30
Total Area
1,543,110 sq. ft.
35.42 acres

Scale: 1 inch = 200 ft.

JORDAN - TEW & ASSOCIATES, P.A.
ENGINEERING, SURVEYING, PLANNING, & MATERIALS TESTING
P.O. BOX 249
PH. (910) 892-5159
DUNN, N.C. 28335
FAX (910) 892-1893

DRAWN BY:
F. TEW
SUPERVISED BY:
M.L. J.T., R.L.I.
CHECKED BY:
R. JORDAN
DATE:
12-15-05
REVISIONS:
01-15-06



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 04/11/2006 02:20:55 PM

Book: PLAT 2006 Page: 292-293

Document No.: 2006006395

MAP 2 PGS \$21.00

Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2006006395

2006006395

	A	B	C	D	E	F
1				Old Stage Road Assemblage		
2						
3						
4	LOT	2	0588-82-5111	TURLINGTON - JOHNSON	6.02	AC
5						
6	LOT	3	0588-82-7366	TURLINGTON - JOHNSON	5.56	AC
7						
8	LOT	4	0588-82-0344	TURLINGTON - JOHNSON	9.1	AC
9						
10	LOT	5	0588-81-3955	TURLINGTON - JOHNSON	7.5	AC
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

CERTIFICATE OF SUFFICIENCY

To the honorable Mayor and Board of Commissioners of the Town of Erwin, North Carolina:

I, Katelan Blount, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation in the form of metes and bounds.
- b. The area described in the petition is non-contiguous to the Town of Erwin's primary corporate limits, as defined by G.S. 160A-58.1
- c. The petition is signed by and includes the address(es) of all owners of real property lying in the area described therein.
- d. Other findings

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Erwin, this the 22nd Day of July, 2024.



Katelan Blount
Deputy Town Clerk



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G. S. 160A-31 2024-2025-----001

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Mayor and Board of Commissioner of the Town of Erwin has by resolution directed the Deputy Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification of the Deputy Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioner of the Town of Erwin, North Carolina, that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Erwin Town Hall, 100 West F Street, Erwin, NC 7:00 PM. on Thursday, September 5, 2024.


Section 2. The area proposed for annexation is described as follows:

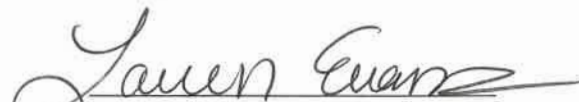
Avery Road- HC Tax PIN: 0588-82-5111
Avery Road- HC Tax PIN: 0588-82-7366
Avery Road- HC Tax PIN: 0588-82-0344
Avery Road- HC Tax PIN: 0588-81-3955

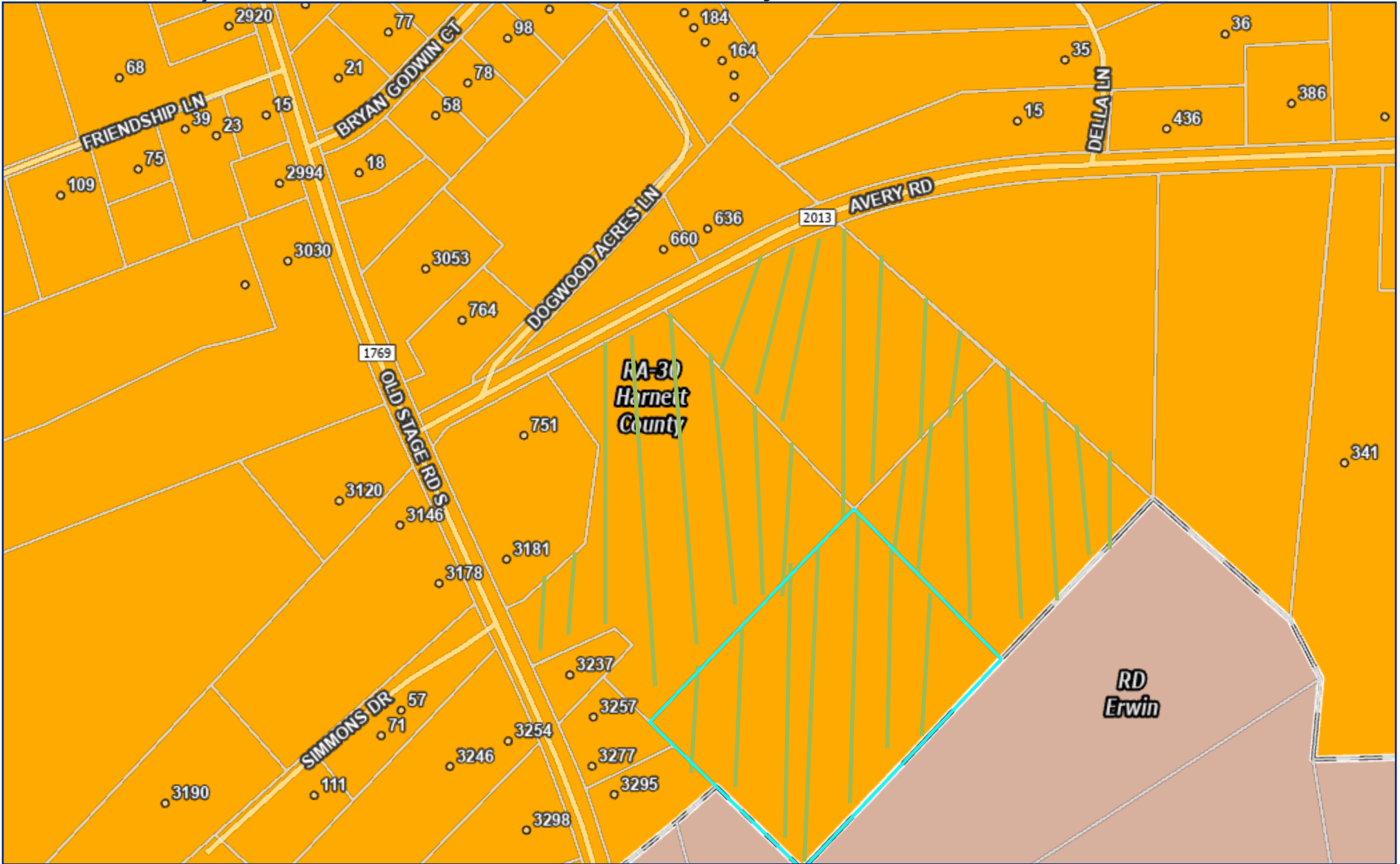
Section 3. Notice of the public hearing shall be published in the Daily Record, a newspaper having general circulation in the Town of Erwin, at least ten (10) days prior to the date of the public hearing.








Adopted this 1st Day of August 2024.

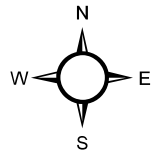
ATTEST:


Randy Baker
Mayor


Lauren Evans, NCCMC
Town Clerk



-  County Boundary
-  RA-30
-  Address Numbers
-  RD
-  Road Centerlines
-  ETJ
-  Parcels



NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

The public will take notice that the Mayor and Board of Commissioners of the Town of Erwin have called a public hearing at 7:00 PM on Thursday, September 5, 2024, at the Erwin Municipal Building Board Room located at 100 West F Street, Erwin North Carolina 28339, on the question of annexing the following described territory, requested by a petition filed pursuant to G.S. 160A-31:

- Avery Road- HC Tax PIN: 0588-82-5111
- Avery Road- HC Tax PIN: 0588-82-7366
- Avery Road- HC Tax PIN: 0588-82-0344
- Avery Road- HC Tax PIN: 0588-81-3955

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.

8/23/2024



TOWN OF ERWIN

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

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF ERWIN, NORTH CAROLINA ORD 2024-2025: 017

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 Mayor and Board of Commissioners of the Town of Erwin has been petitioned under G. S. 160A-31 to annex the area described below; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Erwin has by resolution directed the Deputy Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Deputy Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Erwin Municipal Building Town Hall, at 7:00 PM on Thursday, **September 5, 2024**, after due notice by The Daily Record on Friday, **August 23, 2024**; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Erwin find that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of Town of Erwin, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Erwin as of _____, **20** _____:

EXHIBIT "A" FOR TURLINGTON-JOHNSON LAND PARTNERS

Being all of Lots **1, 2, 3, 4 and 5**, according to **Map Number 2006-292**, recorded in the Harnett County Registry, entitled "Division Map Prepared For: H & S Land, LLC", Grove Township, Harnett County, North Carolina as surveyed by Jordan-Tew & Associates, P.A., dated December 13, 2005 and revised January 18, 2006, incorporated herein by reference, and made a part of this instrument, to which plat reference is hereby made for a full and complete description.

This being the same land conveyed in Deed dated October 19, 2005 to H & S Land, LLC, recorded in Book 2146, Page 177, Harnett County Registry.

Section 2. Upon and after _____, 20_____, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Erwin and shall be entitled to the same privileges and benefits as other parts of the Town of Erwin. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Erwin shall cause to be recorded in the office of the Register of Deeds of Harnett County and the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163.288.1.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Erwin.

ADOPTED, this 5th Day of September 2024.

Randy Baker
Mayor

ATTEST:

APPROVED AS TO FORM:

Lauren Evans NCCMC
Town Clerk

Timothy C. Morris, PA
Town Attorney