

Town of Erwin: Town Council

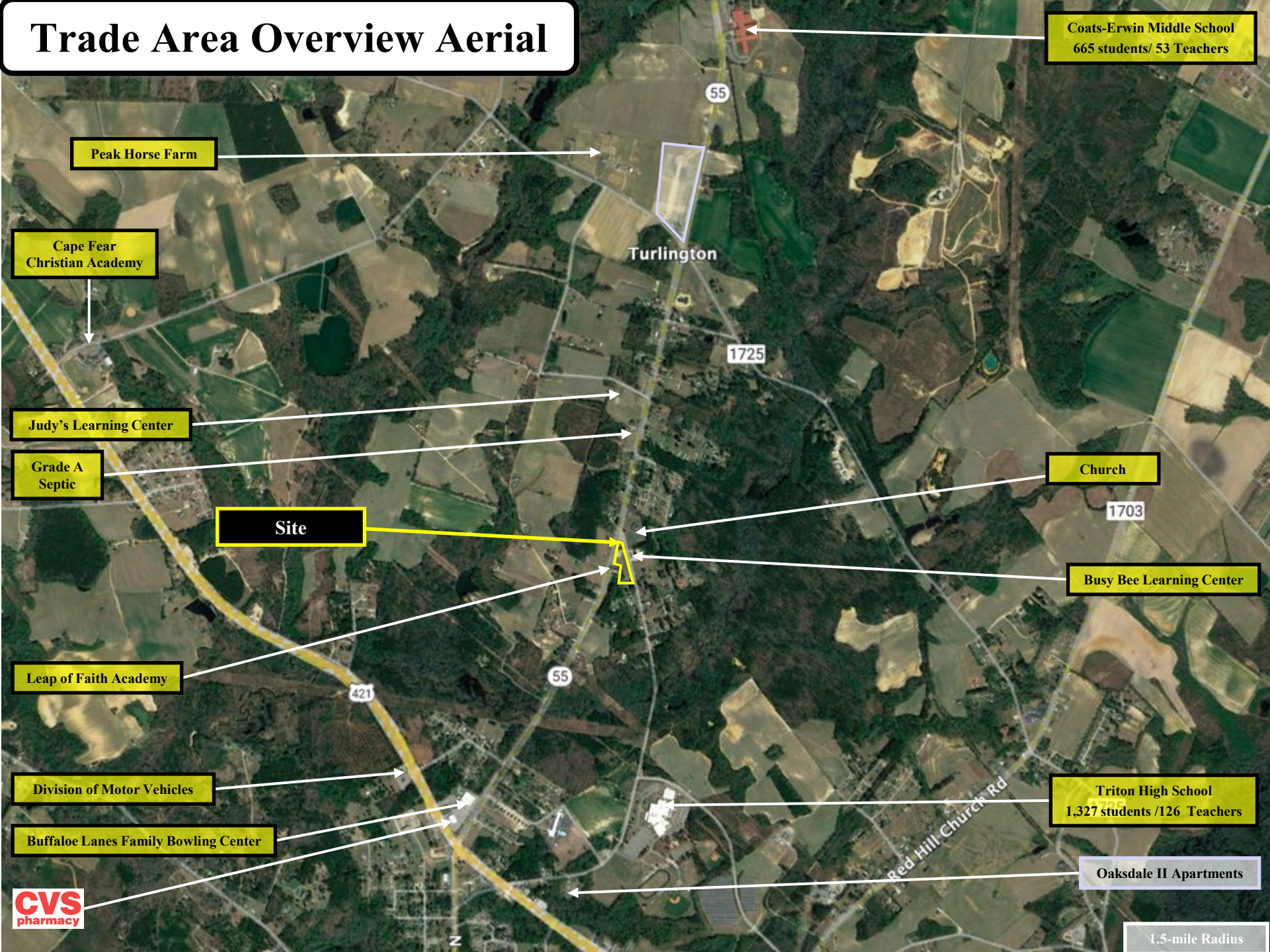
PIN: 0598-92-2261.000

PID: 070598 0150

Current Zoning: RD (Rural District)

Proposed Zoning: B-2 (Highway Business)

Trade Area Overview Aerial



Coats-Erwin Middle School
665 students / 53 Teachers

Peak Horse Farm

Cape Fear
Christian Academy

Turlington

55

1725

Judy's Learning Center

Grade A
Septic

Site

Church

1703

Busy Bee Learning Center

Leap of Faith Academy

421

55

Division of Motor Vehicles

Buffaloe Lanes Family Bowling Center

Triton High School
1,327 students / 126 Teachers

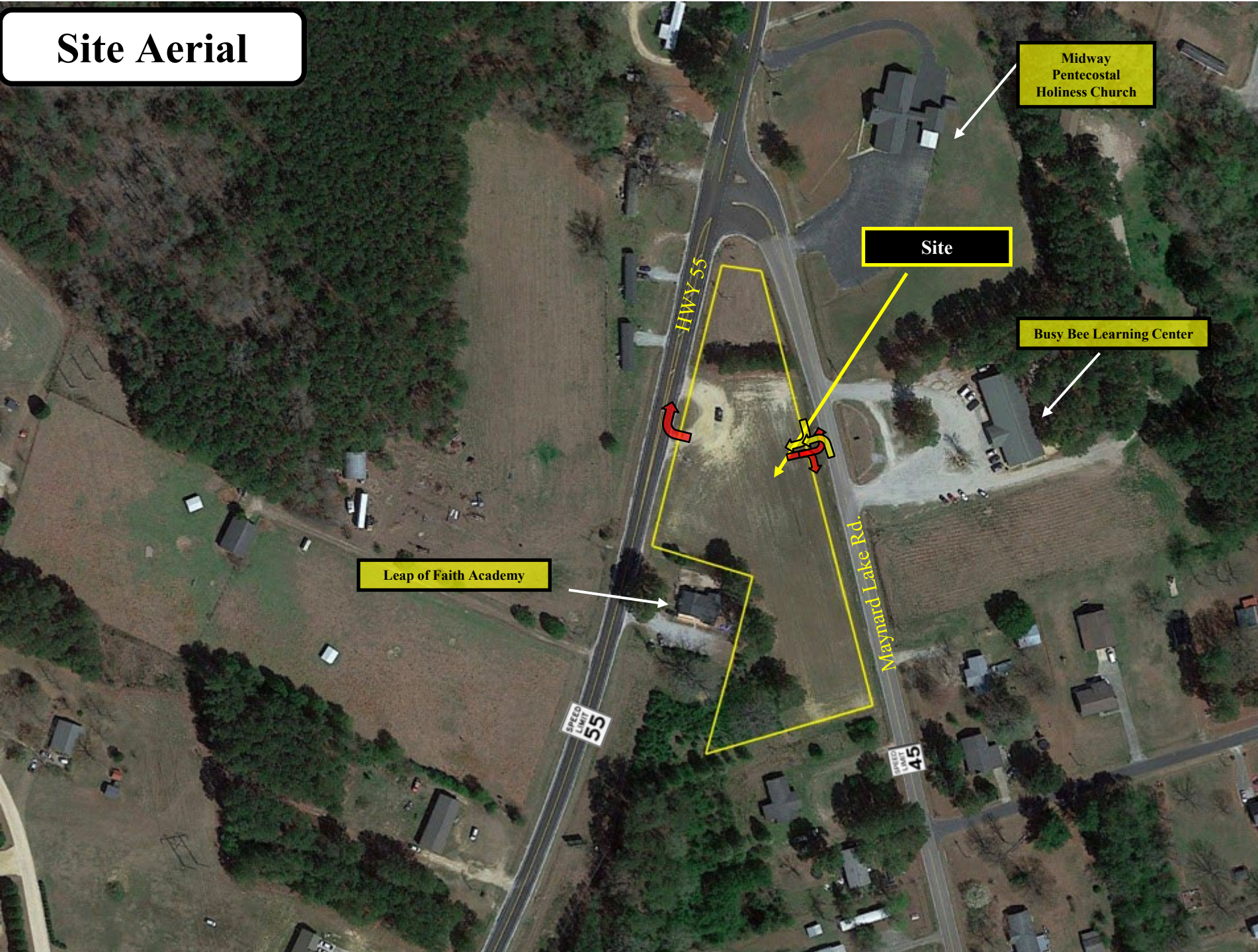
Red Hill Church Rd

Oaksdale II Apartments



1.5-mile Radius

Site Aerial



The following are permitted uses and structures in Highway Business B-2:

- Retail shops and stores and services establishments whose operation is conducted entirely within an enclosed building
- Offices for business and professional purposes.
- Trades and similar enterprises catering to household and business establishments.
- Religious uses, including churches and other places to worship, religious education buildings, and parish houses.
- Family care homes.
- Municipal facilities
- Mobile food vendors
- Day care centers, day nurseries, preschools, and similar uses.
 - Leap of Faith Academy
 - Busy Bee Learning Center
- Convenience store.

A zoning of B-2 would be consistent with current/existing the uses in the area.

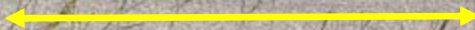
Across Site, Left



**Midway Pentecostal
Holiness Church**



Maynard Lake Rd



View Orientation

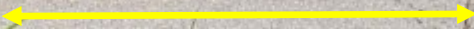
Across Site



Busy Bee Learning Center

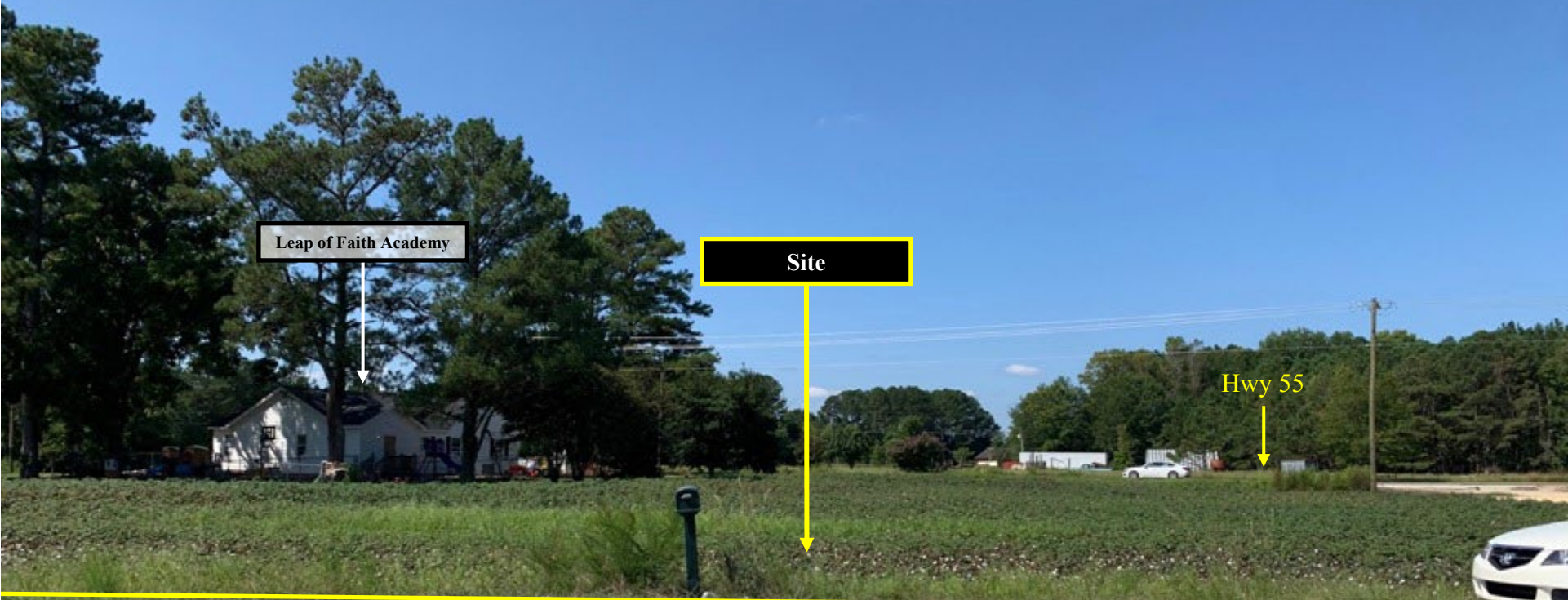


Maynard Lake Rd

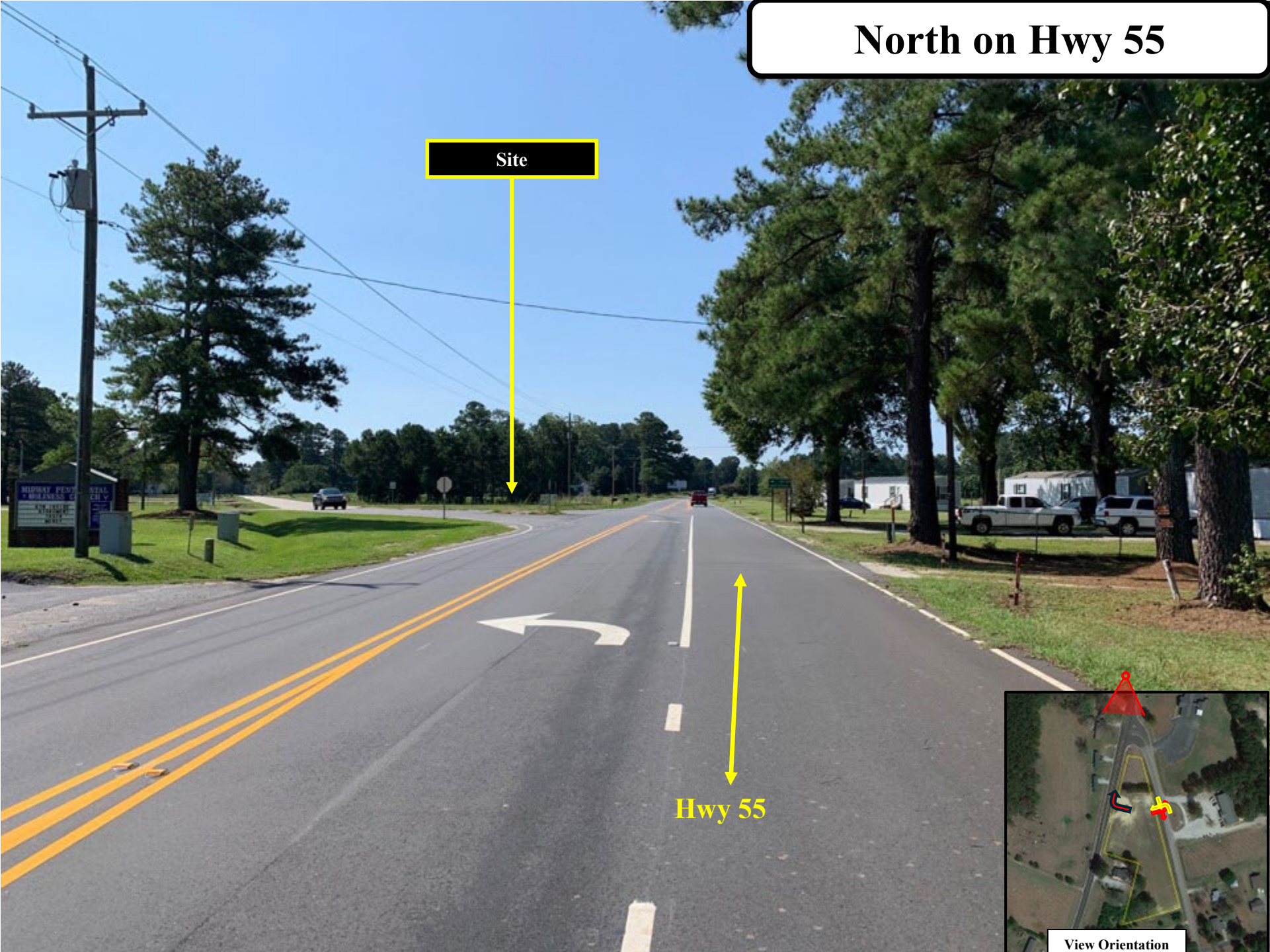


View Orientation

Site

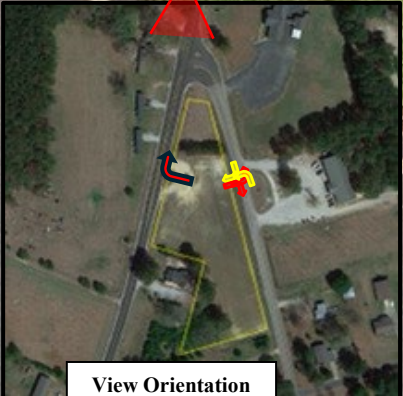


North on Hwy 55



Site

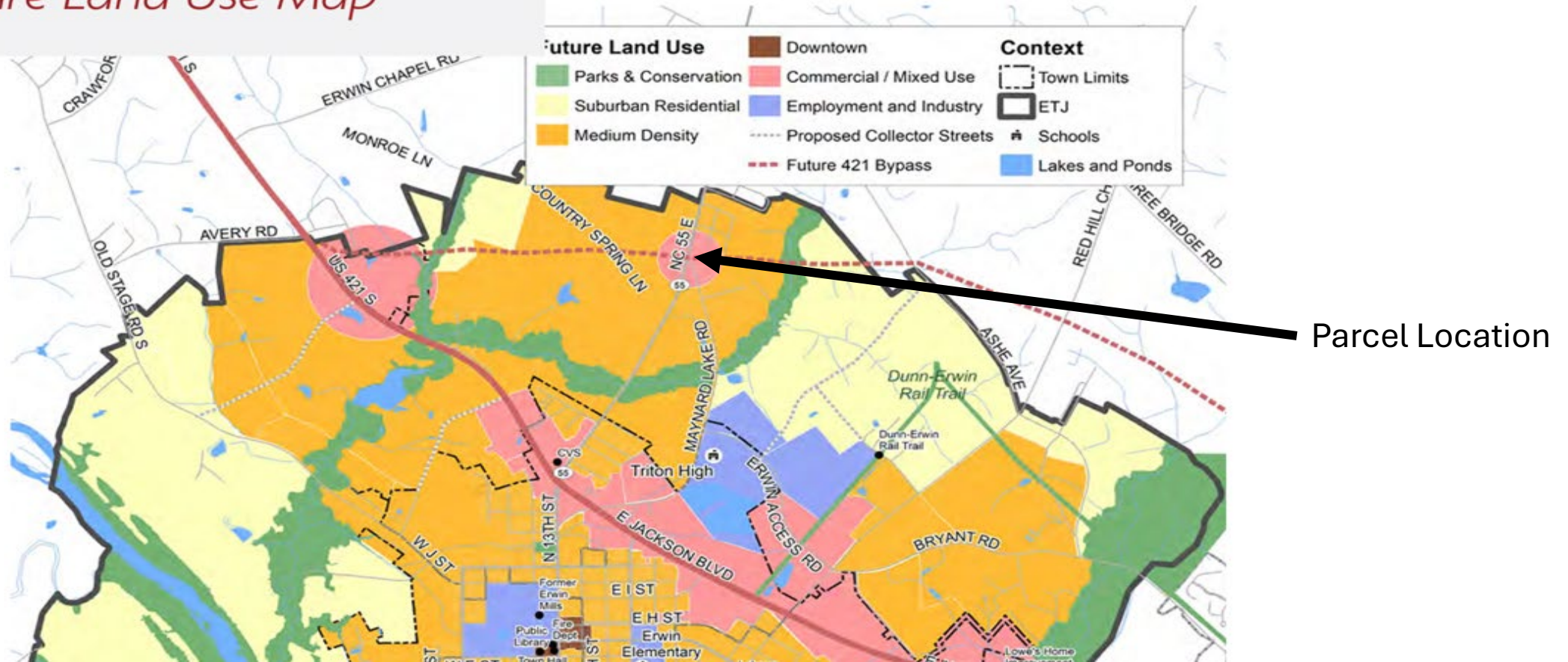
Hwy 55



View Orientation

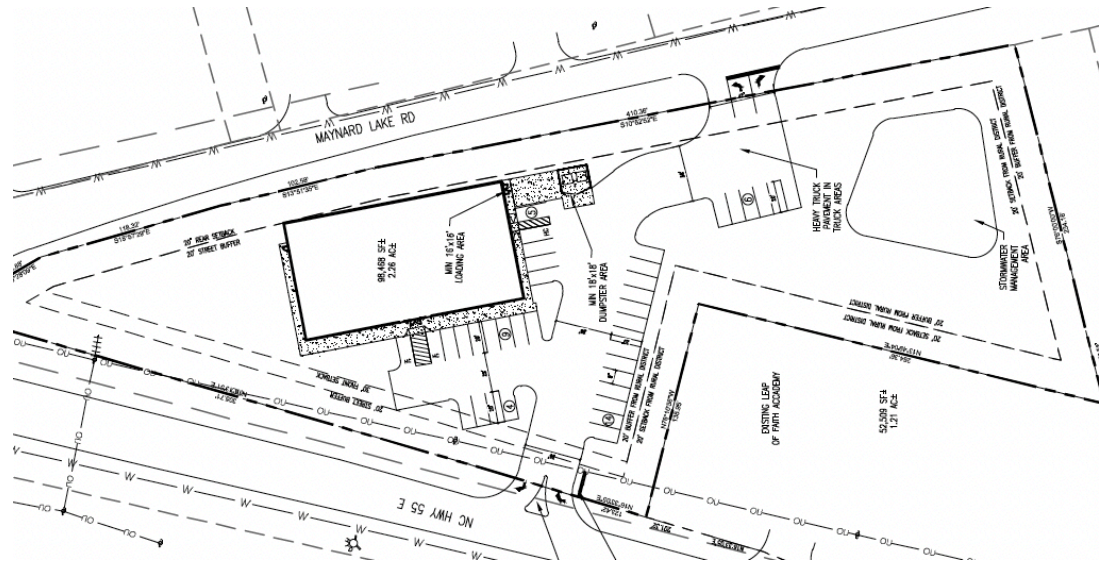
Town of Erwin Future Land Use Plan

Future Land Use Map

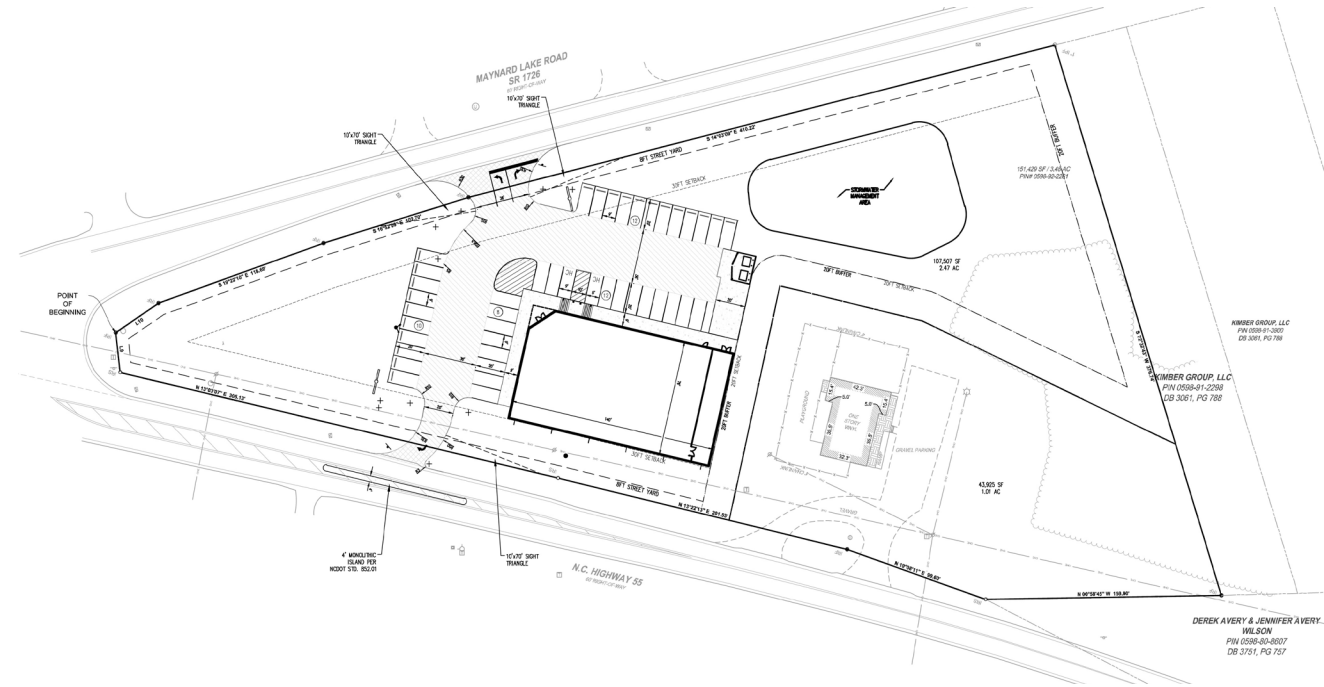


Proposed zoning of B-2 (Highway Business) on HWY 55 is compatible with the Town of Erwin's Future Land Use Map for Commercial/Mixed Use

Initial Site Plan Design



Updated Site Plan Design After Collaboration With NCDOT



KIMBER GROUP, LLC
PIN 0558-91-2283
CD 3001, PG 798

KIMBER GROUP, LLC
PIN 0558-91-2283
CD 3001, PG 798

DEREK AVERY & JENNIFER AVERY,
WILSON
PIN 0558-80-8007
CD 3101, PG 707

North Carolina Annual Average Daily Traffic (AADT) Totals

NCDOT – Traffic Survey Frequently Asked Questions

[Which road does NCDOT collect traffic data on for the purpose of traffic monitoring?](#)

The NCDOT collects traffic data on all of the Primary Routes in North Carolina; this includes Interstate and National Highway, State Highways (NC Routes). There is very good coverage of the state's secondary road system, however, not all secondary roads having low volume are counted. Some locally maintained city streets are collected, which provide continuity with the state maintained system but this is a partial coverage only.

[What is an AADT?](#)

AADT is an acronym for Annual Average Daily Traffic. An AADT is an estimated daily traffic volume along a specific segment of roadway that considers every lane and both directions of travel. It represents the average traffic volume throughout the year considering typical traffic conditions.

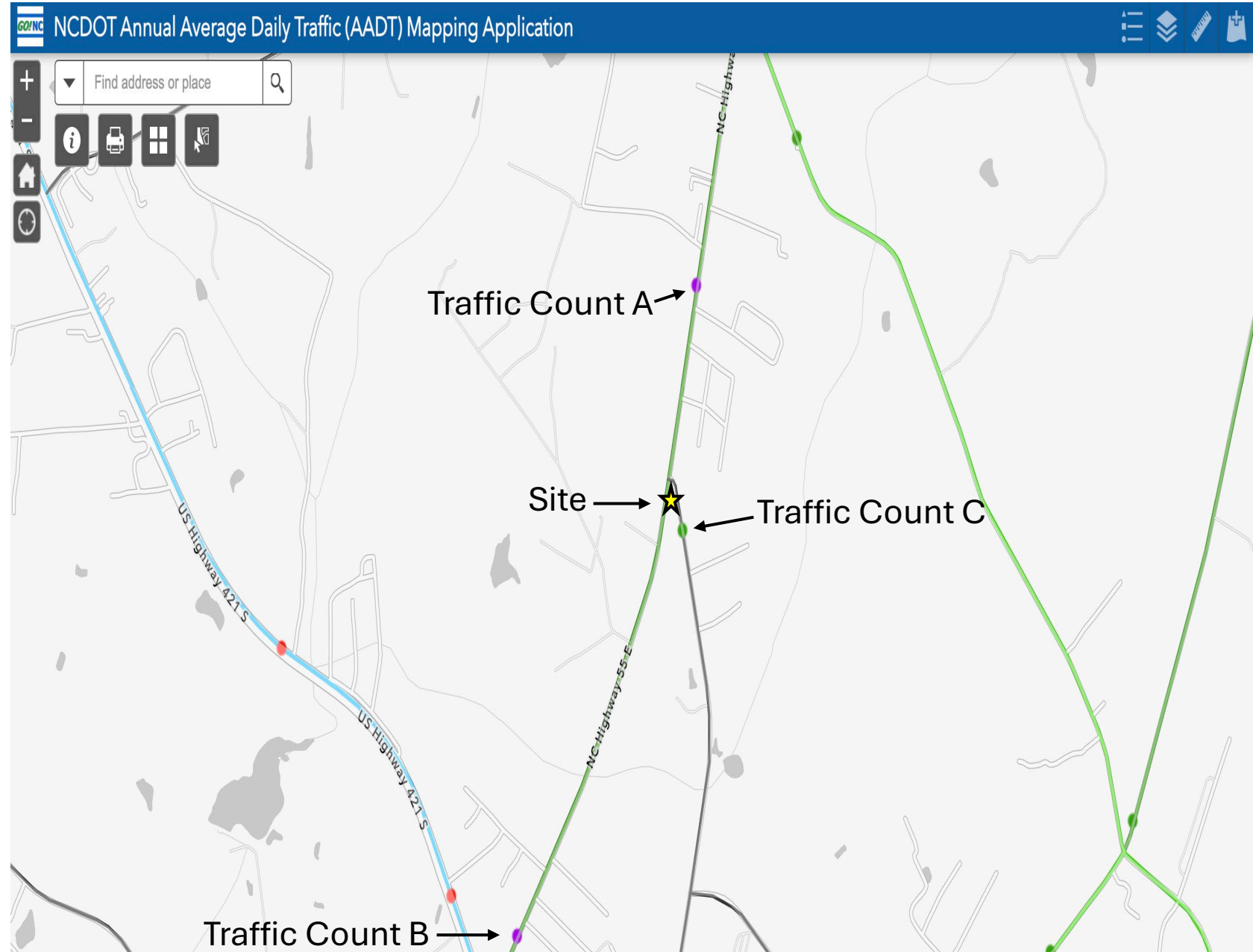
Current Traffic

Traffic Count A AADT (2023): 6000 cars a day

Traffic Count B (2023): 5700 cars a day

Traffic Count C (2023): 1300 cars a day

Site was designed to only be entered on Maynard Lake Road which is the substantially less traveled road.



Traffic Information

Table 1: Trip Generation Counts for store near site location

Location	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
	Enter	Exit	Enter	Exit
Lillington, NC Zip Code: 27546	12	14	25	25

Traffic Counts Anticipated to Be Added by Site Development:

7:30 AM Peak Cars Increase:

14 vehicles per hour

*1 car approx. every 4 minutes addition

5:30 PM Peak Cars Increase:

25 vehicles per hour

*1 car approx. every 3 minutes addition

Neighboring School Hours

Triton High School

2024-2025 THS BELL SCHEDULE

- 1st Block 7:35 - 9:05
- 2nd Block 9:10 - 10:40
- HAWK Time 10:40 - 11:05
 - *Monday-return to 1st block*
 - *Tuesday- remain in 2nd block*
 - *Wednesday- report to Homeroom*
 - *Thursday- report to 3rd block early*
 - *Friday- report to 4th block*
- 3rd Block 11:05 am- 1:05 pm
 - 1st Lunch 11:05 - 11:30
 - 2nd Lunch 11:35 - 12:00
 - 3rd Lunch 12:05 - 12:30
 - 4th Lunch 12:35 - 1:00
- 4th Block 1:05 - 2:35



Coats Erwin Middle School

ABOUT OUR DISTRICT | DEPARTMENTS | PARENTS | STUDENTS | CAREERS | BOARD OF EDUCATION

MENU | SCHOOLS | DISTRICT HOME | TRANSLATE

COATS ERWIN MIDDLE SCHOOL // SCHOOL SCHEDULE

[About Our School](#)

[Administration](#)

[Staff Directory](#)

[School Schedule](#)

[Enrollment](#)

[School Improvement Plan](#)

[Teacher of The Year](#)

School Schedule

Office Hours

Office Hours

7:00am - 3:00pm
Regular School Day
7:30am - 2:45pm

Phone Number

910-230-0300
Fax Number
910-230-0306

The tardy bell rings at 7:30 A.M.

Tardy Policy

All students must be in class before the tardy bell rings. All students entering Coats-Erwin Middle School will be considered late after this time. If a student is tardy, they must be signed in before going to their day's first class.

Dismissal:

2:45 Bus Riders
2:45 Car Riders

Preliminary NCDOT Feedback

From: Salazar, Travis B <tbsalazar@ncdot.gov>

Sent: Monday, December 9, 2024 9:14 AM

To: Brent Purdum <bpurdum@bowman.com>; Hines, Lee R <lrhines@ncdot.gov>

Subject: [EXTERNAL] RE: [External] Erwin, NC [REDACTED]

Good Morning Brent,

Your proposed site plan matches what was discussed with earl, so it is good to go.

Let me know the driveway permit number once you have submitted for a driveway permit.

Thanks,

Travis B Salazar

Assistant District Engineer

North Carolina Department of Transportation

Division Six/ District Two

910 364-0601 Office

910 437 2529 Fax

tbsalazar@ncdot.gov

600 Southern Avenue

Post Office Box 1150

Fayetteville, NC 28302



Permitting Process: Checks and Balances

- North Carolina Department of Transportation (NCDOT)
 - Driveway Permit
- North Carolina Department of Environmental Quality (NCDEQ)
 - Erosion and Sedimentation Control Permit
 - Stormwater Management Permit
- Town of Erwin
 - Site Plan Approval
 - Zoning Permit
- Harnett County
 - Building Permit



**REZONING MAP REQUEST
STAFF REPORT**

Case: ZT-2024-007

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

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

Planning Board: 11/18/2024 Town Commissioners: 01/02/2025

The Town of Erwin has received a request to rezone a parcel located by its physical address of 4507 NC 55 Erwin, NC 28339. Currently this parcel is zoned as RD. Said petition would rezone the above parcel to be entirely under B-2 zoning classification. The parcel size is 3.47 acres and currently is occupied by a daycare. If said rezoning is approved the parcel would be subdivided in order to construct a retail establishment and would have no impact on the daycare in operation.

Applicant Information

Owner of Record:

Name: Dayna & Steve Murphy

Address: 175 Drum Inlet

City/State/Zip: Morehead City, NC 28557

Applicant:

Name: Rhetson Companies, Inc.

Address: 2075 Juniper Lake Road

City/State/Zip: West End, NC 27376

Planning Board
recommended approval of
the rezoning request at
their November 18th
meeting with a 4-1 vote.

Planning Staff Recommendation of Approval

Statement of Consistency

The requested rezoning from RD to B-2 classification 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 B-2 zoning classification would best serve the above stated parcel. It is recommended that this rezoning request be **Approved**.