



Land Use Plan UPDATE

Adoption Date: September 7, 2023

Acknowledgments

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Special Thanks

Special thanks to the citizens that participated in the development of the plan by taking the survey and attending the public meetings. Also thank you to the Planning Board for serving as the steering committee for the plan.



STEWART

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Introduction

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Introduction

Project Overview

An up-to-date Comprehensive or Land Use Plan is a North Carolina General Statute requirement, but even more, it is an essential tool for guiding a town's growth and development in a way that reflects the community it serves.

In November 2022, Erwin began the process of updating their Land Use Plan. This plan reflects the vision of the Erwin community and sets goals for the future. The plan will be used by planning staff, governing bodies, and developers as a guide for future development, land use decisions, and policy direction.

The plan contains recommendations and strategies that will help Erwin achieve its short-term and long-term future goals. Land Use Plans also include a new Future Land Use map, which depicts the intended development pattern for the town's future. The Erwin Land Use Plan Update will serve as an update to Erwin's 2014 Land Use Plan.

Process

Erwin's planning process consisted of data-driven analysis paired with multiple community engagement activities. A project steering committee reviewed project materials and ensured stakeholders and the public were engaged at the appropriate times to provide input and feedback on the direction of the Plan.

The Plan's Vision and Goals section (p. 24-25) forms a foundation for the plan. The goals and sections of the plan are based on the four planning topic areas that were analyzed and developed in detail, culminating in a series of recommendations and implementation strategies.

Community engagement was a significant component of this plan. Outreach included two public meetings, a community survey, and conversation with dozens of Erwin residents and community members. Highlights from public engagement activities are described in further detail in this chapter.

General Project Schedule



What is a Land Use Plan?

Land use plans, or comprehensive plans can impact the future layout and landscape of a jurisdiction for many years to come. Planning is an important tool for jurisdictions to guide future development for residential, commercial, industrial, and public activities.



It is an expression of the community's vision for the future with a strategic map to reach that vision.



It is an advisory or guiding document that sets forth a vision and goals for the area's future and provides the overall foundation for all land use regulation.



It is required by the State of North Carolina for jurisdictions that want to enforce zoning regulations and must be reasonably maintained. It is a policy document that shapes land use decisions, but it is not a legal ordinance.

The planning process helps communities identify issues before they arise, stay ahead of trends in land use development and redevelopment, and anticipate and navigate community trends and land use patterns.



Input

Adopting and amending a land use plan should be a dynamic public process with an eye toward implementation. Public participation ensures broad and ongoing support, brings a variety of information and perspectives, and instills a sense of community ownership in the plan.



Adoption

The adoption process follows the same requirements as a legislative zoning decision: published notice, public hearing, reference to the planning board, and a motion and vote by governing board to adopt.



Previous Plans

Town of Erwin Land Use Plan (2014)

The existing Erwin Land Use Plan, completed in 2014, is an update from the 1999 plan. The vision from 2014 was intended to be achieved over a ten-year period.

2014 LUP Vision: The Town of Erwin is a bustling, friendly community with a solid employment base, a variety of housing options, and an array of recreational activities. It combines the best attributes of small-town living with the convenience of proximity between two large urban areas. Its mill town heritage is celebrated while new industries are welcomed. Erwin is truly a place that has pride in its past and hope in its future.

The vision is supported by four thematic goals. Many recommendations remain relevant to the Town and have been incorporated into this Plan. Important goals and recommendations are included below:

1. Establish a land use pattern that promotes economic development while protecting the character of the town.

» Recommendations

- Use the Future Land Use map to guide zoning and development decisions to ensure that the scale and intensity of development is consistent with the availability of infrastructure and compatible with surrounding land uses.
- Establish a clear set of Zoning and Subdivision standards that are flexible and easy to understand and promote economic development while protecting the character of the community.

- Action items included combining existing ordinances into a unified development ordinance, the examination of existing zoning

districts, aligning the existing zoning ordinance to be consistent with NC G.S. 160D, including design standards to enhance existing corridors and gateways, and more.

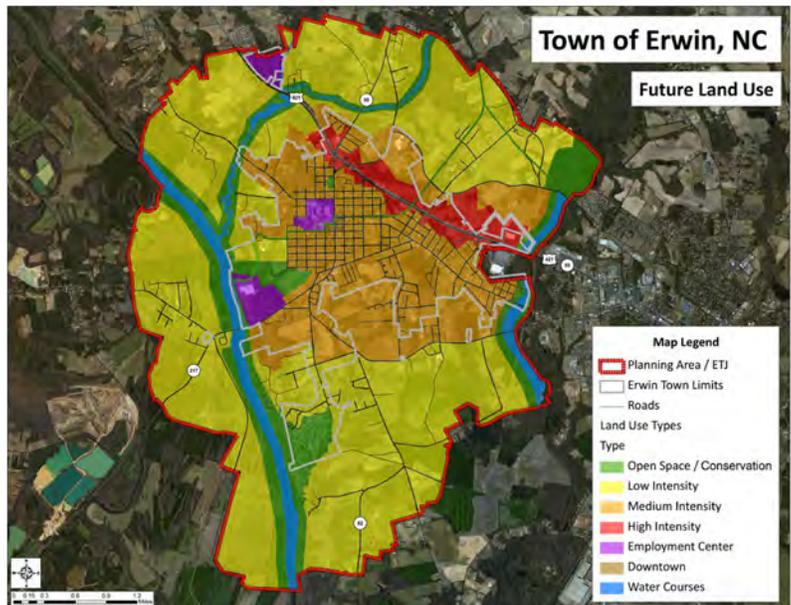
- Allow for and encourage a variety of housing types to accommodate residents in all stages of life.

- Action items included providing more flexibility for residential zoning districts by basing on overall density rather than lot size and permitting multi-family residential uses in upper floors in the Central Business District.

2. Promote economic development and encourage employment generating industries to locate in the Erwin area.

» Recommendations

- Encourage the redevelopment of the mill property as an employment center.



The 2014 Land Use Plan included a Future Land Use Map that has guided growth and development decisions for the past 8 years. An updated Future Land Use Map is included in Chapter Three of this plan.

Erwin Community Economic Recovery & Resiliency Initiative (2022)

The Town of Erwin worked with the Erwin Chamber of Commerce and the North Carolina Main Street & Rural Planning Center (NC MS&RP) to draft a report to improve the Town's economic resiliency. The Community Economic Recovery and Resiliency Initiative (CERRI) was developed by the NC Department of Commerce's Rural Planning Program to assist small towns and other rural communities recover from the economic impacts of the COVID-19 pandemic and build resiliency going forward. The project ran from May 2022 through to October 2022 and included the creation of a planning committee, data gathering, detailed analysis, recommendations for the Town and partnering entities, and the creation of an implementation plan to achieve the goals of the Erwin CERRI report.

The recommendations from this plan are organized into two strategies: making Erwin a destination and improving the quality of life for all residents. Within those strategies, actions are organized into two categories: community economic resiliency and small business support. Actions recommended in the CERRI Implementation Plan include a purpose, task breakdown, cost estimate, identified parties completing or assisting in the execution, and a projected completion date. Most of the actions with a date specified are expected to be completed before 2025.

There are a number of action items that fall within the comprehensive land use planning purview. Many are underway, others remain relevant. These include:

- ◆ Action 1.4: Consider Development of Erwin Highway 421 Commercial Overlay District
- ◆ Action 1.7: Provide Design Assistance and Incentives for Downtown Buildings
- ◆ Action 1.8: Develop Process to Communicate Proposed Ordinance/Policy and Changes That Impact Business



Community Economic Recovery & Resiliency Initiative

FINAL DRAFT September 26, 2022



TOWN OF ERWIN CERRI REPORT 2022

- ◆ Action 2.1: Develop “Denim Depot Junction/ Crossing” as textile museum, events area w/stage, and food truck court
- ◆ Action 2.2: Encourage Redevelopment of the Erwin Mill Property
- ◆ Action 2.3: Research and Apply for Bicycle/ Pedestrian Planning Grants
- ◆ Action 2.4: Update Existing Wayfinding Signage System
- ◆ Action 2.5: Expand sidewalk connectivity between residential and commercial districts and recreational areas.

Town of Erwin Code of Ordinances (2021 Update)

The Town of Erwin has a code of ordinances hosted on Municode with chapters available for download. The ordinances have been updated over time.

The Zoning Ordinance does not include a Table of Permitted Uses, but individual zoning districts list permitted principal, permitted accessory, and special or conditional uses. In addition, the zoning districts define dimensional requirements and setbacks. Parking, lighting, and signage are defined by the building use and not by a district standard. Incentivized open space reservations are defined for residential developments such as planned unit developments (PUDs), condominiums, and town homes. The percentage of common open space within the residential area coincides with a percent density bonus, capping at a 25% density bonus for 70% or more open space in a residential development. The smallest bonus attainable is a 4% density bonus for 10-19% common open space.

The base districts listed in the ordinance are as follows:

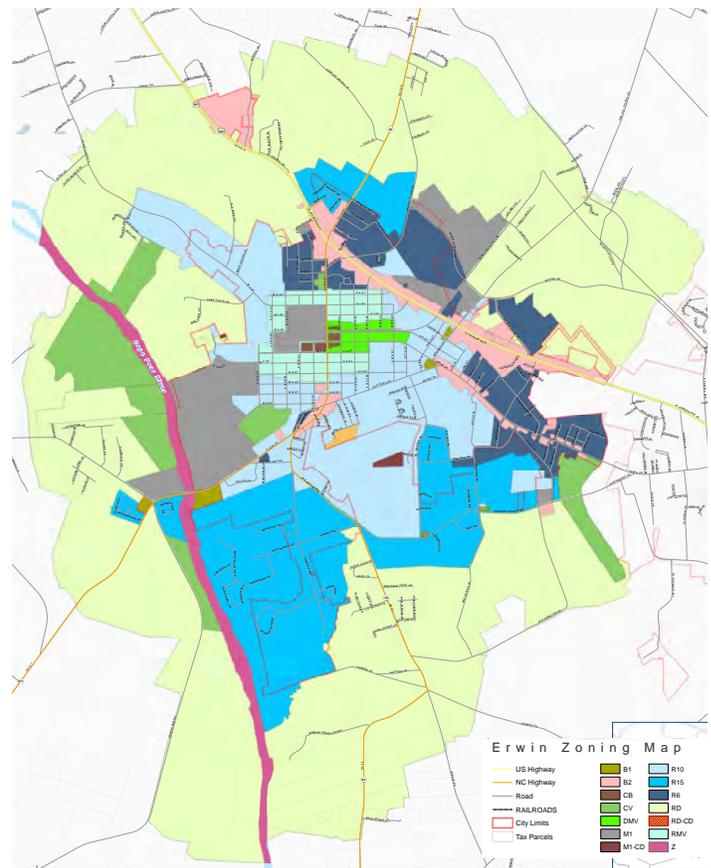
- ◆ RD - Rural District
- ◆ R-15 Residential District
- ◆ R-10 -Residential District
- ◆ R-6 Residential District
- ◆ CB Central Business District
- ◆ B-1 Neighborhood Business District
- ◆ B-2 Highway Business District
- ◆ M-1 Industrial District
- ◆ CON Conservation District
- ◆ MHP Manufactured Home Park District

The main differences between districts are the dimensional requirements (*i.e. minimum lot sizes*) and permitted uses. For each district there are special uses that require a special use permit. While the special use process offers more flexibility for uses in most districts, it may be a barrier to certain uses that are appropriate. The added step of applying for a special use permit, and the effort of navigating a public hearing may deter these uses where they should be encouraged based on the intent of the district.

Overlay districts shown are:

- ◆ RMV Residential Mill Village District
- ◆ DMV Downtown Mill Village District

The Mill Village Districts (*DMV and RMV*) were recently created to provide more flexibility for appropriate infill near downtown.



Town of Erwin Land Use Plan

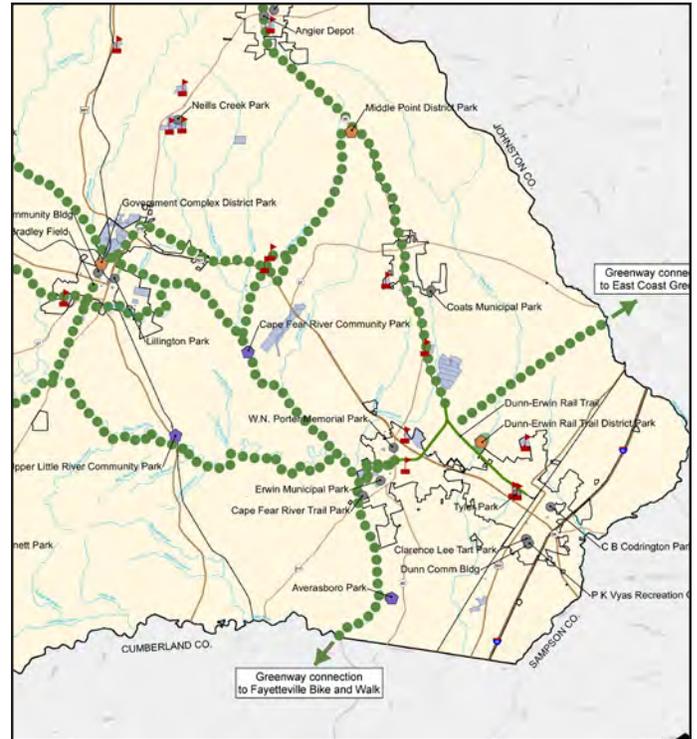
Harnett County Parks & Recreation, Greenway, & Blueway Master Plan (2017)

The 2017 Harnett County Parks Master Plan was developed in response to the rapid growth and increased demand of parks in the County system. The overarching goals for this document included connecting communities and destinations through a greenway trail system, enhancing recreation opportunities in undeserved areas, grow the types and frequency of recreational programming in the County, and manage existing facilities and propose new facilities with fewer barriers to entry.

The Town of Erwin is served by three parks and the Dunn-Erwin Rail Trail, and the parks in Dunn are also within a close proximity. Recommendations from this plan include greenway connections from Erwin Municipal Park along the Cape Fear and Upper Little Rivers, which would connect Erwin to three different proposed community parks, and a connection from the Dunn-Erwin Rail Trail to the East Coast Greenway. The plan also called for the Cape Fear and Upper Little Rivers to serve as blueways, with the addition of 8 proposed river access points. Currently, there is an existing river access point in Erwin at the Cape Fear River Trail Park. The plan also suggested that the County acquire approximately 100 acres for a proposed Dunn-Erwin Rail Trail Park along the Black River and between Dunn and Erwin.

Grow Harnett County: Comprehensive Growth Plan (2015)

The Harnett County Growth Plan is a guide for development in the County, and built upon previous planning efforts in the County, public engagement, and an analysis of the existing conditions at that time. The Harnett County Land Use Plan designates the area around Erwin as an area of “Municipal Growth.” This is the most urban designation the plan has.



The Harnett County Proposed Greenways Map shows the existing Dunn-Erwin Rail Trail and a future greenway along the Cape Fear River.

Harnett County Comprehensive Transportation Plan (CTP) (2016 addendum, 2011 adoption)

- ◆ Called for new location of 421 that would bypass Erwin and Dunn and connect to I-95
- ◆ Upgrades to NC 55 and Denim Drive/Erwin Road to meet boulevard requirements
- ◆ Major Thoroughfares were planned to provide additional connectivity in the southeast part of Erwin and the western part of Dunn.

» Erwin

- 13th Street, Local ID: HARN0062-P: from B Street to H Street
- B Street, Local ID: HARN0063-P: from 13th Street to terminus

The 2011 Harnett County CTP, which has incorporated updates in 2013 and 2016, identifies a number of projects in Erwin. The status of each project needs to be determined.

NC 55 from the Wake County line to US 421, Local ID: R-2540

The CTP projected NC 55 from Wake County to NC 27 in Coats to be overcapacity in 2035. Improvements to this corridor are expected to relieve congestion and improve connectivity from between NC 55, US 421, and I-95. The southernmost segment of this corridor ends in Erwin. This segment is recommended to be constructed as a boulevard with a grass median and 12-foot lanes. There is also a recommendation for a Rail Trail multiuse path on the abandoned rail line that runs parallel to NC 55 north of Erwin.

US 421 Bypass and Powell Street Extension From Avery Road (SR 2013) to Interstate 95, Local ID: HARN0010A/B/C/D-H

The US Highway 421 bypass to I-95 would circumvent Erwin and Dunn and could impact growth in the northern part of both municipalities. As a significant

connector for moving people and freight across the county, the proposed bypass would facilitate connections that could open the northern part of Erwin up to development and potentially reduce traffic along both US Highway 421 and Erwin Road through the Town of Erwin, as the existing US Highway 421 is projected to be over capacity by 2035. The CTP predicts the bypass would increase low density commercial uses and industrial clusters around the road because of the increased connection to I-95. This facility is recommended as a 4-lane expressway or freeway from US 421 to I-95.

Dunn-Erwin Southern Truck Connection, Local ID: HARN0020-H; Longbranch Road (SR 1002), Local ID: HARN0021-H

The CTP proposes a Dunn-Erwin Southern Truck Connection to reduce the number of large trucks using US 421 to connect with I-95. To lighten truck traffic traveling through the downtowns of both Erwin and Dunn, the CTP recommends improvements to offer an alternate route to I-95 south of Dunn. This project would also include updates to the Longbranch Road interchange. When realized, this project could open the south side of town for commercial and industrial development. The CTP recommends this to be a new 5-lane major thoroughfare with a center turn lane, bicycle lanes, curb and gutter and sidewalks.

Interstate 95 from Johnston County line to Cumberland County line, Local ID: I-4745

I-95 in Harnett County has been recommended for interchange improvements, bridge repair, and widening. Improvements to the interstate can impact the development in Erwin. Major industries that use freight would benefit from these interchanges, and the area could see increased low density commercial development at interchanges.

Town of Erwin Land Use Plan

NC 217 between NC 82 and US 421, Local ID: HARN0014-H

This segment in Erwin was identified as having three different cross sections in the CTP and is expected to be over capacity in 2035. This project recommends a four-lane boulevard section with bicycle and pedestrian facilities.

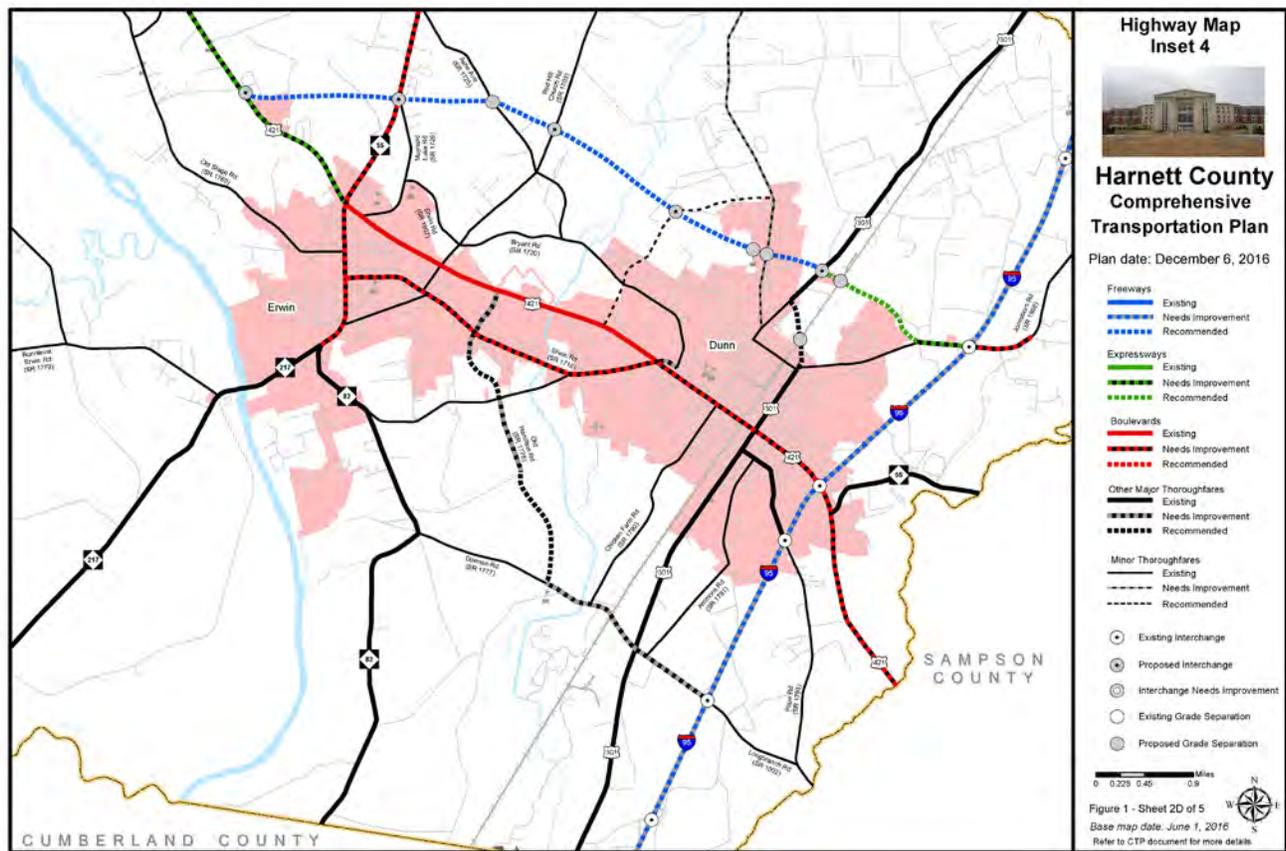
Erwin Road (SR 1718) and Denim Drive, Local ID: HARN0045-H

Erwin Road (SR 1718) from US 421 to Denim Avenue and Denim Avenue from Erwin Road to NC 82 are expected to be over capacity in 2035. Currently a two-lane facility, improvements proposed are to provide a four-lane boulevard facility with a concrete median, bicycle lanes, and sidewalks.

Public Transportation and Rail: Fixed Deviated Route, Local ID: HARN0002-T; Park-and-Ride in Downtown Erwin, Local ID: HARN0005-T

The CTP 2016 addendum included a proposed HARTS (Harnett Area Rural Transit System) fixed deviated bus route that would connect Angier, Dunn, Erwin, Lillington, Coats, and Campbell University. Park-and-Ride locations were proposed in each municipal downtown area and at the Campbell main campus and nursing school.

Harnett County Comprehensive Transportation Plan Highway Map (2016)



Pedestrian and Bicycle Recommendations

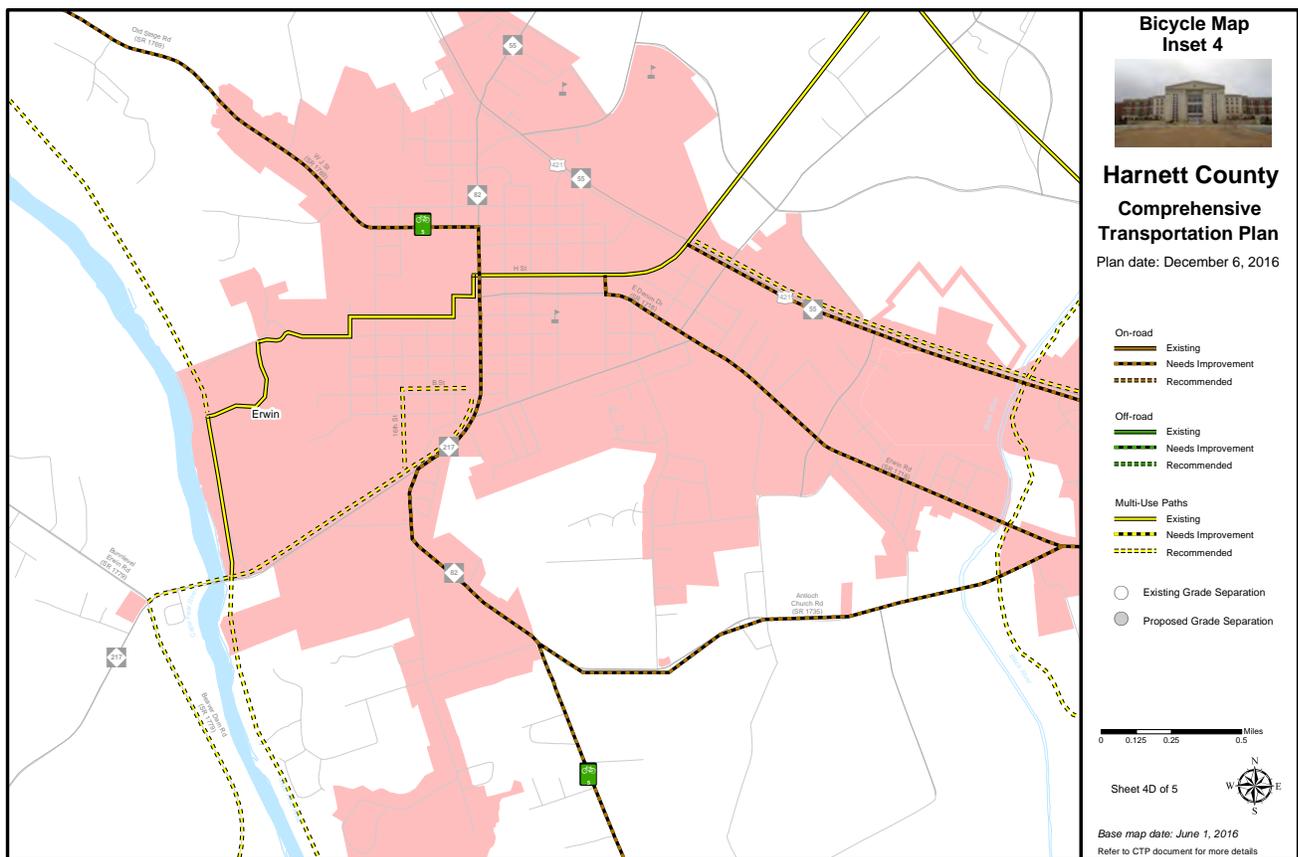
Harnett County has a county-wide bicycle route that runs from Wake County to New Hanover County. Cape Fear Run, which is NC Bike Route 5, is recommended for improvements through the whole county by providing on-road bike lanes to each side of the roadway it follows. In Erwin, NC Bike Route 5 travels along Old Stage Road and NC Highway 82. On-road facilities and multi-use paths are recommended on East Jackson Boulevard (US 421 and NC 55) from Dunn to the Dunn-Erwin Rail Trail. On-road bike facilities are also recommended on East Denim Drive/Erwin Road and Antioch Church Road from Dunn and ending at the existing bike facilities (NC Bike Route 5 and the Dunn-Erwin Rail Trail). Sidewalks are recommended on 13th Street from H Street (or Dunn-Erwin Rail Trail) to B Street and on

B Street from 13th Street and ending where West B Street ends (HARN0062-P, HARN0063-P).

The following projects are recommended as 10-foot wide paved multiuse paths with a 40-foot right-of-way.

- ◆ Cape Fear Trail, Local ID: HARN0005-M, a 27.3 mile trail from the Cumberland County line to US 421.
- ◆ Erwin Park Connection, Local ID: HARN0009-M, a 1.3 mile trail from NC 82 to the recommended Cape Fear Trail.
- ◆ NC 55 Rail Trail, Local ID: HARN0012-M, a 10.7 mile trail from Old Buies Creek Road to existing Rails to Trails path north of Erwin.

Harnett County Comprehensive Transportation Plan Bike/Ped Map (2016)



Fayetteville Area Metropolitan Planning Organization (FAMPO) / Cumberland County Draft Comprehensive Transportation Plan (2022)

Relevant Highway Recommendations

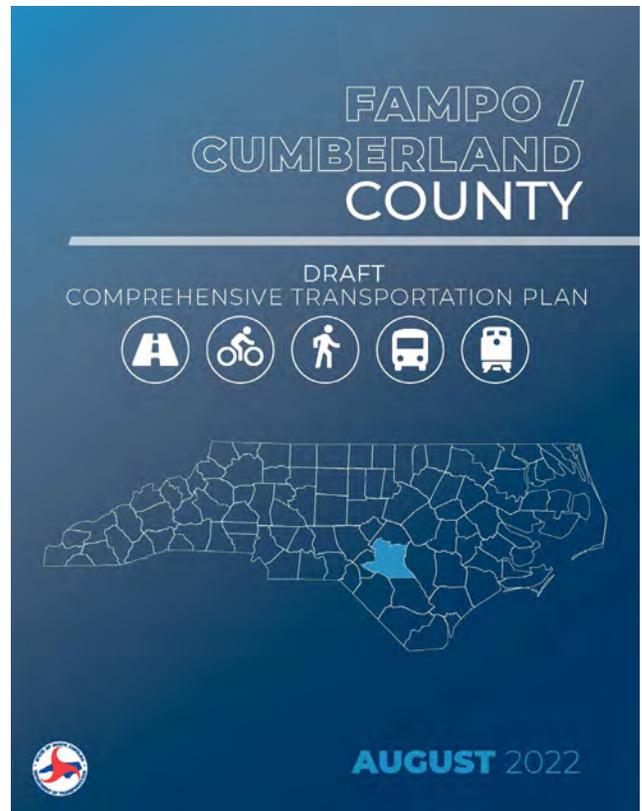
- ◆ **53 – I-95 Widening, I-5986A:** From I-95 Business/US 301 (Exit 56) to SR 1002 (Long Branch Road-Exit 71) | 14.01 miles
This project, I-95 From I-95 Business/US 301 (Exit 56) to SR 1811 (Bud Hawkins Road) (Exit 70), is a Statewide Mobility project that assists with congestion and mobility.
- ◆ **56 – US-401 Widening, R-2609:** From Multi-Lanes North of Slocumb Road in Cumberland County to NC 217 near Lindon | 8.34 miles
The project proposal is to upgrade US 401 from North of Slocumb Road in Cumberland County to NC 217 near Linden to 4A- 4 lane divided (46' depressed median) with paved shoulder. It is a Regional Impact project that assists with congestion and mobility.

Public Transportation and Rail Features

- ◆ Amtrak / Freight Route
- ◆ Current Railroad

Bicycle and Pedestrian Facilities near Erwin

- ◆ 354 – Multiuse Path – Burnett Rd Trail – FAMPO054-M
From Cape Fear River to Burnett Rd | 1.17 miles
This Project provides connection between proposed FAMPO026-M, FAMPO109-M and FAMPO053-M projects.
- ◆ 409 – Multiuse Path – Cape Fear Multi Use Trail (East), FAMPO109-M
Along Cape Fear River Trail from Harnett County to Burnett Rd Trail | 1.98 miles
This recommendation is along Cape Fear River and provides connection to proposed FAMPO054-M project.

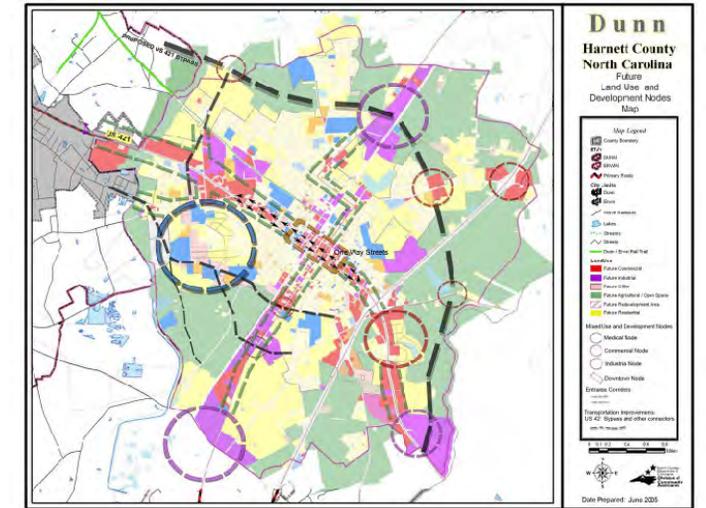


Other Plans Reviewed Dunn Land Use Plan (2022)

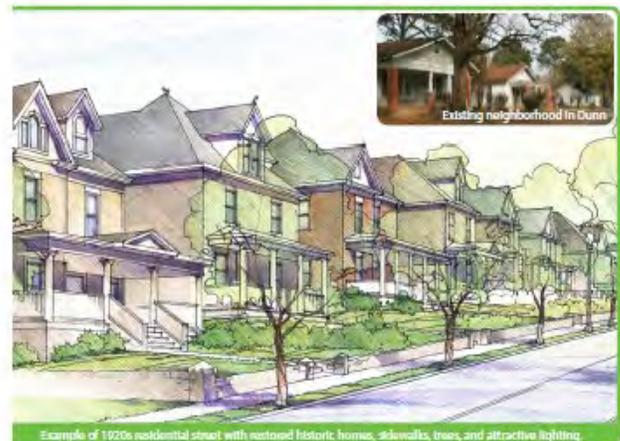
The Dunn Land Use Plan was adopted in December 2022, following the adoption of a Strategic Vision Plan in 2021. The new plan includes a Future Land Use map that encourages the continued revitalization of downtown and several unique gateways and corridors within the City. Additional recommendations focus on transportation, infrastructure, parks and natural resources. Facilities, amenities, employment opportunities, and commercial areas in Dunn are readily accessible to Erwin residents. As the Black River runs between Dunn and Erwin, there is a shared responsibility to protect this asset and minimize or mitigate impacts to the river, as well as the wetlands, floodplains, and stream corridors that are included in the area's watershed.

Imagine Dunn Strategic Vision Plan (2011)

The City of Dunn's Strategic Plan was the result of a partnership between the City of Dunn and the Dunn Area Chamber of Commerce. It establishes a plan for the City to increase its prosperity for all while preserving and enhancing its community character over the next twenty years, a time in which the City expects to grow as a result of its proximity to the Triangle area. It was created using public feedback and market research and resulted in a Vision that will guide Dunn over the next twenty years. It includes focus areas for the plan (otherwise known as strategic themes), and goals and strategies to achieve the vision, in addition to a branding package. The strategic themes were quality of life, planning for growth, business development, community character, market positioning, partnerships with area organizations. Of the selected top 10 priorities and strategies from this plan, the ones of interest to the Erwin are: enhance gateway entrances and promote community identity and brand, implement a comprehensive wayfinding strategy, and transform commerce corridors into parkways with consistent design elements and pedestrian connectivity.



City of Dunn, NC • 2030L and Use Plan • NC Division of Community Assistance • Southeastern Regional Office



Town of Erwin Land Use Plan

City of Dunn Comprehensive Bicycle Plan (2014)

The Dunn Comprehensive Bicycle Plan introduces methods for improving cycle safety and connectivity within the City. It identifies ten priority road and trail projects based on safety of the current conditions, proximity to destinations, and other factors. It also suggests programs for wayfinding, youth cycling education, and introducing cycling events in the city. In the Plan's policy review section, the Bicycle Plan provides suggestions for improving City ordinances to encourage a cycle-friendly built environment.

The Dunn Comprehensive Bicycle Plan recommends paved shoulders for US Highway 421/NC Highway 55 (*East Jackson Boulevard in Erwin and West Cumberland Street in Dunn*) and Erwin Road and Avasboro Road in Dunn, which are named Denim Drive and Antioch Church Road in Erwin, respectively. The plan also proposes a multiuse trail along the Dunn side of the Black River, from Susan Tart Road to Friendly Road in Dunn. This was originally carried over from the Harnett County Comprehensive Transportation Plan. The multiuse trail is split into two projects from the Dunn-Erwin Rail Trail. These three projects are priority projects 4, 8 and 9 for the Dunn Comprehensive Bicycle Plan.



Public Engagement

Steering Committee

The Steering Committee consists of Planning Board members. It convened four times throughout the planning process.

Stakeholder Interviews

On March 9, 2023, the project team meet with four groups of people with a range of expertise on multiple topics. Stakeholders were chosen based off their knowledge and involvement with different issues in the Town of Erwin.

Session	What We Heard
Developers, Builders, Downtown Stakeholders	<ul style="list-style-type: none"> ◆ Commercial business development difficult. ◆ Adequate infrastructure for business development should be provided: water, sewer, roadways. ◆ Developers are afraid of being the first. ◆ Lack of food and entertainment options. ◆ Encourage redevelopment of Mill Site.
Local and Regional Government, Staff, Transportation, Public Works, Utilities, Etc.	<ul style="list-style-type: none"> ◆ Willingness to change is going to determine Erwin's success. ◆ Small town atmosphere should be preserved. ◆ Bars and Breweries would be beneficial for local business. ◆ Mill needs commercial development. ◆ Make Erwin competitive.
County, Parks, and School	<ul style="list-style-type: none"> ◆ Adding connectivity and expanding the Rail Trail. ◆ Municipal Park needs upgrades. ◆ The need for additional capacity at the local public schools.
Neighborhoods, Environmental, and Cultural Groups	<ul style="list-style-type: none"> ◆ Residents would like to see more things to do for families. ◆ The need for more sidewalks ◆ The want for community involvement. ◆ Opportunities to embrace change and diversity as Erwin grows. ◆ Preserve the past.

Town of Erwin Land Use Plan

Public Meetings

Two public meetings were held in varying stages of the process. The first public meeting was held at the Erwin Town Hall in the Town Board Room. The first public meeting was held on May 9th from 5:00PM-7:00 PM at the Town Board Room. Prior to this meeting, residents were invited to Taco 'Bout the Town' at the public library to enjoy tacos and informal discussions about their vision and priorities for the plan update. The second was held at the First Free Will Baptist Church located at 300 W N Street. The purpose of these public meetings was to gather input on major issues and priorities, along with providing updates throughout the process. At all meetings residents provided input in multiple ways through comment forms, and mapping, visioning, and prioritization activities.

Survey

The project survey ran for approximately three months from March to June 2023 and received 118 responses. The survey featured multiple choice, ranking, and open-ended questions, allowing respondents to provide more detail about their vision, goals, and priorities for the future of Erwin.

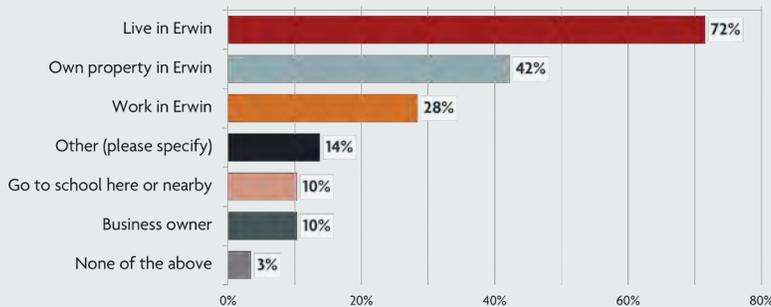
The survey consisted of 20 questions, with 12 questions being specifically about the Town of Erwin. The remaining questions are a combination of demographic questions and questions pertaining to local connections to Erwin. These questions are to help gauge if the survey is reaching a group of people that is representative of the Town's actual population, including those who recently moved here, those who have never left, and everyone in between.



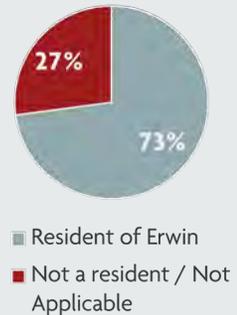


Survey Results

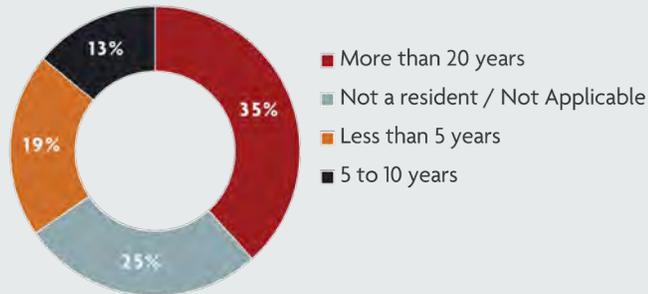
1. How do you relate to Erwin? *(Select all that apply)*



Nearly **3 out of every 4** respondents live in Erwin.



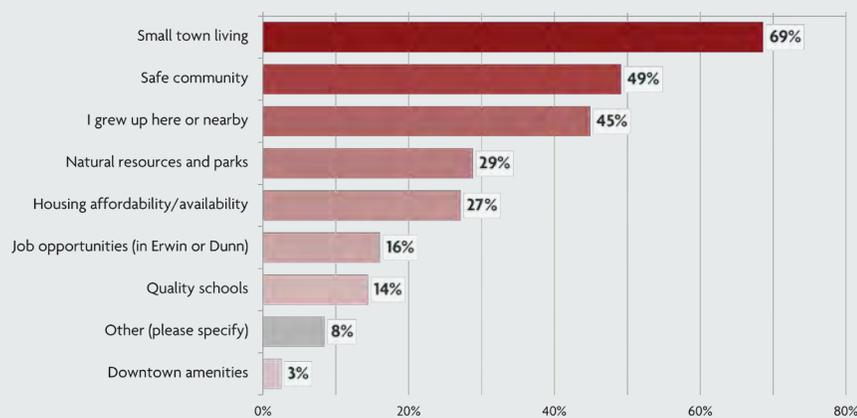
2. If you are a resident of Erwin, how long have you lived here?



3. What do you value most about Erwin?

“Its small town roots.”
“Its my home town. It is small, friendly, and a good place to live.”

4. What are your top three reasons for living in or visiting Erwin? *(Select all that apply)*



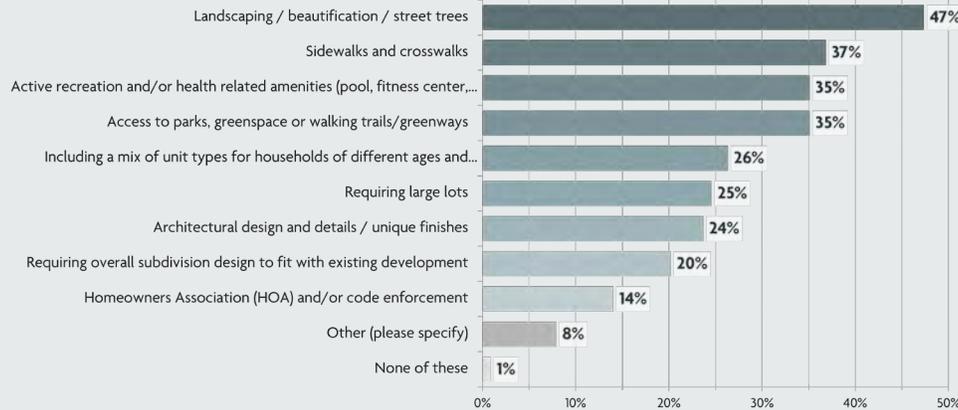
5. What are your top three priorities for the future of Erwin?

1. More Commercial Businesses *(Restaurants, Retailers)*
2. Revitalizing Downtown
3. Safety / Crime
4. Need For More Jobs & Employment
5. Outdoor Recreation Opportunities

Survey Results

9. For new neighborhoods, what qualities do you think are most important?

(Select all that apply)

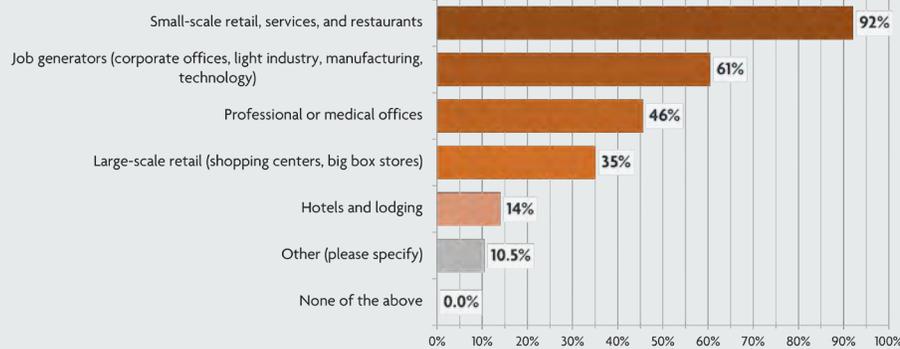


8. Rate your preference to seeing these housing types in and around Erwin?



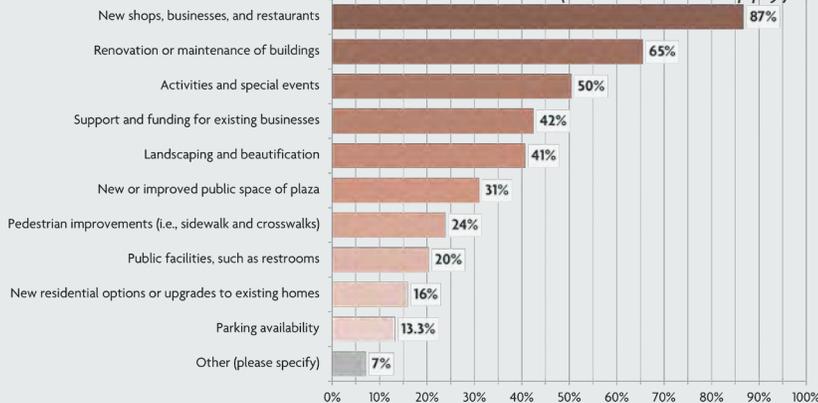
10. What type of commercial development do you think Erwin needs?

(Select all that apply)



13. What are your biggest priorities for Downtown Erwin?

(Select all that apply)



14. What is your vision or goal for Erwin?

“To have an economy that is self sufficient from Dunn like in the old days like my great grandmother talked about. When Erwin had a zoo, pool, and it was a destination.”

“To attract young families with places to shop, eat and work. A ‘Hallmark’ town.”

Vision & Goals

A vision statement describes where the Town of Erwin wants to be in the future based on community values and aspirations. This vision statement builds upon past planning efforts and public engagement throughout the planning process. It provides insight to ensure the Town of Erwin continues to recognize its history, proximity to larger regions, maintains a small town community feel, and provides a variety of housing types for its current and future residents.

Four goals were developed focused on the following planning topic areas:

- ◆ Land Use and Housing
- ◆ Transportation, Infrastructure, and Services
- ◆ Parks and Natural Resources
- ◆ Economic Development

Town of Erwin Land Use Plan Vision Statement

“The Town of Erwin is a growing, friendly community with a variety of housing and local businesses and an array of recreational activities. It combines the best attributes of small-town living with the convenience of proximity to Campbell University, Raleigh and Fayetteville. Its mill town history is remembered while new residents and businesses are welcomed to help build the future.”

Goals

Goals were developed through public comment, stakeholder interviews, and discussion with steering committee members. These goals guided the creation of recommendations for this plan and the Future Land Use Map and associated character areas. They address multiple planning topic areas that are represented by the icons below. Although, the goals are numbered, this **does not** indicate level of priority or importance - all goals have equal weight.



Land Use and Housing

Goal 1: Establish a land use pattern that promotes economic development and housing diversity while protecting the character of the town.



Transportation, Infrastructure, and Services

Goal 2: Enhance existing infrastructure and services while providing safe and efficient multi-modal transportation.



Parks and Natural Resources

Goal 3: Provide equitable access to parks and natural areas while continuing to increase opportunities to access the Cape Fear River.



Economic Development

Goal 4: Promote the Town of Erwin to attract businesses and investment that increase the tax base and create local jobs.



A large, stylized graphic overlay in the center of the page. It consists of a red oval with a white border, containing the text "Land Use" at the top, "ERWIN" in a large, bold, white serif font in the middle, and "Plan" at the bottom. The background of the graphic is a photograph of a street scene in Erwin, North Carolina, featuring a brick building with arched windows, a utility pole with a street light, and a "Pizza House" sign. A sign on the utility pole reads "NO BICYCLES SKATEBOARDS OR ROLLERBLADES ON SIDEWALKS".

Community Assessment

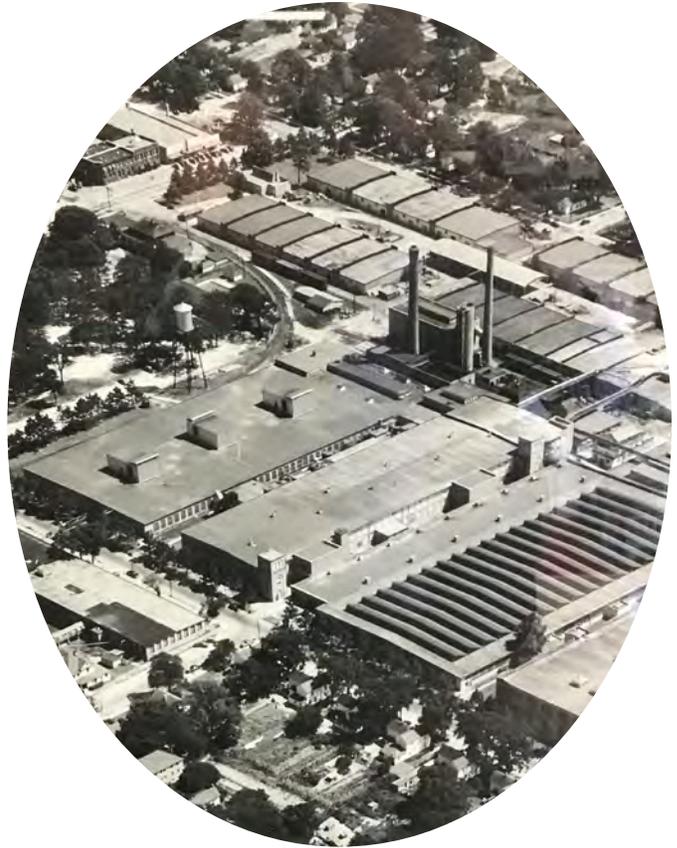
History
Study Area
Existing Land Use
Demographics & Economy
Infrastructure
Parks and Natural Resources

Community Assessment

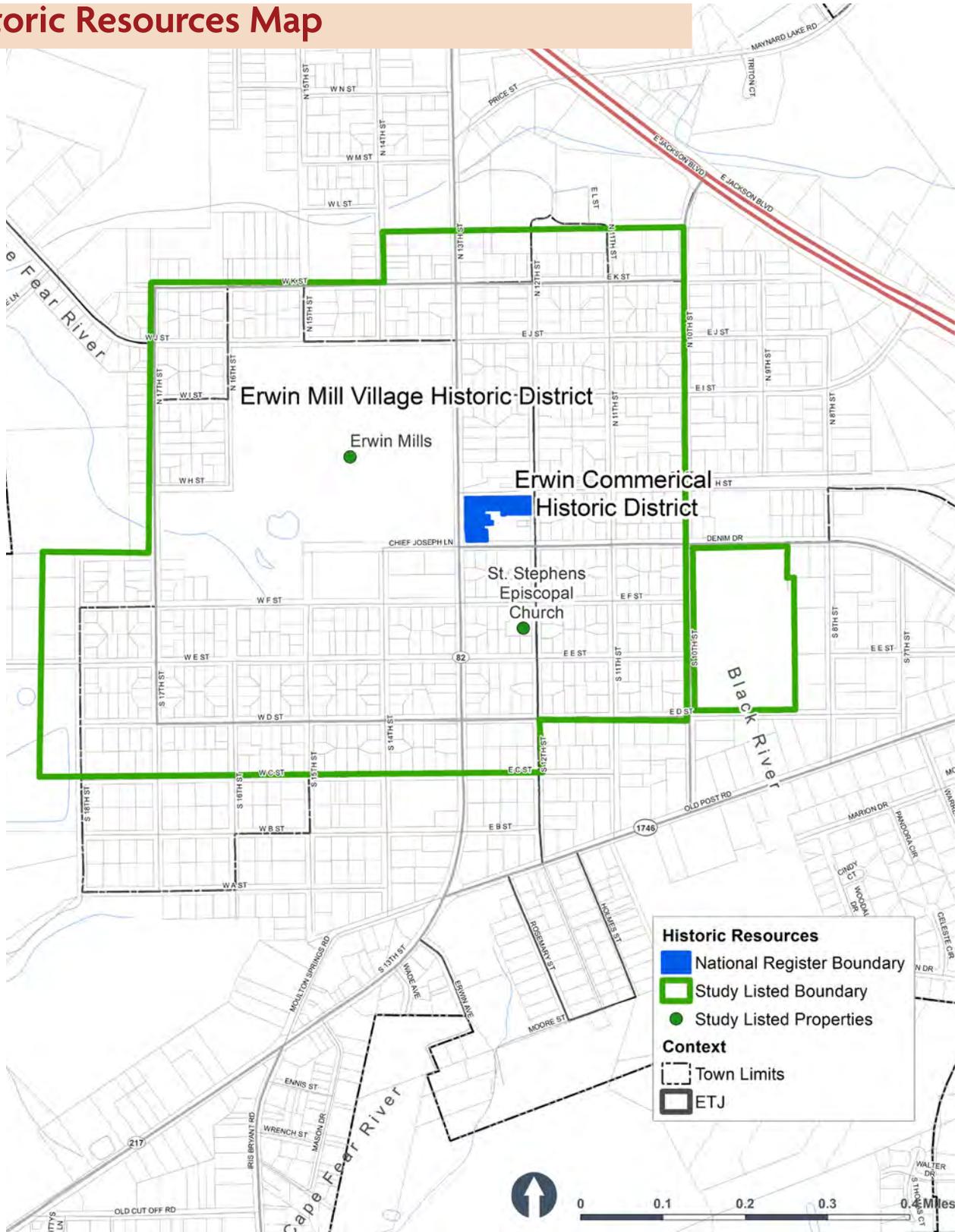
History

The Town of Erwin was established in the Sandhills of North Carolina in 1855. The town's history stretches back to the colonial times through its connections to the nearby colonial settlement of Avasboro. Timber rafters would travel along the Cape River and would stop for the night in the area. Although long abandoned, historical accounts of Avasboro during the Revolutionary War and as the site of one of the last battles of the Civil War, bring a rich history to the Town of Erwin which can still be explored today.

Originally, the town was known as "Duke" after the company shareholders who built the Erwin Cotton Mill in 1902. Today's existing local historic district, known as the Erwin Commercial Historic District, represents Erwin's founding as a mill town and its greatest growth period in the early 1900s. In 1926, the town was renamed Erwin due to the formation of Duke University. The Erwin Commercial Historic District remains intact and includes eleven contributing commercial buildings that are representatives of the design, setting, materials, workmanship, feeling, and historical character of the downtown.



Historic Resources Map



Town of Erwin Land Use Plan

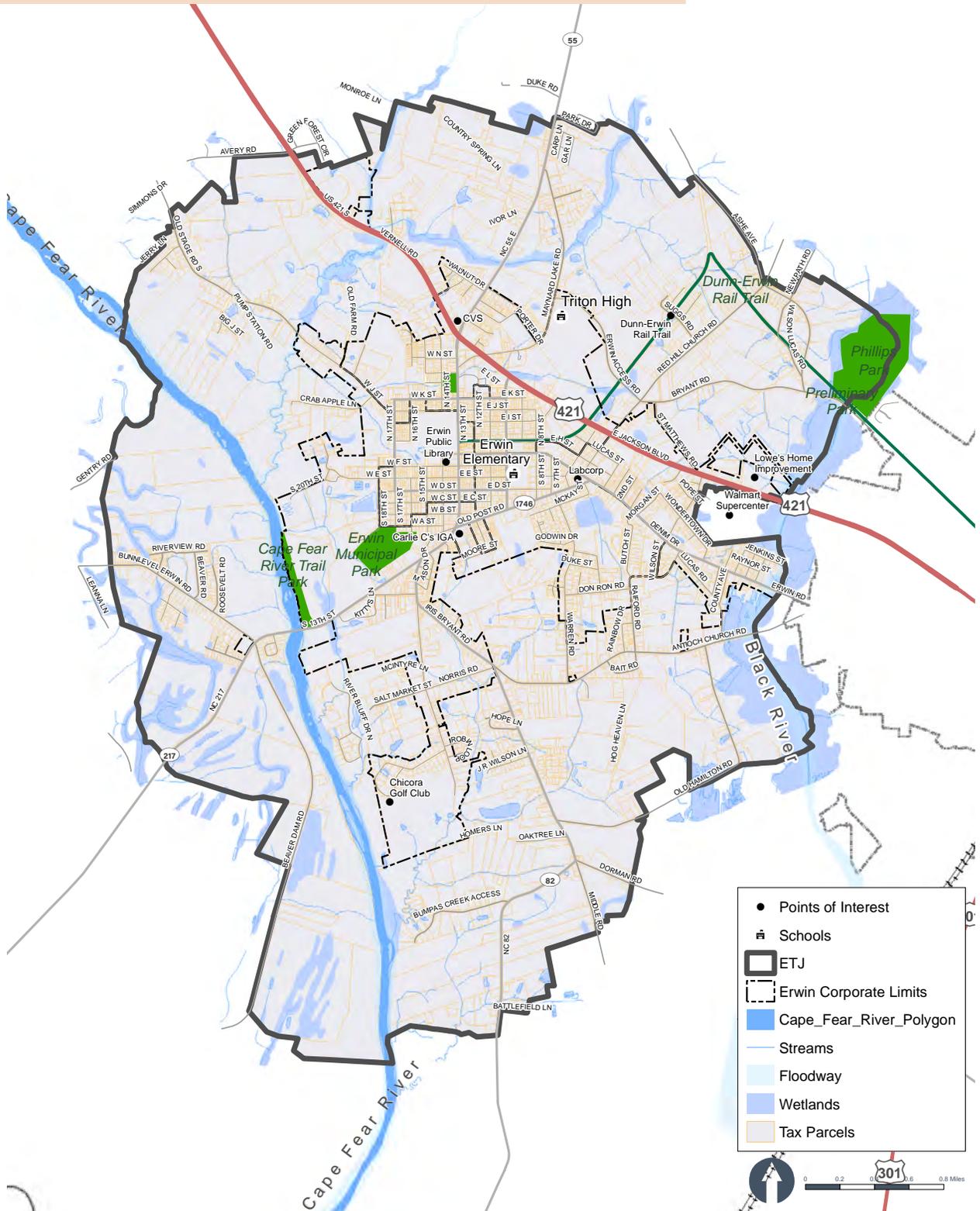
Study Area

Erwin is a North Carolina Town located in south-eastern Harnett County and 4 miles west of the I-95 and US-421 interchange, and directly borders the Cape Fear River on the west side of town. The study area is approximately (+/-) 10,672 acres and includes the Town's Extraterritorial Jurisdiction (ETJ). The ETJ includes the area where the Town of Erwin has planning and zoning authority. Erwin is located in close proximity to numerous desirable destinations. Erwin is 6.7 miles away from Campbell University, 25.5 miles from downtown Fayetteville, and 33.7 miles away from downtown Raleigh. Erwin's major roadways consist of US Route 421, which runs east to west in the northern portion of the town, and NC Route 217 which runs north to south through the center of town. Erwin is also located just west of Interstate-95.

Population has slightly increased in the Town over the last ten years. The pace of growth has increased in Harnett County as a whole. The county has grown by 19% between 2010 and 2020. There has been increased investment in Erwin through home renovations and some new residential development in the ETJ, just outside of the town limits. In addition, a new development was approved on Bryant Road that will include 184 single family homes and 47 townhomes. This represents the first major subdivision in the town in a number of years. It could be indicative of future demand for new residential in Erwin.



Study Area Map

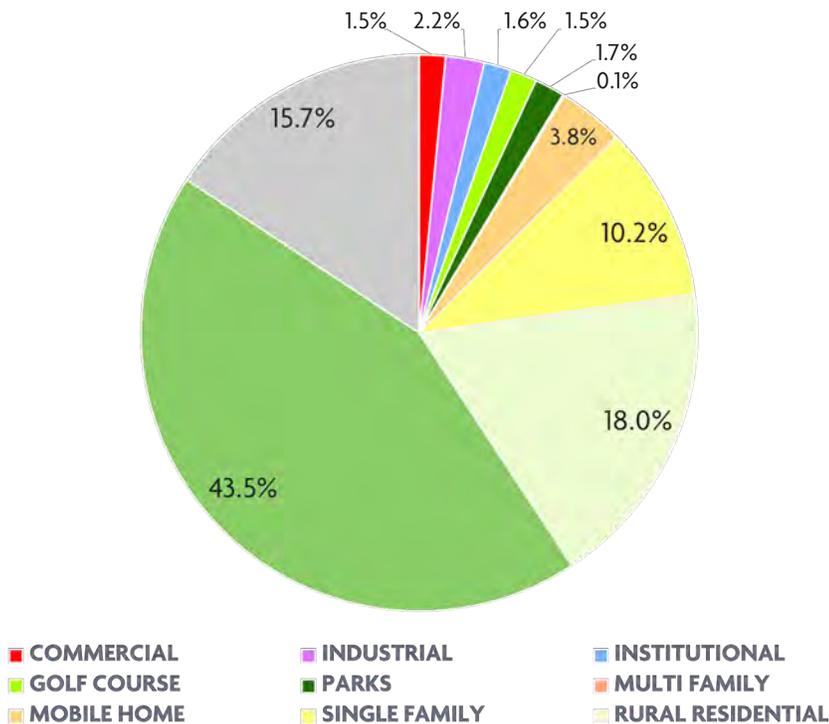


Town of Erwin Land Use Plan

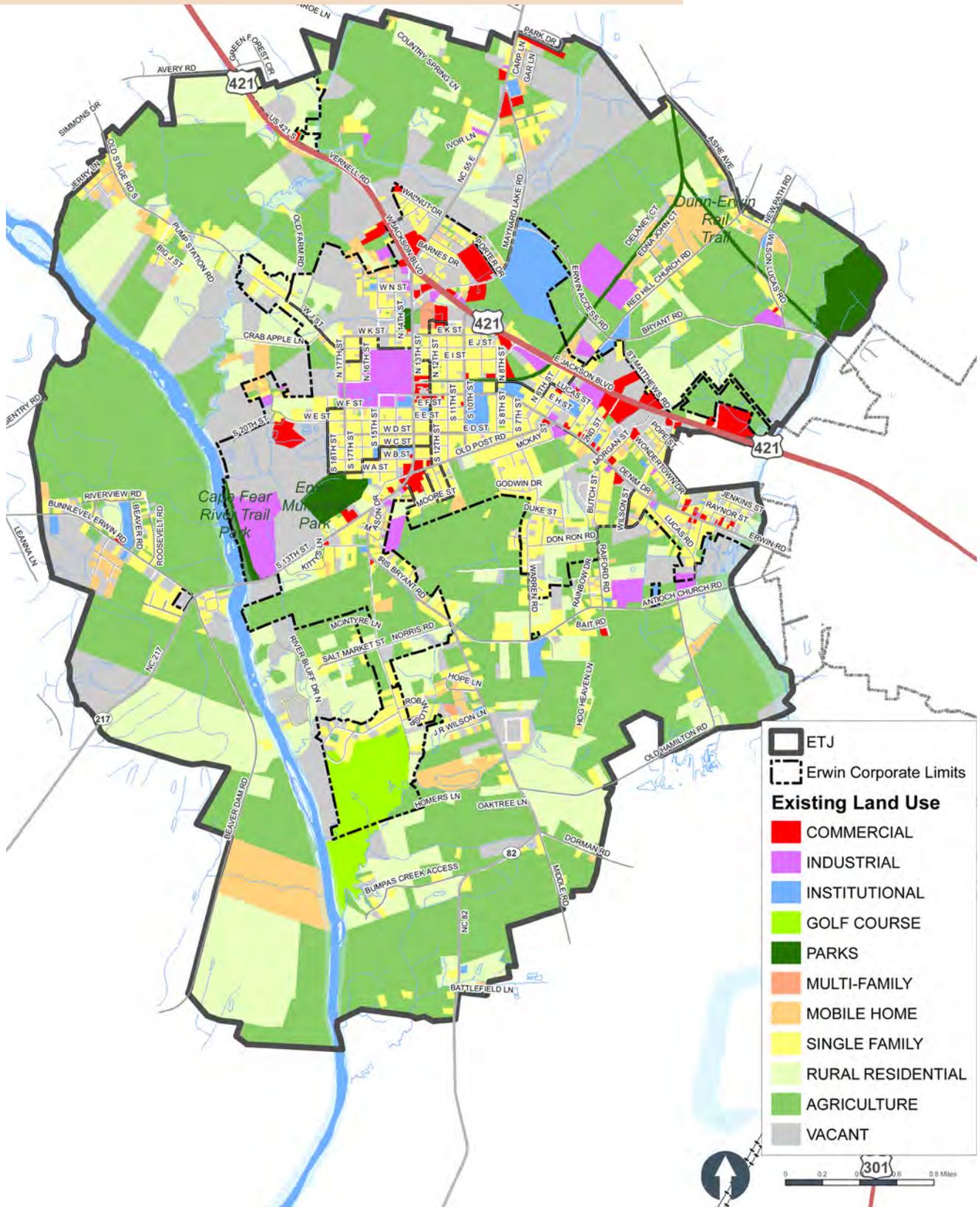
Existing Land Use

The Town of Erwin and its ETJ are approximately 10,672 acres of which 43.5% (4,321 acres) are designated agriculture, 15.7% (1,560 acres) are vacant, 18% (1,785 acres) are rural residential, and 10.2% (1,014 acres) are single family residential. The remaining 19% of the land is designated as right-of-way/roads, mobile homes, industrial, parks, institutional, golf course, commercial, and multi-family. The agricultural, vacant, and rural residential properties are predominantly located within the ETJ, whereas the single-family residential properties are throughout both the Town Limits and the ETJ. The commercial properties are found in Erwin's Downtown area as well as on the larger roadway corridors such as US-421 and some of the state and local roads like Denim Drive, and the intersection of Old Post Road and S. 13th Street. The lots in downtown and the surrounding area are

typically smaller (*less than ¼ acre*), and subdivisions with larger lots, such as Chicora Hills Golf Club exist further away from Downtown but still within Town Limits. Larger parcels exist outside of the Town Limits and have the potential for residential growth in the future.



Existing Land Use Map



Population Demographics

The Town of Erwin has a population of 4,542 according to the 2020 US Census and saw a slight increase since 2010. Overall, the annual growth rate has been 1.4% since 2000. Looking at Erwin's ETJ and study area, the total population as of 2020 is 6,261. Surrounding Harnett County has seen drastic growth in that 20-year time frame with 46.7% population growth from 91,025 in 2000 to 133,568 in 2020.

Race

The Town of Erwin's population has a self-reported racial distribution of 67% white, 18% black or African American, 8% some other race alone, 6% two or more races, and 1% American Indian alone.

Age

The median age in Erwin was 41.9 years old as of 2020, which is slightly older than Harnett County and North Carolina with 34.7, and 38.9 years old respectively. Erwin, however, has seen a 70% increase in the number of children ages 5 years old and younger, as well as an 80% increase in population ages 25-34 years old between the year 2010 and 2020.

Income

Between 2010 and 2020 Erwin's median household income rose 15% from \$36,130 in 2010 to \$41,702 in 2020. Compared to Dunn (13%), Erwin's income has grown at a faster rate. However, both Harnett County (27%) and North Carolina (24%) have experienced an income growth rate larger than the Town of Erwin.

4,542

Town of Erwin Population
(2020 Census)

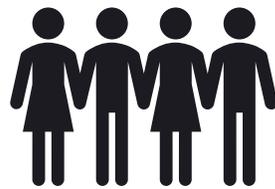
6,261

Erwin Study Area Population
(City Limits + ETJ, 2020 Census)



41.9

Median Age



25-34

Age group that grew
by largest percent
from 2010- 2020 (80%)

At a Glance

Study Area 2020

6,261

Population



-1.4%

Pop. Change Since 2000

41.9

Median Age



33%

Minority Population*

11%

Adults over 25 with Bachelor's degrees



\$92,700

Median Home Value*+

Harnett County 2020

133,568

Population



+46.7%

Pop. Change Since 2000

34.7

Median Age+



38.7%

Minority Population

22%

Adults over 25 with Bachelor's Degrees+



\$160,700

Median Home Value+

Study Area 2020

1,223

Jobs*



Retail Trade

Largest Employment Sector*

0.47

Jobs/ resident*



\$41,702

Median Household Income+

2%

Unemployment+

30.1

Mean commute time (minutes)*+

Harnett County 2020

57,749

2018 Jobs



Retail Trade

Largest Employment Sector

0.43

Jobs/ Resident



\$54,565

Median Household Income+

7%

Unemployment

31.9

Mean Commute Time (minutes)+

* = Corporate Limits
+ = 2019 figure

Statistics listed according to most recently available data from data sources. Sources: US Census, ESRI, American Community Survey.

Local Economy

Erwin’s largest employers come from both the public and private sector. Erwin’s largest employer is the Harnett County Schools system. Erwin’s next largest employers are a mix of smaller businesses and national retailers. These businesses provide services and entertainment to the residents of Erwin. All businesses and sectors play an important role in Erwin’s prosperity.

Downtown

Downtown Erwin is located along E H Street between S 13th and S 12th Street. Erwin’s downtown is made up of a variety of businesses, office space, a banquet hall, and some vacant storefronts.

Major Employers

The Erwin Mill was the heart of the Town until its closing in 2000, and Erwin is still often referred as the “Denim Capital of the World” for its vast quantities of raw denim the mill produced for well over a half a century. The textile mill was home to the Erwin Business Complex until it was recently sold to a developer.

Erwin lost many jobs after the Swift Denim mill closed in 2000. Since 2010 the number of jobs in the town has increased, almost to numbers from 2002. The type of jobs have changed since the 1990s. Manufacturing and wholesale trade industry jobs are rare, and retail and service industry jobs are more common along with health care and social assistance, accommodation and food services, and educational services making up the top employment industries.

Employment

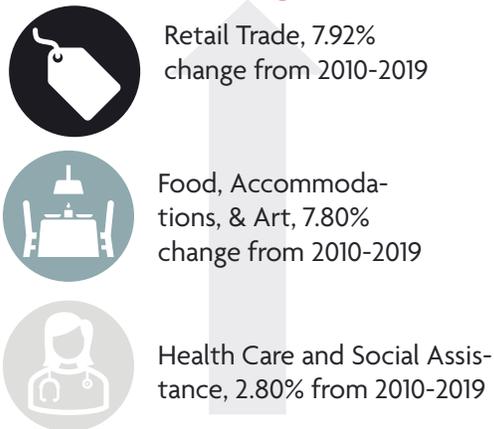
Since 2010, 234 jobs were created in Erwin. The largest growing sector by percentage and employment was Retail Trade, which grew 7.92% and added 156 jobs. The second fastest growing sector is the Accommodation, Art, and Food Services Sector which saw 7.80% growth and the addition of 115 jobs.

Erwin’s largest decline was seen in the Educational Services sector. The Educational Services sector lost 11.02% of its employees which was 74 jobs.

Top Employers by Count	Industry	Employee Range
Harnett County Schools	Educational Services	1000+
Carlie C’s Operation Center Inc.	Retail Trade	100-249
Rha Health Services LLC	Health Care and Social Assistance	100-249
Lowes Home Centers Inc.	Retail Trade	100-249
Zaxby’s	Accommodation and Food Services	100-249

North Carolina Department of Commerce, 2020, Harnett County

Growing Sectors



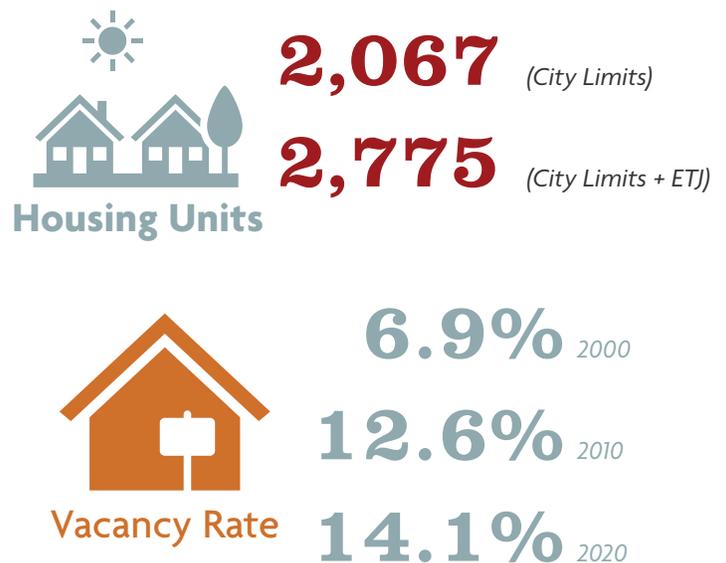
Top Sectors



Housing

In 2020, Erwin's housing stock consisted of 2,067 homes with a 14.6 percent vacancy rate. Since 2000, the vacancy rate has risen. The housing stock is 86.2 percent single-family detached, which is 13 percent higher than Harnett County and 20.9 percent higher than the North Carolina rate. In Erwin 63.6 percent of houses are owner-occupied, which is higher than Dunn (53.7%), but lower than the Harnett County (66.2%) and North Carolina (65.3%) rate.

13.4 percent of Erwin's population lives below the poverty line, which is a lower percentage than neighboring Dunn (23.2%) and North Carolina (13.6) but a higher percent of the population than Harnett County (12.8).



ACS 2020 Comparisons	Erwin	Dunn	Harnett County	North Carolina
Median Household Income	\$41,702	\$36,464	\$54,565	\$54,602
% below Poverty Level	13.4%	23.2%	12.8%	13.6%
Median Home Value	\$92,700	\$143,000	\$160,700	\$182,100
% Owner Occupied	63.6%	53.7%	66.2%	65.7%
% Vacancy Rate	14.1%	10.8%	10%	14.0%
% Single-Family Detached	86.2%	72.2%	73.2%	65.3%

American Community Survey, 2020

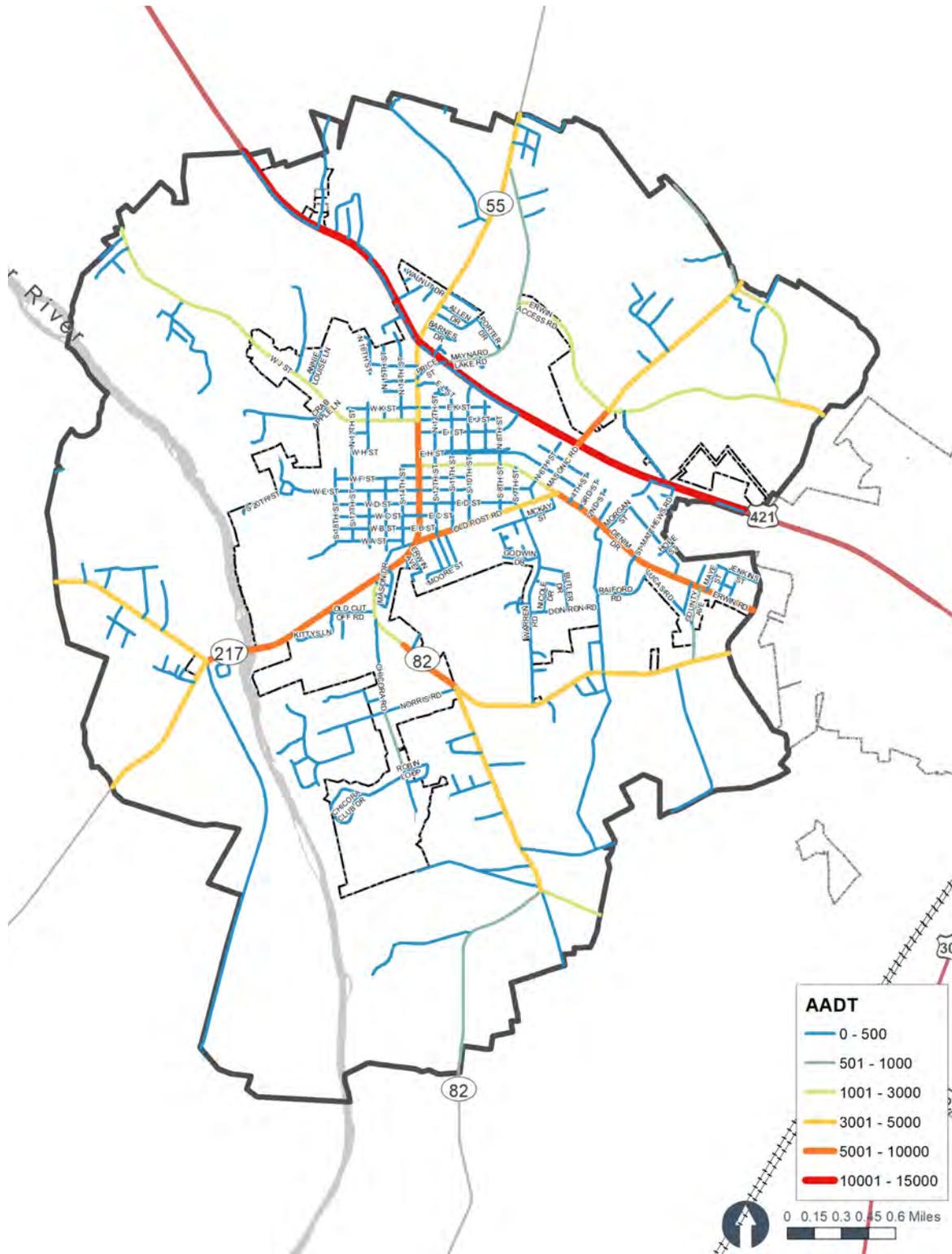
Infrastructure

The Town of Erwin is served by US 421 which provides direct access to I-95 to the east of Dunn. NC 55 enters Erwin from the north and NC 217 and NC 82 enter the town from the south and join to create 13th Street that bisects Downtown Erwin. NC 217 crosses the Cape Fear River on the southwest side of town and has one of only two bridges across the Cape Fear River in Harnett County. Many roads, including Denim Drive and East I Street were once major roads serving Erwin Mills. Now these roads have much less traffic than they once did. Numerous roads through and around the Town are owned and maintained by the State including US 421, 13th Street, Denim Drive, Antioch Church Road, NC 82, NC 55, and others. US 421 sees anywhere from 10,000 to 15,000 average daily traffic, with other roads such as 13th Street, Erwin Road, and Old Post Road and NC 55 seeing anywhere from 5,000 to 10,000 average daily traffic.

Water and sewer service is provided by Harnett Regional Water. The majority of the city limits is served by water and sewer, however there are areas of the US 421 corridor that only have water lines on one side of the road. This was identified as a constraint to new development during the stakeholder interview process.



Annual Average Daily Traffic Map

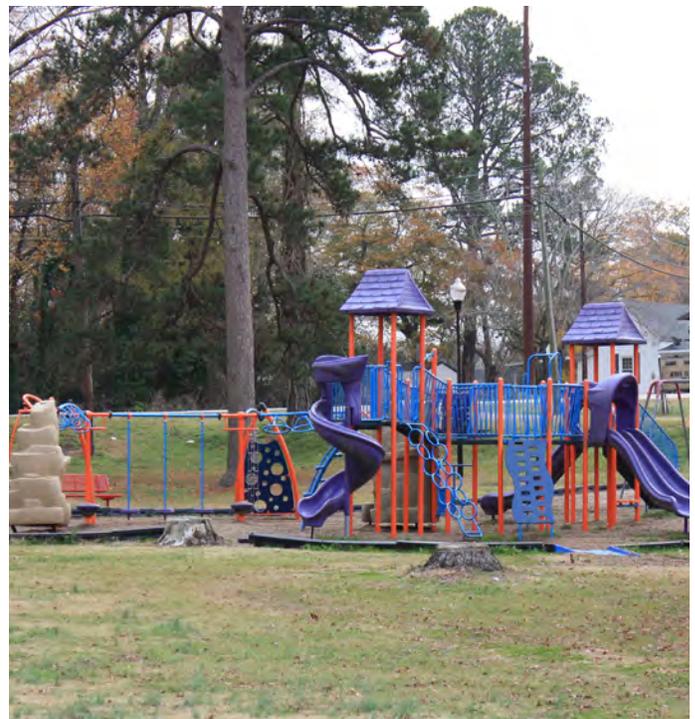


Parks and Natural Resources

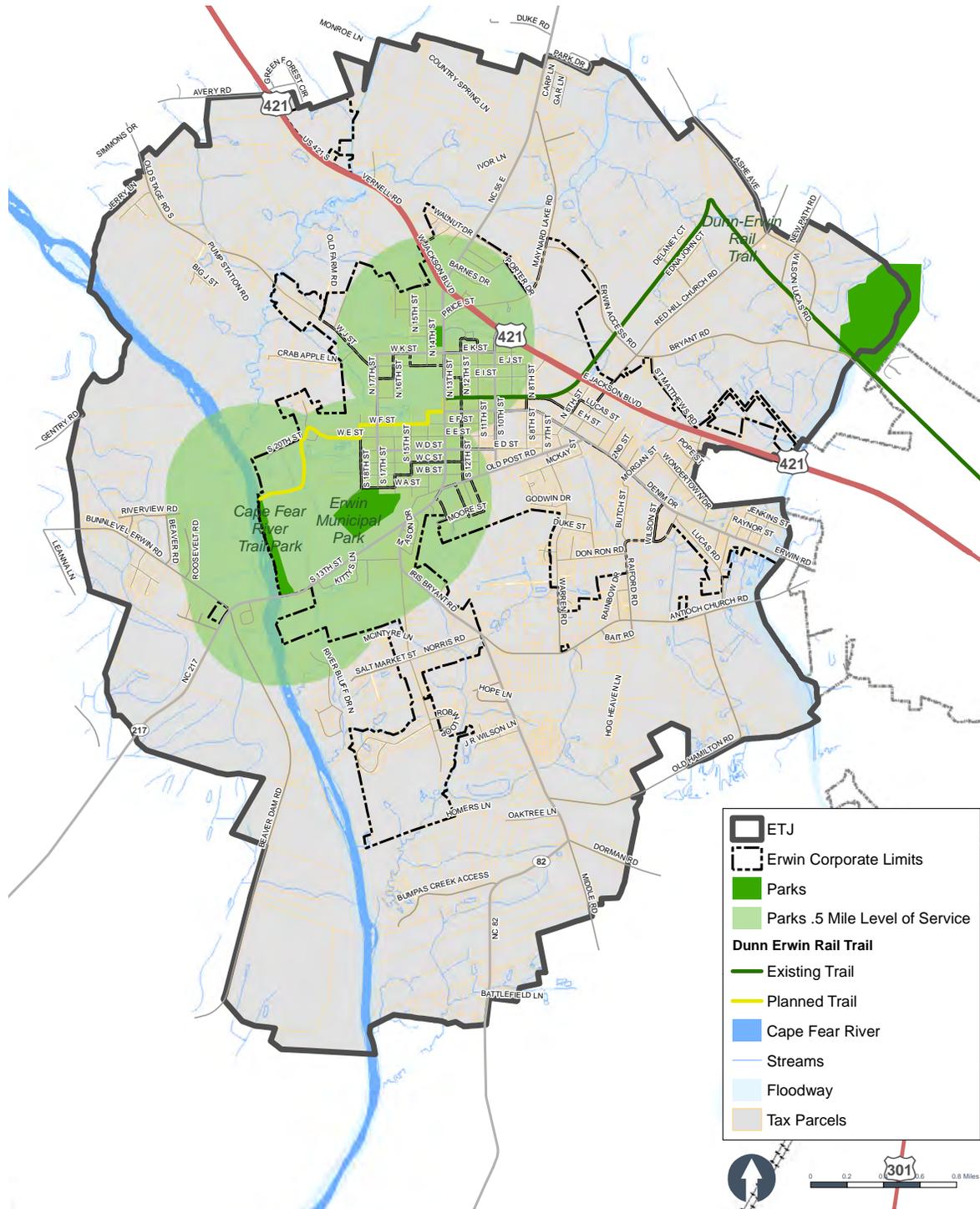
Erwin is home to a number of parks throughout the study area including Erwin Municipal Park, W. N. Porter Park, the Cape Fear River Trail Park, and the Dunn-Erwin Rail Trail. The Dunn-Erwin Rail Trail is a recreational connector between downtown Erwin and neighboring Dunn, and is frequented by both casual and serious runners, cyclists, and sightseers. Erwin has a few entrance points to the trail including right in downtown, which is also the location of a signed trail extension connecting the rail trail to the Cape Fear River Trail Park. The River Trail Park provides phenomenal access to the river. W. N. Porter Park is an improved park with playgrounds, basketball courts, and picnic shelters that are open

to the community for use, and Erwin Municipal Park is home to multiple ball fields, tennis and basketball courts, walking trails, a playground, skate park, a splash pad, and the Erwin Parks and Rec Gym.

Major natural resources in the area include the Cape Fear River on the west side of town and the Black River which drains the east side of town. Large floodplains and wetlands exist near major rivers and creeks. Drainage and stormwater is an issue in many areas where the topography is relatively flat and hydric soils occur. Areas important to biodiversity include three Natural Heritage Natural Areas near the Cape Fear River, and floodplains and bottomlands nearby.



Parks Level of Service Map

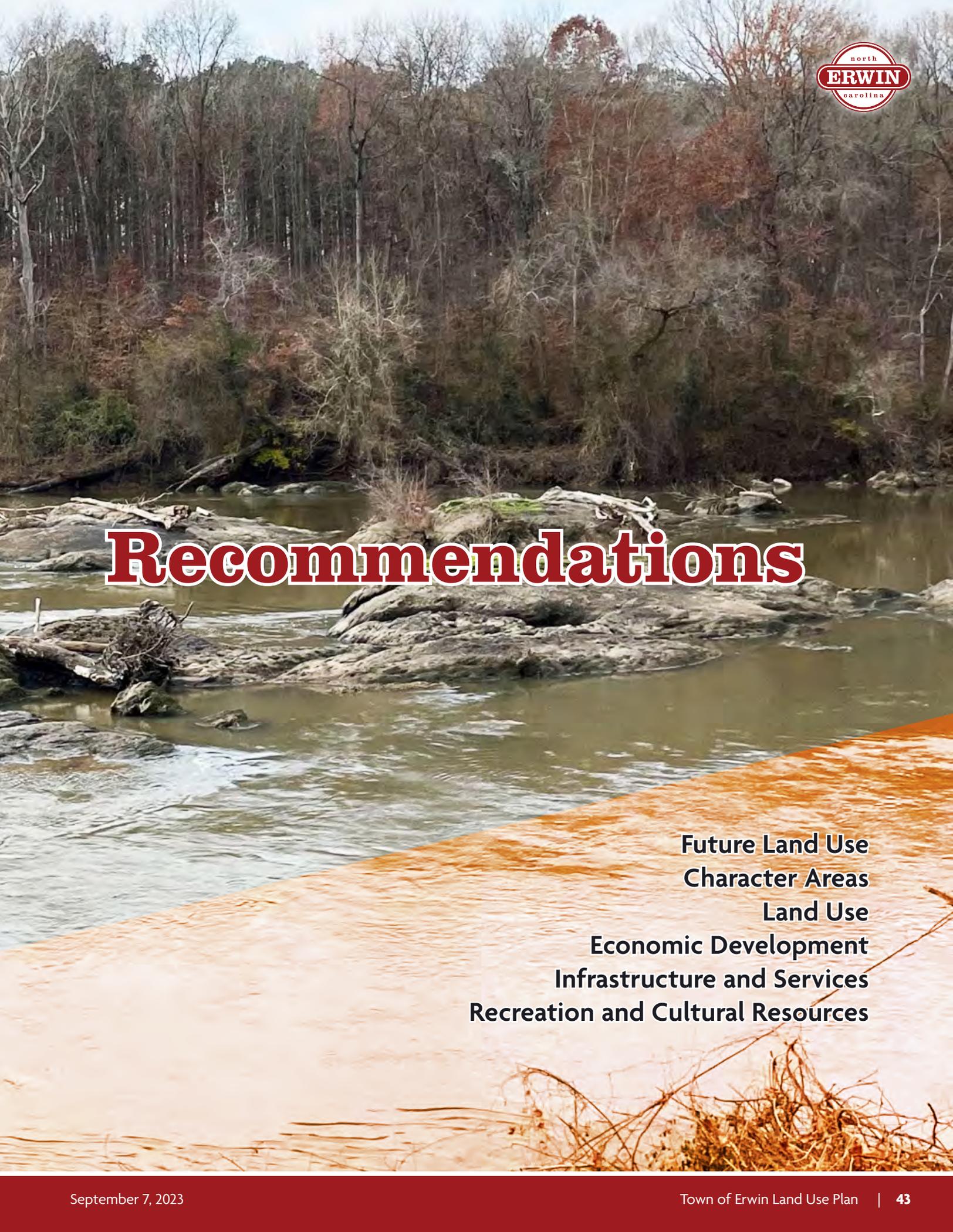




Land Use

ERWIN

Plan



Recommendations

**Future Land Use
Character Areas
Land Use
Economic Development
Infrastructure and Services
Recreation and Cultural Resources**

Future Land Use

Future Land Use

The Future Land Use Map provides general land use guidance and identifies the intended development pattern for the Town of Erwin's planning jurisdiction, which includes the town's extraterritorial jurisdiction. The map uses color-coded character areas to guide the intended character and intensity of the desired future land uses.

The Future Land Use Map is a representation of the community's vision and should be used to guide policies that achieve the community's vision. It does not update zoning, but should be used when making rezoning or development decisions and it may influence regulatory changes. The Future Land Use Map should be used as a guide for infrastructure and service investment decisions.

The Future Land Use Map includes six character areas, indicated on the map legend on the following page. Descriptions of the character areas and recommendations to support the Future Land Use Map and Character Areas follow.

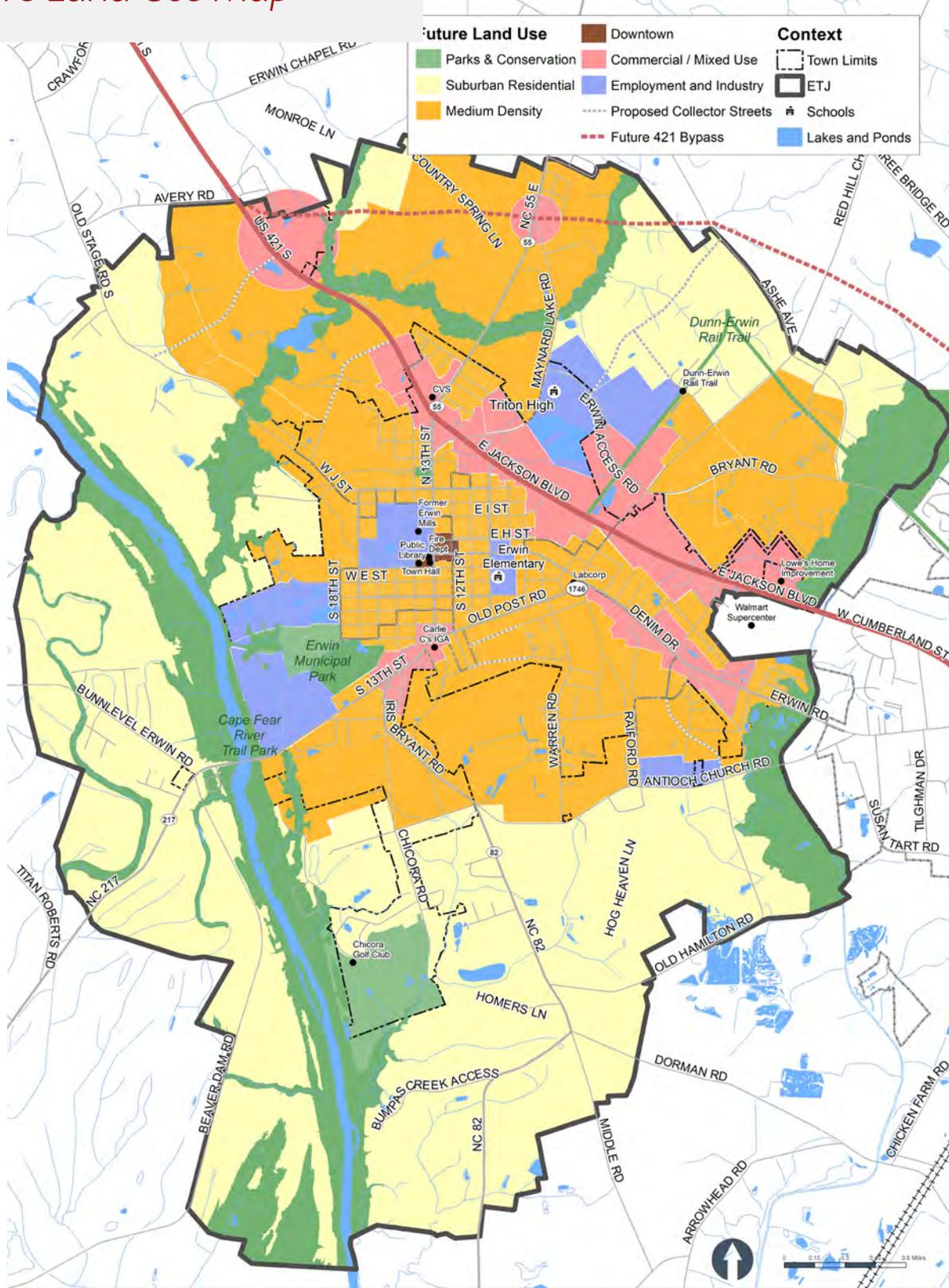
Future Land Use Map Character Areas

	Employment and Industry
	Commercial/Mixed Use
	Downtown
	Medium Density Residential
	Suburban Residential
	Parks and Conservation

What is a Future Land Use Map?

- ◆ A Future Land Use Map provides the geographic framework to describe the City's land use policies and development decisions. Consistency with the Future Land Use Map is one of the points of consideration when elected officials review rezoning requests, however, consistency is not required.
- ◆ A Future Land Use Map represents the community's view of their best possible future, protects character and property values, provides predictability to the private sector and residents, and guides public investment priorities.
- ◆ It is a key component of a Comprehensive Plan. A reasonably maintained Comprehensive Plan is required by NC G.S. Ch. 160D.
- ◆ The Future Land Use Map does not infringe on existing uses or buildings, inhibit decision-makers during rezonings, initiate downzonings, create nonconformities, nor does it change the zoning code.

Future Land Use Map



Future Land Use Character Areas

The Future Land Use Map (*FLUM*) and character areas guide land use and infrastructure decisions, as well as land use regulations within Erwin’s planning jurisdiction. The FLUM categorizes land into six color-coded character areas. These designations describe the desired types, intensity, and spatial arrangement of land uses in Erwin’s planning jurisdiction.

Employment and Industry

The Employment Center designation provides primary locations for employment and economic development opportunities where there is adequate infrastructure. Employment Centers are typically located on larger parcels to accommodate future employment growth. This designation includes some industrial uses and supporting commercial uses to serve employees.



Commercial/Mixed Use

The Commercial/Mixed Use designation features small-large scale commercial, and office uses oriented primarily along Highway 421 and at major intersections. Small-medium scale commercial and offices uses should be located at major intersections. Medium-large scale commercial and office uses should be located along Highway 421. A mix of uses should be encouraged to serve both a local and regional market. Although this designation is more auto oriented, efforts should be made to provide both pedestrian and vehicle connectivity. This character area may also include a mix of residential types where appropriate.



Downtown

Downtown is the Town’s original historic center, including the central business district and immediate surrounding areas. It includes the businesses along H Street and is bisected by the Dunn-Erwin Rail Trail (a former rail line). It is intended to foster an urban environment characterized by blending older structures with high-quality context-sensitive new construction and public spaces that integrate with surrounding neighborhoods. Downtown accommodates a variety of uses, such as commercial, office, and upper-story residential (where appropriate).



Medium Density Residential

The Medium Density area includes mill village homes built around the former Erwin Cotton Mill and areas with access to utilities and roads. These areas feature homes on smaller lots and provide a transition from the historic downtown to more suburban areas. New development in the Medium Density category should be context-sensitive and designed to retain the established character of existing neighborhoods. These areas are predominately single family, although a variety of housing types may be appropriate on some sites including duplexes, townhomes and well-designed small-scale multifamily buildings. Some isolated, low-intensity commercial and office uses may also be appropriate in certain locations. New neighborhoods should include green space and dead end streets and cul-de-sacs should be discouraged. Efforts should be made to provide pedestrian connections to the Dunn-Erwin Rail Trail, schools and other destinations.



Suburban Residential

The Suburban Residential designation is comprised primarily of agricultural uses and single-family homes on large lots. Future Suburban residential should be located near existing neighborhoods and water and sewer connections. Smaller lots may occur in conservation subdivisions to protect open space and natural resources.



Parks and Conservation

The Parks and Conservation designation applies to existing and proposed public and private recreational areas, open-space areas, and existing floodplains. Uses in this designation include agriculture, active and passive recreational facilities, open spaces, and educational uses. Supportive structures associated with the intended uses should be permitted.





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Overview

The Recommendations section offers specific policy and programming recommendations and actions related to land use, housing, transportation, infrastructure and services, parks, natural resources, and economic development. These recommendations aim to provide guidance on key topics and typically require coordination with Town leadership, Town departments, and partnering organizations in and close by Erwin and Harnett County. Supplemental information can be found in callout boxes to illustrate why recommendations were made, provide examples of success stories from other municipalities, and explain concepts. Recommendations are divided by the four goals from Chapter 1 of this Plan.

Land Use and Housing



Goal 1: Establish a land use pattern that promotes economic development and housing diversity while protecting the character of the town.

LUH 1: Utilize the Future Land Use map to guide rezoning and development decisions to ensure that the scale and intensity of development is consistent with the long-term vision of the town, availability of infrastructure and compatible with surrounding land uses.

LUH 2: Consider updates to the Zoning Ordinance to assist in the implementation of this Plan.

LUH 3: Encourage new residential development in appropriate locations and designed to fit the character of different parts of Town.

3.1: Encourage new residential subdivisions to be located in the Medium Density and Suburban Residential areas on the Future Land Use Map.

3.2: Development with increased density should be located in the Medium Density areas and Commercial/Mixed Use areas on the Future Land Use Map.



3.3: Encourage subdivisions with larger lots and/or higher amounts of open space to be located in the Suburban Residential areas on the Future Land Use Map.



LUH 4: Allow for a variety of residential land uses.

- 4.1:** Encourage a mix of higher-density housing types to locate in Commercial/Mixed Use areas or near US 421.
- 4.2:** Allow a variety of small-scale attached housing types (accessory dwellings, duplexes, quads, townhomes) on well-located sites in the mill village.
 - ◆ Consider allowing townhomes in more areas (Currently allowed only as a Special Use in R-10, R-6, RMV, and DMV districts).
 - ◆ Consider allowing duplexes, triplexes or quadplexes in more areas (currently allowed as a Special Use in R-6 only).
 - ◆ Consider allowing accessory dwelling units that meet design criteria (minimum setbacks, etc.).
- 4.3:** Allow a certain percentage of attached homes as part of new planned developments (i.e. 30% max).
 - ◆ Encourage alley-loaded attached units with front porches and on-street parking to improve pedestrian safety.
 - ◆ Consider reduced setbacks and lot width requirements for rear loaded housing types.



LUH 5: Protect rural views on the edges of town.

- 5.1:** Discourage large stretches of “Fanny First” development (visible backs of homes) along major roads by encouraging tree preservation, planting buffers and location of open space along blocks.

Land Use and Housing (Continued)

LUH 6: Encourage appropriately scaled commercial uses along US 421 and at major intersections.

- 6.1:** Larger scale commercial development should be located in Commercial/Mixed Use areas along US 421 and/or in Employment and Industry areas on the Future Land Use Map.
- 6.2:** Smaller to medium scale (typically less than 30,000 square foot building area) should be allowed along other roads, i.e. Denim Drive, 13th Street
- 6.3:** Neighborhood scale commercial should be located at key intersections (i.e. north of town).
 - ◆ Neighborhood scale commercial should be less than 5k square feet per floor with a 35ft maximum height.
 - ◆ Ordinance updates may be needed to specify these requirements. The B-1 zoning district could be updated to add performance criteria (size of building, buffers, screening, etc.).



LUH 7: Consider the development of a US 421 Commercial Overlay District.

- 7.1:** Establish specific development standards applicable along US Highway 421 in Erwin's jurisdiction.
 - ◆ The purpose of these requirements would be to provide enhanced building design and site development standards for this key commercial corridor. Requirements could include:
 - ◆ Building material standards limiting metal buildings
 - ◆ Landscaping requirements (i.e. for foundation plantings and/or parking lot plantings)
 - ◆ Limits to location or size of outdoor storage areas
 - ◆ Parking location or design
 - ◆ Access control measures or connectivity requirements
 - ◆ Standards for multi-family developments

LUH 8: Continue revitalization efforts for downtown.

- 8.1:** Provide design assistance and incentives for downtown buildings.
- 8.2:** Inventory the condition of buildings within and surrounding the downtown commercial district.
- 8.3:** Consider creating a Facade or Building Improvement Grant program.
 - ◆ This program could match private investment in building facades or other improvements up to a certain, defined amount. Programs typically require a match and a two bid minimum. Improvements must be completed in a defined time-frame such as 6 months.
- 8.4:** Pursue public-private partnerships or a town program for low-interest loans for downtown property owners.
- 8.5:** Update the Town's website to illustrate targeted area and provide an online application to the available programs.
- 8.6:** Encourage upper-story residential in the Central Business District.
- 8.7:** Promote the use of State and Federal Historic Tax Credits for National Register properties.
 - ◆ Contact the North Carolina Historic Preservation Office Tax Credit Coordinator to provide a list of recommended consultants to host an educational opportunity for existing property owners and/or investors about revitalization tax credits.



Economic Development



Goal 2: Promote the Town of Erwin to attract businesses and investment that increase the tax base and create local jobs.

ED 1: Encourage the redevelopment of the Mill Property.

- 1.1:** Stay connected with owner & representatives of the Mill Property.
- 1.2:** Encourage development that will complement and improve conditions in downtown.
- 1.3:** Reduce development barriers as appropriate—i.e. allow for a variety of uses (including industrial, commercial, restaurants, etc.)

ED 2: Actively pursue brownfield redevelopment grant opportunities.

ED 3: Continue to work with Harnett County Economic Development Commission and area Chambers of Commerce to market sites within the Town of Erwin for Economic Development.

ED 4: Evaluate ways to increase investment in Downtown.

- 4.1: Update the zoning ordinance to expand flexibility in the code to encourage investment in and around Downtown Erwin.
 - ◆ Consider evaluating additions to permitted uses, for instance patio dining is not allowed in many districts.
- 4.2: Develop incentives for preservation and rehabilitation of structures Downtown
 - ◆ Incentives could include design guidance, grants for façade and other building improvements.
 - ◆ Promote historic preservation as an economic driver for stimulating the revitalization of downtown.
 - ◆ Host neighborhood meetings to discuss the potential options and benefits of a local historic district, National Register designation, and/or other character overlay options.
 - ◆ Meetings should be held for the Mill Village and Central Business District property owners.



ED 5: Implement the Community Economic Recovery & Resiliency Initiative (CERRI) Implementation Plan.

- ◆ Many recommendations from the CERRI Plan remain relevant, some are included in the plan as separate recommendations (i.e. see LUH 7), others that should be implemented in the coming years include:
 - ◆ Promote New & Expanding Businesses
 - ◆ Update Existing Wayfinding Signage System: Additional vehicular or pedestrian signage for key features such as Downtown, the Library, History Museum, Dunn-Erwin Rail Trail, and/or Cape Fear River Park could be implemented.
 - ◆ Develop and promote a Shop Local Campaign: This could be focused on businesses in Erwin or it could be a coordinated effort with other municipalities nearby or the county.

Transportation, Infrastructure, and Services



Goal 3: Enhance existing infrastructure and services while providing safe and efficient multi-modal transportation.

TIS 1: Prioritize pedestrian improvements.

- 1.1:** Refine plans for priority pedestrian corridors and develop cost estimates for priority projects.
- 1.2:** Earmark funds annually toward sidewalk repairs, connections and crossing improvements.
- 1.3:** Research and apply for a NCDOT Bicycle and Pedestrian Planning Grant.
 - ◆ This grant could be utilized to create a system-wide plan, refine recommendations for pedestrian priorities, options and cost estimates.
- 1.4:** Convert Denim Drive from 4 lanes to 2-3 lanes with improved pedestrian crossings and on-street parking.
 - ◆ Denim Drive carries only a fraction of the traffic it once did (3,800 cars a day west of Old Post Road and 7,400 cars per day east of Old Post Road). Even with significant increases in traffic a four lane road is unnecessary and the design of the roadway invites speeding. A streetscape improvement project could include reallocation of pavement width to on-street parking, enhanced crosswalks, wider sidewalks and/or additional landscaping.

TIS 2: Maintain and enhance the Dunn-Erwin Trail.

- ◆ The Dunn-Erwin Trail is a 5 mile trail of crushed stone that traverses an old rail bed between Downtown Erwin and the west side of Dunn. This trail is an incredible amenity for residents of Erwin and surrounding communities. Maintaining the trail and improving access points, furnishings and encouraging usage is a priority for the town.
- 2.1:** Inventory facilities along the trail and develop a formalized maintenance plan in cooperation with the Dunn-Erwin Rail Trail Committee and Public Works.

2.2: Consider trail updates that may include benches, additional parking and access points, lighting at key locations, safety call boxes, signage, art installations and/or landscaping.

TIS 3: Plan for necessary maintenance of local roads.

- 3.1:** Conduct regular road condition assessments.
- 3.2:** Create annual reports and a 3-5 year capital improvement plan (CIP) to factor in needed expenditures related to road maintenance.
- 3.3:** Coordinate with NCDOT to improve maintenance of the right-of-way along US 421.



TIS 4: Coordinate with NCDOT, and regional transportation planning organizations on highway access, improved street connectivity and long-term roadway needs.

- ◆ The Town of Erwin is currently part of the Mid-Carolina Rural Planning Organization (MCRPO). Increased coordination with the Capital Area Metropolitan Planning Organization (CAMPO) and the Fayetteville Area Metropolitan Planning Organization (FAMPO) on regional transportation issues will be necessary in the future.

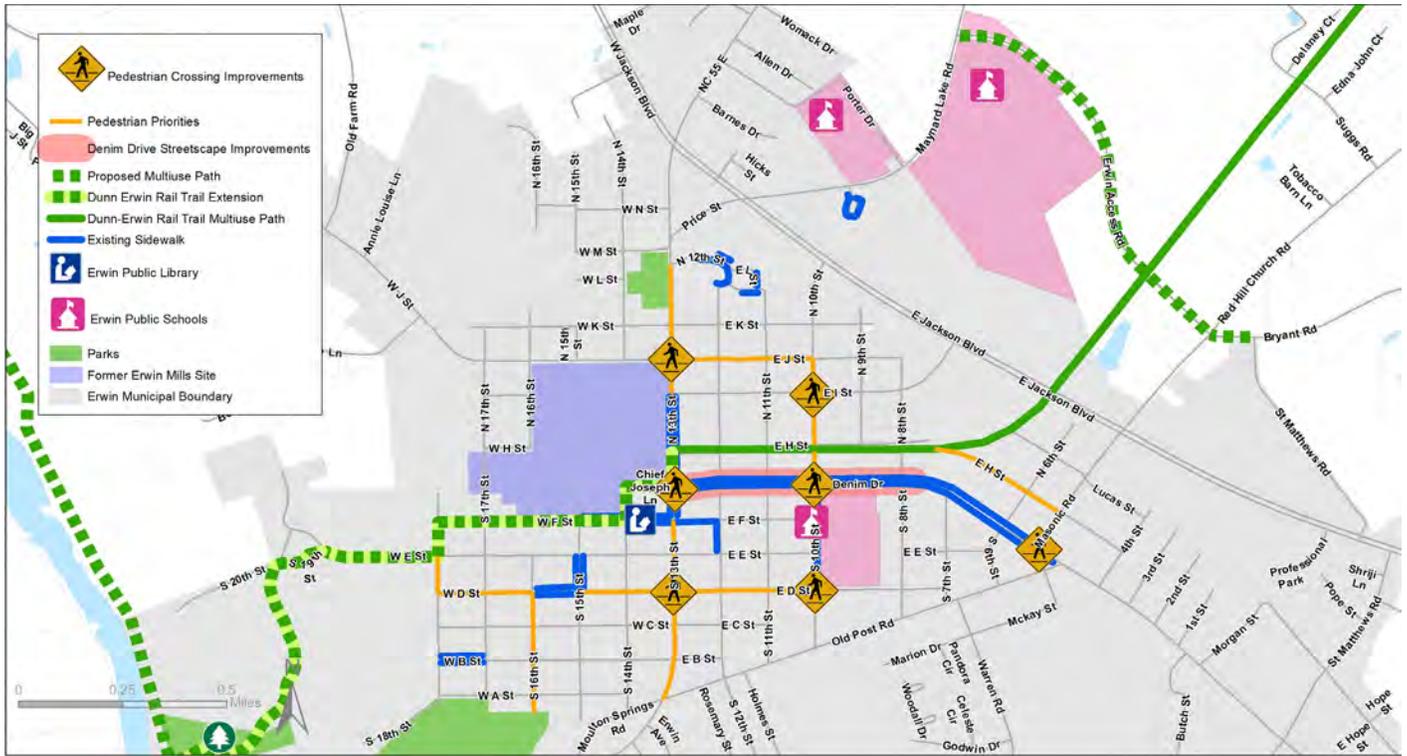
TIS 5: Maintain and enhance stormwater drainage infrastructure.

- 5.1:** Prioritize the maintenance of town-owned drainage infrastructure.
- 5.2:** Encourage property owners to maintain ditches on private property.
- 5.3:** Continue pursuing grants for updates to stormwater infrastructure in areas with frequent flooding and/or inadequately sized pipes or culverts.

TIS 6: Work with Harnett Regional Water to maintain and enhance water and sewer infrastructure.

- 6.1:** Coordinate with Harnett Regional Water to improve access to water and sewer service along the US 421 corridor.

Pedestrian Improvements Priorities Map



Crossing Improvements

Location

Crossing Improvements	Location
Denim Drive and 10th Street	Repaint crosswalk, add pedestrian crossing signal at light for crossing across Denim Drive.
Denim Drive and 13th Street	Repaint crosswalk, add pedestrian crossing signal at light for crossing across Denim Drive.
Denim Drive and Masonic Rd	Add painted crosswalk and crossing signal across Denim Drive and Masonic Road.
East D Street and 10th Street	Add painted crosswalk across S 10th Street as well as School Crossing signage.
East J Street and S 10th Street	Add painted crosswalk across East J Street.
J Street and North 13th Street	Add painted crosswalk across N 13th Street
D Street and South 13th Street	Add painted crosswalk across S 13th Street

Priority Corridors

To/From

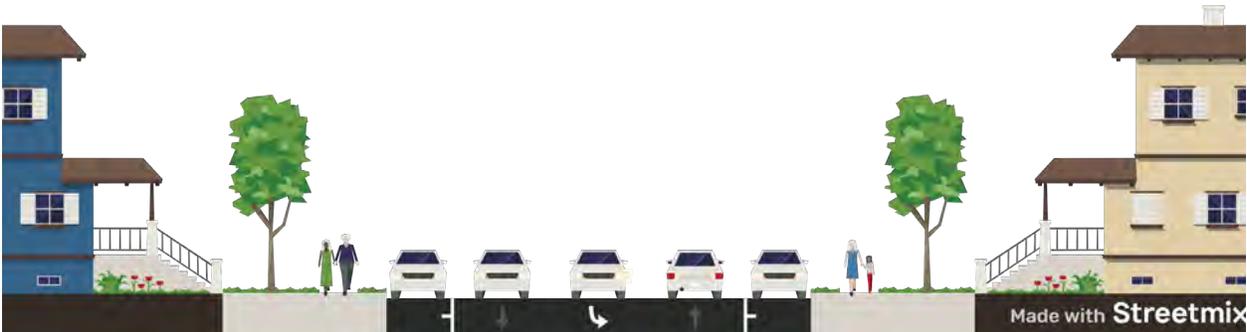
North 10th Street	Denim Drive to East J Street
D Street	18th Street to 10th Street and on 18th Street from West D Street to West E Street
13th Street	N 12th Street to East I Street
13th Street	F Street to Old Post Road
East J Street	N 13th Street to N 10th Street
16th Street	Woodall Municipal Park to West D Street
E H Street and Masonic Road	Dunn-Erwin Rail Trail to Denim Drive
Improve Dunn-Erwin Rail Trail Extension	Sidewalk, paved trail or enhanced signage from 13th Street to Cape Fear River Trail.
Erwin Access Road	Multi-use path from Maynard Lake Road to St Matthew Road

Denim Drive Streetscape Concept

Denim Drive (Existing)



Denim Drive (Future)



The cross-sections above shows how Denim Drive could be converted from a 4 lane facility to a two-lane road with a center turn lane and on-street parallel parking. This would increase pedestrian safety and comfort while still providing adequate room for vehicular traffic.

Parks and Natural Resources



Goal 4: Provide equitable access to parks and natural areas while continuing to increase opportunities to access the Cape Fear River and Dunn-Erwin Trail.

PNR 1: Continue to maintain and improve existing parks.

1.1: Pursue grants for improvements at Al Woodall Municipal Park.

- ◆ Priority improvements for Al Woodall Municipal Park include:
 - ◆ An additional access, parking lot and bathroom facility near Field #4
 - ◆ Pole and light upgrades
 - ◆ Resurfacing of courts and skatepark
 - ◆ Upgrade security cameras throughout park
 - ◆ Addition of shade trees and walking path connectors

1.2: Pursue grants for improvements at W.N. Porter Park including creek bank stabilization and stormwater upgrades.

PNR 2: Create a formalized public space downtown for events.

2.1: Study potential ways to formalize a public space to be used for town events.

- ◆ This could include creating a formal agreement with property owners and/or improvements to town-owned property.

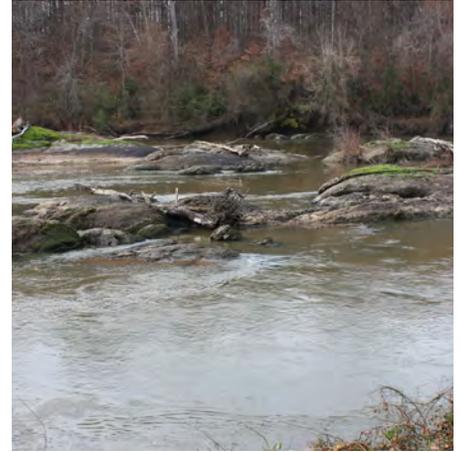
PNR 3: Coordinate with Harnett County on:

- ◆ Leagues and Programming
- ◆ Improving recreational access in under served areas of the ETJ
- ◆ Development of a future nature park on the Black River
- ◆ Providing additional access points along the Cape Fear River.

PNR 4: Plan for new open space and amenities in future residential development.

4.1: Continue density bonus structure to encourage more open space reservation in subdivisions. Review and revise incentives to create quality subdivisions.

PNR 5: Study potential locations for a new neighborhood park to serve growing residential areas.





Land Use Plan UPDATE