



**TOWN OF RICHLANDS**  
**Town Board Meeting**  
**July 13, 2021**  
**6:00 PM**  
***AGENDA***

**I. Meeting Called to Order by Mayor McKinley Smith**

**II. Pledge of Allegiance**

**III. Invocation**

**IV. Adoption of the Agenda**

**V. Adoption of the Minutes**

1. June 2021 Meeting Minutes

**VI. Public Hearings**

1. Public Hearing - Zoning Map Amendment

**VII. Old Business**

**VIII. New Business**

1. Zoning Map Amendment (Ordinance 2021-04)
2. Solid Waste Collection Services Update & Review
3. Budget Amendment 2021-01

**IX. Administrator Notes and Updates**

1. Administrator Notes and Updates

**X. Police Report**

1. June 2021 Police Report

**XI. Public Comment**

**XII. Board Member Concerns and Committee Updates**

**XIII. Personnel**

**XIV. Closed Session**

**XV. Adjourn**



## **TOWN OF RICHLANDS**

### **Regular Board Meeting**

#### *Agenda Item V. - 1.*

June 2021 Meeting Minutes

**Description:**

**Review:**

Attached are the minutes for the June 8, 2021 Regular Meeting of the Richlands Board of Aldermen and the June 25, 2021 Special Call Meeting.

**Action Needed:**

Adopt the Minutes.

**ATTACHMENTS:**

Description

- ☐ June 8, 2021 Meeting Minutes
- ☐ June 25, 2021 Meeting Minutes

**TOWN OF RICHLANDS**  
**NORTH CAROLINA**

Office of the  
Town Clerk  
(910) 324-3301  
(910) 324-2324 fax  
[townclerk@richlandscnc.gov](mailto:townclerk@richlandscnc.gov)



Mailing Address:  
P.O. Box 245  
Richlands, N.C. 28574

The Richlands Board of Aldermen met in regular session on Tuesday, June 08, 2021, at 6:00 pm in the board room at the Richlands Town Hall. Present for the meeting were:

Mayor Pro Tem Tom Brown  
Alderman Kent Painter  
Alderman Kandy Koonce

Alderman Marilyn Bunce  
Alderman Paul Conner

Also present were:

Gregg Whitehead, Town Administrator  
Keith Fountain, Town Attorney  
Chief William Horne

Doreen Putney, Town Clerk  
Johnathan Jarman, Public Works Director

Absent: Mayor McKinley Smith

There was one citizens present.

**I. MEETING CALLED TO ORDER:**

Mayor Pro Tem Tom Brown called the meeting to order at 6:00 pm.

**II. PLEDGE OF ALLEGIANCE: Alderman Kent Painter**

**III. INVOCATION: Mayor Pro Tem Tom Brown**

**IV. ADOPTION OF AGENDA:**

Gregg Whitehead, Town Administrator, presented the agenda to the Board.

A **motion** was made by Alderman Kandy Koonce, seconded by Alderman Kent Painter to adopt the agenda as presented. The motion was unanimously carried.

**V. APPROVAL OF MINUTES (May 11, 2021):**

A **motion** was made by Alderman Paul Conner, seconded by Alderman Marilyn Bunce to approve the regular board meeting minutes of May 11, 2021. The motion was unanimously carried.

**VI. PUBLIC HEARING:**

**1. FY 2021/2022 Budget:**

Mayor Pro Tem Brown opened the meeting to hear public comment concerning the proposed fiscal year 2021/2022 budget.

With no comments from the public, Mayor Pro Tem Brown declared the public hearing closed.

**2. Zoning Text Amendment (Chapter 152 Subdivisions):**

Mayor Pro Tem Brown opened the meeting to hear public comment concerning multiple text revisions to Chapter 152 (Subdivisions) of Title XV of the Town of Richlands Code of Ordinances.

With no comments from the public, Mayor Pro Tem Brown declared the public hearing closed.

**3. Zoning Text Amendment (Chapter 153 Zoning):**

Mayor Pro Tem Brown opened the meeting to hear public comment concerning multiple text revisions to Chapter 153 (Zoning) of Title XV of the Town of Richlands Code of Ordinances.

With no comments from the public, Mayor Pro Tem Brown declared the public hearing closed.

**VII. OLD BUSINESS:   None**

**VIII. NEW BUSINESS:**

**1. Fiscal Year 2021-2022 Budget Ordinance 2021-02:**

Mr. Whitehead presented the proposed budget for Fiscal Year 2021/2022. The required public hearing has been held. The Board deliberated and voted on the adoption of the Fiscal Year 2021/2022 Budget Ordinance.

A **motion** was made by Alderman Kandy Koonce, seconded by Alderman Marilyn Bunce to adopt the proposed fiscal year 2021/2022 budget Ordinance 2021-02. The motion was unanimously carried.

**2. Zoning Text Amendments (Ordinance 2021-03):**

The required public hearings have been held. The Board deliberated and voted on the zoning text amendment Ordinance 2021-03 which will amend Chapter 152: Subdivisions and Chapter 153: Zoning of the Title XV of the Richlands Code of Ordinances. Marilyn stated that this also puts in place the statutes that the state requires for 160D.

A **motion** was made by Alderman Marilyn Bunce seconded by Alderman Kent Painter to approve Ordinance 2021-03 amending Chapter 152 Subdivisions and Chapter 153 Zoning of Title XV of the Richlands Code of Ordinances. The motion was unanimously carried.

### **3. Storage Room Design Proposal:**

Mr. Whitehead reported that our storage space is becoming increasingly limited at town hall with the requirement that we store multiple years of financial documents. The Walker Group has submitted a proposal to offer design services and provide the town a set of construction plans for any future construction needs. The proposal total is \$3,500.00.

The Board tabled the proposed and requested to acquire other bids for engineering design services.

### **4. Schedule Public Hearing (Zoning Map Amendment) Rezone Cavanaugh Farm:**

Mr. Whitehead reported receiving a request by New Beginnings to rezone approximately 108 acres of property known as Cavanaugh Farms along Richlands Loop Road from R-8 to R-20 to exclusively RM-8.

A **motion** was made by Alderman Paul Conner, seconded by Alderman Kandy Koonce to schedule a public hearing for July 13, 2021 at 6:00 pm concerning the rezoning request made by New Beginnings. The motion was unanimously carried.

## **IX. ADMINISTRATOR NOTES AND UPDATES:**

The Town Administrator, Gregg Whitehead, presented a copy of notes and updates to the Board which are incorporated by reference and hereby made part of these minutes. Mr. Whitehead also reported on the following:

- NCDOT has signed on the new MPO expansion. They will contact us to coordinate the meetings.
- On May 16 the Planning Board met and approved Squires Run preliminary plat for 169 lots. They will be annexing into the town.
- Mr. Whitehead will be out of the office next Monday thru Wednesday, June 14 – 16, 2021.

## **X. POLICE REPORT:**

Chief William A. Horne presented the Police Activity Log for the month of May 2021, which are incorporated by reference and hereby made part of these minutes. Chief Horne also reported on the following:

- All the officers completed their mandatory in-service training. Firearms are the only required training left for the year.
- Sgt. Nailer received his Intermediate Certificate from Training and Standards.
- I attended the NCACP Conference in Cherokee.
- Received a \$500 donation from Woodmen of the World for training and equipment.
- Received a \$100 donation from the Williams Family as well as some handmade gifts.
- Attended the “Click it or Ticket” task force event in N. Topsail on Memorial Day weekend. 49 seatbelt citations were issued.

**XI. PUBLIC COMMENT:**

**Mrs. Sheryl Brown** of 118 Elizabeth Street:  
following issues:

Mrs. Brown expressed concerns with the

- Resident across the street cranks up his vehicle, she can hear it inside her home. Asked if anything can be done about the loud muffler on his vehicle.
- There are 7-8 vehicles on the property. Some look to be junk vehicles. Spoke of observing other properties with possible junk vehicles backed beside their homes. Requested for the zoning officer to check into the issue.
- Now that it has been raining, some lawns have begun to be overgrown.
- Reported that there were 6 feral cats behind Hobbs Flooring and approximately 10-12 at the ABC store. Inquired if we have an ordinance regarding feral cats and if there is anything the town can do about the issue. Mr. Whitehead stated that he will see what other town's do and also review our current ordinance.

**XII. BOARD MEMBER CONCERNS and COMMITTEE UPDATES:**

**Alderman Marilyn Bunce:** Reported that she held the first Christmas Tree Lighting committee meeting and they are making a lot of progress. She stated that everything is going well.

**XIII. PERSONNEL:** None

**XIV. CLOSED SESSION:** None

**XV. ADJOURN:**

With no further business, a **motion** was made by Alderman Kandy Koonce, seconded by Alderman Paul Conner to adjourn the meeting at 6:31 pm. The motion was unanimously carried.

Respectfully Submitted,

---

Attest:  
Doreen Putney, Town Clerk

---

Mayor Pro Tem Tom Brown

**TOWN OF RICHLANDS**  
**NORTH CAROLINA**

Office of the  
Town Clerk  
(910) 324-3301  
(910) 324-2324 fax



Mailing Address  
P.O. Box 245  
Richlands, N.C.  
28574

The Richlands' Board of Alderman met for a Special Call Meeting on Friday, June 25, 2021 at 9:00 am at the Richlands Town Hall. The purpose of the meeting was to approve existing year-end 2020/2021 budget amendments.

Present for the meeting were:

Mayor McKinley D. Smith  
Alderman Marilyn Bunce  
Alderman Tom Brown

Alderman Kandy Koonce  
Alderman Paul Conner

Also present were:

Gregg Whitehead, Town Administrator

Doreen Putney, Town Clerk

Absent: Alderman Kent Painter

There were no citizens present.

**I. MEETING CALLED TO ORDER:**

Mayor McKinley D. Smith called the meeting to order at 9:02 am

**II. NEW BUSINESS:**

**1. 2020/2021 Fiscal Year Ending Budget Amendments #5 thru #9:**

Gregg Whitehead, Town Administrator presented the 2020/2021 fiscal year ending budget amendments to the Board for their review.

After a brief discussion, a **motion** was made by Alderman Paul Conner, seconded by Alderman Kandy Koonce to approve FY 2020/2021 ending budget amendments #5 thru #9. The motion was unanimously carried.

**III. ADJOURN:**

With no further business, a **motion** was made by Alderman Paul Conner, seconded by Alderman Kandy Koonce to adjourn the meeting at 9:11 pm. The motion was unanimously carried.

Respectfully Submitted,

---

ATTEST  
Doreen Putney, Town Clerk

---

Mayor McKinley D. Smith



## **TOWN OF RICHLANDS**

### **Regular Board Meeting**

#### *Agenda Item VI. - 1.*

Public Hearing - Zoning Map Amendment

**Description:**

Public Hearing - Zoning Map Amendment.

**Review:**

The Board needs to hold a hearing to hear public comment concerning a proposed from NBI Financial LL to change the zoning map designation of three tracts consisting of approximately 108.45 acres of property (Onslow County Tax Parcels 43-38, 42-50 and 42-50.1) located along Richlands Loop Road in the Extra Territorial Jurisdiction of Richlands. The proposed zoning amendment will seek to change the zoning designation of the three tracts from the R-8 Residential and R-20 Residential zone to solely the RM-8 Residential Zone. The RM-8 Residential Zone will allow for multi-family housing, including apartments, town homes, and condominiums as permitted use in addition to single family stick-built residences.

**Action Needed:**

Hold the public hearing.

**ATTACHMENTS:**

Description

- ▣ NBI Financial LLC Rezoning Map



NOTES:

1) PROPERTY LINES SHOWN AS DASHED REPRESENT LINES NOT SURVEYED AND WERE TAKEN FROM AN UNRECORDED MAP PREPARED BY GAIRY I. CANADY ENTITLED "PROPERTY OF GENE CAVANAUGH AND WIFE ANNETTE CAVANAUGH" DATED AUGUST 17, 1993. MAP WAS LATER RECORDED IN MB 67 PG 50.

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.61	S12°27'15"W
L2	57.32	S03°35'58"W
L3	173.02	S19°43'09"E
L4	74.93	S48°22'37"W
L5	200.08	S85°57'59"W
L6	104.32	N13°43'28"E
L7	111.11	N09°33'35"E
L8	239.91	N76°54'51"E
L9	200.72	N05°12'31"W
L10	103.02	N70°53'15"E
L11	127.39	N00°54'57"W

SEE NOTE #1

KENNETH WILLIAMS  
DB 2587 PG 930  
ZONIING: RA-20

KENNETH WILLIAMS  
DB 2702 PG 152  
ZONIING: RA-20

CHRISTIAN COMMUNITY CHURCH  
DB 2960 PG 724  
MB 37 PG 113  
ZONIING: R-8

GENE F. CAVANAUGH AND  
ANNETTE W. CAVANAUGH  
DB 382 PG 70  
MB 67 PG 50  
EXISTING ZONIING: R-8 & R-20  
PROPOSED ZONIING: RM-8

GENE F. CAVANAUGH AND  
ANNETTE W. CAVANAUGH  
DB 491 PG 597  
MB 67 PG 50  
EXISTING ZONIING: R-8 & R-20  
PROPOSED ZONIING: RM-8

CAROLYN C. RAND  
NATHANIEL W. RAND, II  
DB 4155 PG 566  
MB 67 PG 220  
ZONIING: R-8 & R-20

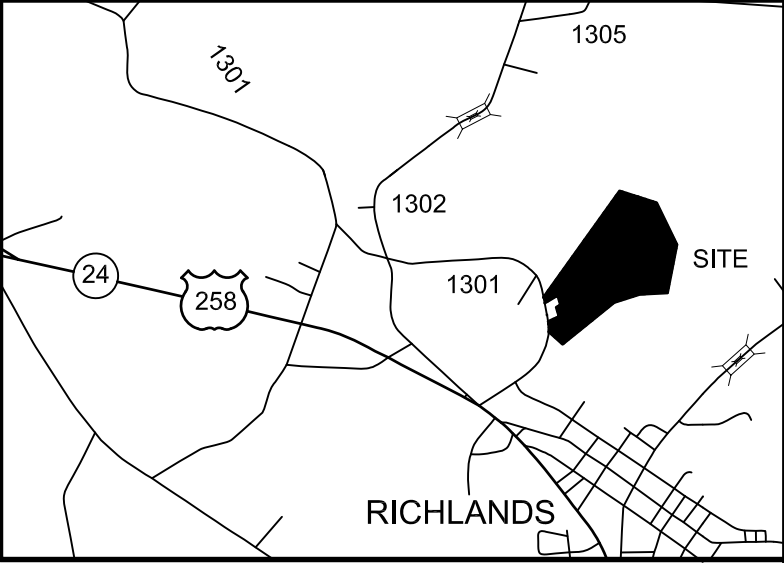
RDL POULTRY, LLC  
DB 4244 PG 922  
MB 40 PG 86 SLIDE K-792  
ZONIING: RA

L.W. SYLVESTER, III  
DB 1673 PG 11  
ZONIING: R-20

L.W. SYLVESTER, III  
DB 1673 PG 11  
ZONIING: R-20

MARGARET A. BEATY  
DB 742 PG 11  
ZONIING: R-20

DANIEL J. JACOBY  
HEATHER N. JACOBY  
DB 4862 PG 899  
ZONIING: R-20



VICINITY MAP - NOT TO SCALE

- I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, ☒ (A) OR ☐ (B):
- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ C. ANY OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

SURVEYOR DATE

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK        PAGE       ); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DATE DAY OF MONTH, 2021.

L - 4509

GRAPHIC SCALE: 1" = 200'

REZONING PLAT  
FOR  
FORBES PLANTATION  
RICHALNDS TOWNSHIP  
ONSLow COUNTY  
DATE  
NORTH CAROLINA



324 S. EVANS ST. • BOX 7305  
GREENVILLE, NC 27834  
252-758-3746

DRAWN BY: WBH	PROJECT NO.: 20200069
SURVEYED BY:	DATE: DATE
SCALE: 1" = 200'	DRAWING NAME: rezoning.dwg



## **TOWN OF RICHLANDS**

### **Regular Board Meeting**

#### *Agenda Item VIII. - 1.*

Zoning Map Amendment (Ordinance 2021-04)

#### **Description:**

Zoning Map Amendment (Ordinance 2021-04).

#### **Review:**

Now that the Board has held the required public hearing, the Board may deliberate and vote on or table the zoning map amendment (Ordinance 2021-04) to rezone 108.45 acres of property located along Richlands Loop Road (the Cavanaugh Farm Property) from R-8 and R-20 to solely RM-8. A zoning map change to RM-8 will allow multi-family and single family developments.

Please note that the recently adopted land use ordinance language required by G.S. 160D, the Board is required to approve and/or acknowledge a Land Use Plan Consistency Statement either directly or by reference in the minutes. In addition 160D requires the Board to approve a statement of reasonableness that may consider: the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

Further guidance is provided regarding Board action on zoning map amendments in the attached guide letter.

#### **Action Needed:**

Act as desired.

#### **ATTACHMENTS:**

##### Description

- ☐ Zoning Map Amendment (Ordinance 2021-04)
- ☐ NBI Financial Rezoning Map
- ☐ NBI Financial Rezoning Map 2
- ☐ Land Use Plan Consistency Statement (NBI Financial)
- ☐ Board Guidance for Map Amendment Actions

STATE OF NORTH CAROLINA  
TOWN OF RICHLANDS

ORDINANCE  
2021-04

**Ordinance Amending Official Richlands Zoning Map**

Introduced: July 13, 2021

Adopted:

WHEREAS, the Town of Richlands (hereinafter Town), has been formally petitioned by Forbes Plantation, LLC, owners of Onslow County Tax Parcels 43-38, 42-50, and 42-50.1, to have the Richlands Zoning Map amended; and

WHEREAS, the proposed Map Amendment will change the zoning designation of Onslow County Tax Parcels 43-38, 42-50 and 42-50.1 (located along Richlands Loop Road) from the R-8 Residential Zone and R-20 Residential Zone to the RM-8 Residential Zone; and

WHEREAS, the aforementioned three tracts are adjacent to a residential zone and the request has been reviewed and deemed appropriate by the Richlands Planning Board; and

WHEREAS, the Richlands Board of Aldermen has posted the required notice and a public hearing for the proposed Map Amendment was held on July 13, 2021; and

NOW, THEREFORE, BE IT ORDAINED:

SECTION 1. That the Richlands Board of Aldermen amend the Official Zoning Map of the Town of Richlands by rezoning all of Onslow County Tax Parcels 43-38, 42-50 and 42-50.1 from the R-8 Residential Zone and R-20 Residential Zone to the RM-8 Residential Zone.

SECTION 2. That the Richlands Board of Aldermen recognize and concur with the findings and recommendation of the Comprehensive Land Use Plan Consistency Statement provided by the Richlands Planning Board dated June 2, 2021.

SECTION 3. All existing ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This ordinance shall be effective immediately upon its adoption.

Adopted at a regular monthly meeting on July 13, 2021.

\_\_\_\_\_  
McKinley Smith, Mayor

ATTEST:

Approved as to form:

\_\_\_\_\_  
Doreen Putney, Town Clerk

\_\_\_\_\_  
Town Attorney

DRAFT

NOTES:

1) PROPERTY LINES SHOWN AS DASHED REPRESENT LINES NOT SURVEYED AND WERE TAKEN FROM AN UNRECORDED MAP PREPARED BY GAIRY I. CANADY ENTITLED "PROPERTY OF GENE CAVANAUGH AND WIFE ANNETTE CAVANAUGH" DATED AUGUST 17, 1993. MAP WAS LATER RECORDED IN MB 67 PG 50.

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.61	S12°27'15"W
L2	57.32	S03°35'58"W
L3	173.02	S19°43'09"E
L4	74.93	S48°22'37"W
L5	200.08	S85°57'59"W
L6	104.32	N13°43'28"E
L7	111.11	N09°33'35"E
L8	239.91	N76°54'51"E
L9	200.72	N05°12'31"W
L10	103.02	N70°53'15"E
L11	127.39	N00°54'57"W

SEE NOTE #1

KENNETH WILLIAMS  
DB 2587 PG 930  
ZONIING: RA-20

KENNETH WILLIAMS  
DB 2702 PG 152  
ZONIING: RA-20

CHRISTIAN COMMUNITY CHURCH  
DB 2960 PG 724  
MB 37 PG 113  
ZONIING: R-8

GENE F. CAVANAUGH AND  
ANNETTE W. CAVANAUGH  
DB 382 PG 70  
MB 67 PG 50  
EXISTING ZONIING: R-8 & R-20  
PROPOSED ZONIING: RM-8

GENE F. CAVANAUGH AND  
ANNETTE W. CAVANAUGH  
DB 491 PG 597  
MB 67 PG 50  
EXISTING ZONIING: R-8 & R-20  
PROPOSED ZONIING: RM-8

CAROLYN C. RAND  
NATHANIEL W. RAND, II  
DB 4155 PG 566  
MB 67 PG 220  
ZONIING: R-8 & R-20

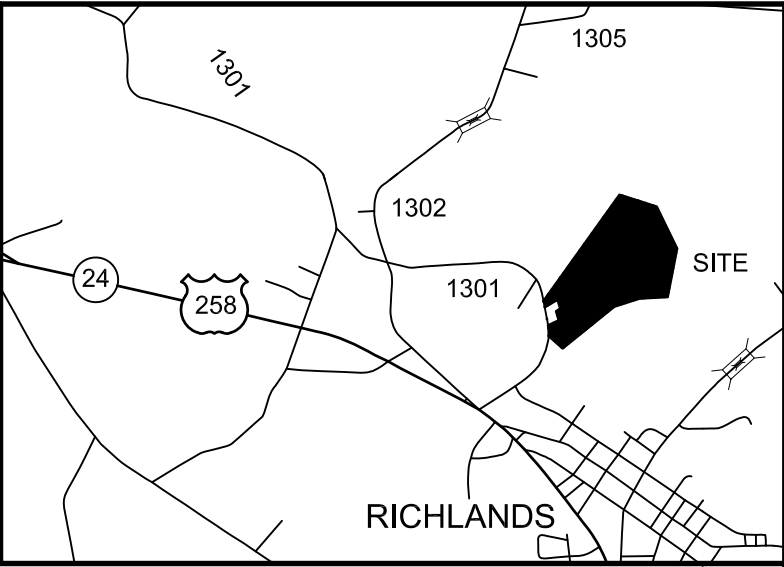
RDL POULTRY, LLC  
DB 4244 PG 922  
MB 40 PG 86 SLIDE K-792  
ZONIING: RA

L.W. SYLVESTER, III  
DB 1673 PG 11  
ZONIING: R-20

L.W. SYLVESTER, III  
DB 1673 PG 11  
ZONIING: R-20

MARGARET A. BEATY  
DB 742 PG 11  
ZONIING: R-20

DANIEL J. JACOBY  
HEATHER N. JACOBY  
DB 4862 PG 899  
ZONIING: R-20



VICINITY MAP - NOT TO SCALE

- I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, ☒ (A) OR ☐ (B):
- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ C. ANY OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- ☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

SURVEYOR DATE

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK, PAGE, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DATE DAY OF MONTH, 2021.

L - 4509

FORBES PLANTATION

RECHALNDS TOWNSHIP  
ONSLow COUNTY

DATE  
NORTH CAROLINA

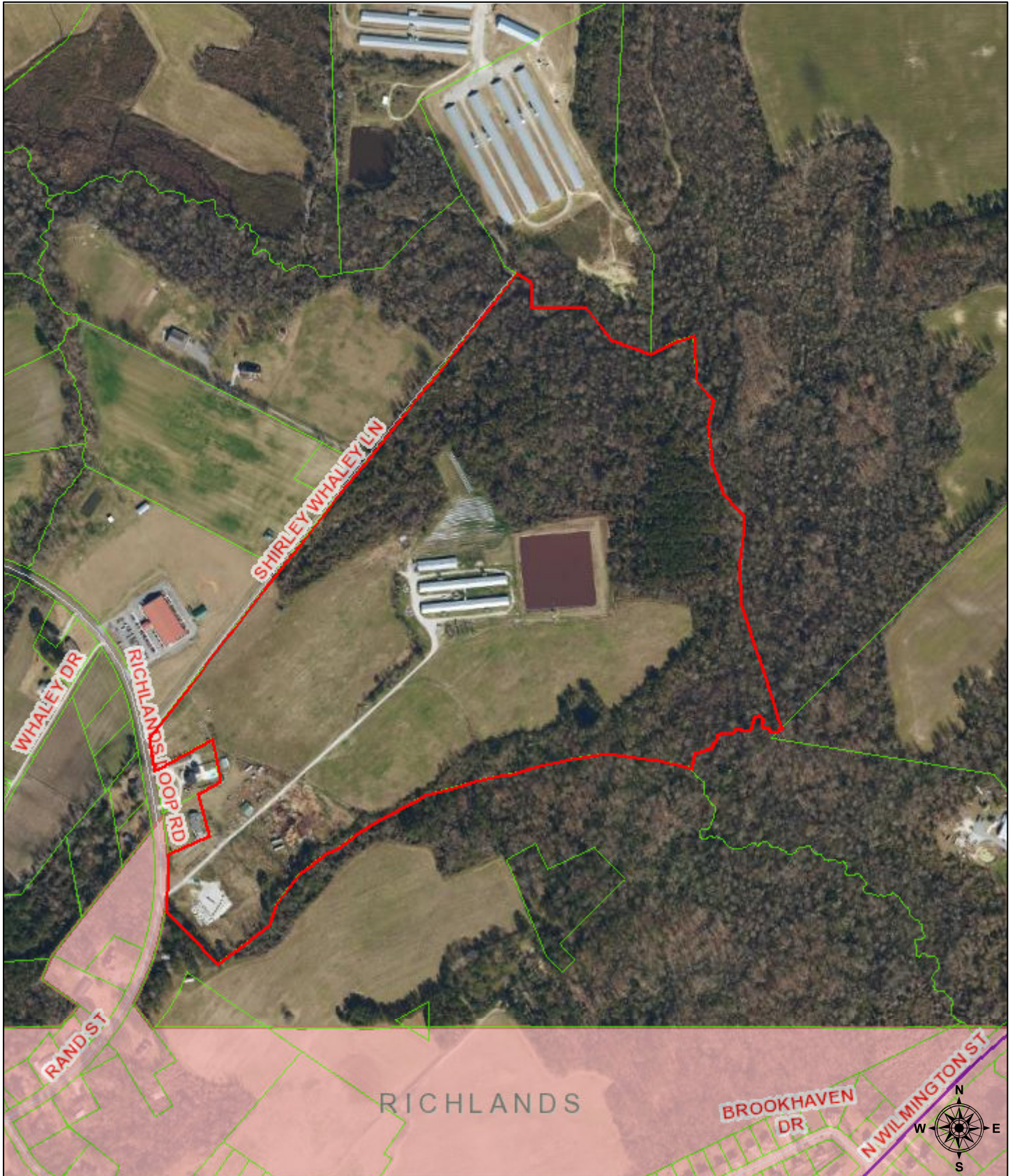


324 S. EVANS ST. BOX 7305  
GREENVILLE, NC 27834  
252-758-3746

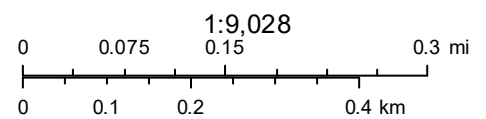
DRAWN BY: WBH	PROJECT NO.: 20200069
SURVEYED BY:	DATE: DATE
SCALE: 1" = 200'	DRAWING NAME: rezoning.dwg



# GoMaps



July 8, 2021



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,  
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),  
NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**TOWN OF RICHLANDS**  
**NORTH CAROLINA**

Office of the  
Town Administrator  
(910) 324-3301  
(910) 324-2324 fax



Mailing Address  
P.O. Box 245  
Richlands, N.C.  
28574

June 2, 2021

Land Use Plan Consistency Statement  
Richlands Planning Board

RE: NBI Financial LLC Proposal to Rezone 108.45 acres from R-8 and R-20 to RM-8.

The Richlands Planning Board finds the action to amend the Town's Zoning Map by changing Tax Parcels 43-38, 42-50, and 42-50.1, located along the Richlands Loop Road in the Extra Territorial Jurisdiction of Richlands from the R-8 Residential and R-20 Residential Zone to solely the RM-8 Residential Zoning District, to be consistent with the adopted 2009 CAMA Land Use Plan. The proposed zoning change to RM-8 Residential Zoning District will allow as a permitted use multi-family housing as well as single family housing. The 2009 CAMA Land Use Plan encourages cluster development in the un-incorporated areas, seek to accommodate the development and appropriate placement of a variety of housing types, and emphasize the development of affordable housing.

The Richlands Planning Board met on May 26, 2021 to review and discuss the proposed zoning map amendment. The Richlands Planning Board unanimously voted to recommend that the proposed zoning map amendment be approved by the Richlands Board of Aldermen.

Sincerely,

Marilyn Bunce  
Vice Chair, Richlands Planning Board

## **BOARD GUIDANCE FOR ZONING MAP AMENDMENT ACTIONS**

### **BOARD OF ALDERMEN ACTION ON AMENDMENTS.**

- (A) At the conclusion of the legislative hearing on a proposed amendment, the Board of Aldermen may proceed to vote on the proposed ordinance, refer it to a committee for further study or take any other action consistent with its usual rules of procedure.
- (B) The Board of Aldermen is not required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments since inordinate delays can result in the petitioner incurring unnecessary costs.
- (C) Voting on amendments to this Chapter shall proceed in the same manner as other ordinances, subject to §153.441 of this Chapter.

### **ULTIMATE ISSUE BEFORE BOARD OF ALDERMEN ON AMENDMENTS.**

- (A) (1) In deciding whether to adopt a proposed amendment to this Chapter, the central issue before the Board of Aldermen is whether the proposed amendment advances the public health, safety or welfare.
- (2) All other issues are irrelevant and all information related to other issues at the public hearing may be declared irrelevant by the Mayor and excluded.
- (B) In particular, when considering proposed minor map amendments:
  - (1) The Board of Aldermen shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board of Aldermen shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification; and
  - (2) The Board of Aldermen shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.





## **TOWN OF RICHLANDS**

### **Regular Board Meeting**

#### *Agenda Item VIII. - 2.*

##### **Solid Waste Collection Services Update & Review**

**Description:**

Solid Waste Collection Services Update & Review (GFL Environmental).

**Review:**

With the solid waste collection contract between the Town and GFL Environmental effective July 1, 2021, Ms. Norma Yanez, Government Contracts Manager for GFL Environmental, wishes to address the Board and provide an update regarding the town-wide replacement of the solid waste collection carts and any service changes we can expect.

**Action Needed:**

Receive the update.



**TOWN OF RICHLANDS**  
**Regular Board Meeting**  
*Agenda Item VIII. - 3.*  
Budget Amendment 2021-01

**Description:**

Budget Amendment 2021-01.

**Review:**

The Board needs to adopt Budget Amendment 2021-01 in order to properly budget unspent drug forfeiture funds from FY 2020-2021.

**Action Needed:**

Approve the amendment.

**ATTACHMENTS:**

Description

- ▣ Budget Amendment 2021-01

**BUDGET AMENDMENT # 1**  
**FY ENDING 2021 /2022**  
**PUBLIC SAFETY**

[illegible]

Date Approved by Board of Aldermen: \_\_\_\_\_  
Date entered into FMS: \_\_\_\_\_



## **TOWN OF RICHLANDS**

### **Regular Board Meeting**

#### *Agenda Item IX. - 1.*

#### Administrator Notes and Updates

#### **Description:**

- No RDR meeting for July is scheduled at this time.
- The Memorandum of Understanding to expand the Jacksonville MPO to include all of Onslow County has been signed by NCDOT. MPO staff will be coordinating with the town to get our Transportation Advisory Committee (TAC) member, Alderwoman Kandy Koonce, onboard. The TAC is scheduled to meet sometime in August.

#### **Review:**

#### **Action Needed:**



**TOWN OF RICHLANDS**  
**Regular Board Meeting**  
*Agenda Item X. - 1.*  
June 2021 Police Report

**Description:**

Attached is the Police Activity Log for June 2021.

**Review:**

**Action Needed:**

Receive the Police Report.

**ATTACHMENTS:**

Description

▣ June 2021 Police Activity Log

# Activity Log Event Summary (Totals)

## Richlands Police Department

(06/01/2021 - 06/30/2021)

Adminstration Run	43	Alarm Activation	11
Animal Complaint	1	Arrest	8
Assault	1	Assist Citizen	26
Assist EMS	2	Assist Other Agency	20
Assist Other RPD Officer	16	Bank Escort	3
Business Check	1,989	Business Walk Through	15
Call for Service	266	Careless & Reckless	4
Citation	85	Cite & Release	9
Civil Problem	1	Crash	7
Domestic Dispute	4	DWLR	14
Fingerprinting	8	Follow up Investigation	2
Foot Patrol	6	Found Property/Safe Keeping	1
FTO Training	11	Funeral Escort	2
Incident Report	13	Juvenile Problems	1
Larceny	4	Lighting Violation	41
Loud Muffler	2	Noise Complaint	3
NOL	8	Open Container	1
Open Door/Windows	8	Operational Reports	7
Patrol Zone 1	82	Patrol Zone 2	83
Patrol Zone 3	84	Patrol Zone 4	107
Patrol Zone 5	72	Patrol Zone 6	76
Property Damage	1	Registration Violation	29
Safe Movement Violation	5	Seat Belt Initiative Check Point	1
Seatbelt	10	Selective Traffic Enforcement	54
Special Assignment	1	Speeding	35
Stoplight/Sign	15	Supplement to report	7
Suspicious Vehicle/Person/Incident	10	Task Force Event	13
Transport to Jail	7	Trespassing	3
Unlock Car	8	Vehicle Check After Shift	74
Vehicle Check Before Shift	75	Vehicle Searches	14
Vehicle Stop	144	Verbal Warnings	84
Warrant	6	Weapons Offense	1
Window Tint Violation	1		

# **Activity Log Event Summary (Totals)**

**Richlands Police Department**

**(06/01/2021 - 06/30/2021)**

---

**Total Number Of Events: 3,745**