



# TOWN OF ERWIN

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[www.erwin-nc.org](http://www.erwin-nc.org)

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Memo To: Jerry and Faye Bayles

From: Snow Bowden, Town Manager

Re: Nonconforming Land Use

Date: March 29<sup>th</sup>, 2023

Mr. Bayles

I enjoyed our conversation earlier today. I hope this correspondence from the Town of Erwin will work for what you need to submit to Harnett County. If you need any additional information please let me know. I can be contacted directly at 910-591-4200 or by email at [townmanager@erwin-nc.org](mailto:townmanager@erwin-nc.org).

There are five separate parcels found in the Town of Erwin that use to contain a manufactured home park. The five parcels are listed below:

- 2602 Erwin Road (Harnett County Tax PIN # 1507-31-7118.000)
- 619 Wondertown Drive (Harnett County Tax PIN # 1507-41-1122.000)
- 615 Wondertown Drive (Harnett County Tax PIN # 1507-41-0201.000)
- 611 Wondertown Drive (Harnett County Tax PIN # 1507-31-9267.000)
- 609 Wondertown Drive (Harnett County Tax PIN # 1507-31-8385.000)

The five parcels listed above used to have a 15 unit manufactured home park located on them. The manufactured home park was a nonconforming use of this land. The owner of the property (Jerry and Faye Bayles) removed all 15 manufactured units two years ago. All five parcels are located in our R-6 Zoning District. These five parcels cannot be used to operate a manufactured home park unless the property owner request to have the five parcels rezoned which would require approval from the Erwin Board of Commissioners.

Regards,

Snow Bowden  
Town Manager