



TOWN OF RICHLANDS
Town Board Meeting
February 20, 2024
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. December 2023 Meeting Minutes

VI. Public Comment

VII. Public Hearings

1. Public Hearing - Petition for Voluntary Annexation
2. Public Hearing - Zoning Text Amendments
3. Public Hearing - Subdivision Text Amendment

VIII. Old Business

IX. New Business

1. Ordinance 2024-01 (Zoning Text Amendments)
2. Ordinance 2024-02 (Voluntary Annexation Ordinance)
3. Ordinance 2024-03 (Subdivision Text Amendment)
4. Resolution 2024-01 (Street Dedication)
5. Final Plat Approval (Squires Run Village)

X. Administrator Notes and Updates

1. Administrator Notes and Updates

XI. Police Report

1. December 2023 Police Report

XII. Board Member Concerns and Committee Updates

XIII. Personnel

XIV. Closed Session

XV. Adjourn



TOWN OF RICHLANDS
Regular Board Meeting
Agenda Item V. - 1.
December 2023 Meeting Minutes

Description:

December 12, 2023 Meeting Minutes.

Review:

Attached are the minutes for the December 12, 2023 Organizational Meeting of the Richlands Board of Aldermen.

Action Needed:

Review the minutes and adopt the December 12 meeting minutes.

ATTACHMENTS:

Description

❏ December 2023 Meeting Minutes

TOWN OF RICHLANDS

NORTH CAROLINA

Office of the
Town Clerk
(910) 324-3301
(910) 324-2324 fax
townclerk@richlandsc.gov



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

The Richlands Board of Aldermen met in Regular Session on Tuesday, December 12, 2023, at 6:00 pm at the Richlands Town Hall. Present for the meeting were:

Alderman Kent Painter
Mayor Pro-Tem Tom Brown
Mayor McKinley Smith

Alderman Marilyn Bunce
Alderman Paul Conner
Alderman Kandy Koonce

Also present were:

Gregg Whitehead, Town Administrator
Erin Juhls, Town Clerk
Johnathan Jarman, Public Works Director
The Honorable James W. Bateman, III

Keith Fountain, Town Attorney
William A Horne, Chief of Police
Gregory T. Redman, CPA

There were 6 citizens present.

I. MEETING CALLED TO ORDER:

Mayor McKinley Smith called the meeting to order at 6:00 pm.

II. PLEDGE OF ALLEGIANCE: Alderman Tom Brown

III. INVOCATION: Mayor McKinley Smith

IV. ADOPTION OF AGENDA:

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

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

V. ADOPTION OF MINUTES (November 14, 2023):

A **motion** was made by Alderman Tom Brown, seconded by Alderman Paul Conner to approve the Regular Board Meeting Minutes of November 14, 2023. The motion was unanimously carried.

VI. ADJOURNMENT: Mayor Smith adjourned the meeting at 6:03 pm.

VII. SWEARING IN OF NEWLY ELECTED OFFICIALS:

The Honorable James W. Bateman, III, District Court Judge administered The Oaths of Office for the incoming Mayor and Alderman. The Officials sworn in were:

McKinley D. Smith, Mayor
Tom Brown, Alderman
Paul Conner, Alderman
Kent Painter, Alderman
Kandy L. Koonce, Alderman
Marilyn Bunce, Alderman

VIII. MEETING CALLED TO ORDER:

Mayor McKinley Smith called the meeting to order at 6:10 pm.

IX. MAYORAL COMMITTEE APPOINTMENTS:

1. APPOINTMENTS:

Mayor McKinley Smith made his appointments as follows:

Public Safety Committee:

Alderman Tom Brown, Alderman Kent Painter, Chief William Horne and Gregg Whitehead, Town Administrator

Public Works Committee:

Alderman Kandy Koonce, Alderman Marilyn Bunce, Johnathan Jarman, Public Works Director, and Gregg Whitehead, Town Administrator

Finance Committee:

Mayor McKinley Smith, Alderman Paul Conner, Town Clerk / Finance Officer Erin Juhls, and Town Administrator Gregg Whitehead

X. NOMINATION AND APPOINTMENT OF MAYOR PRO TEMPORE:

Town Attorney, Keith Fountain, presided over the appointment of Mayor Pro Tempore by either verbal voting from the Board or by ballot if preferred. The Board decided on verbal voting. Attorney Fountain accepted nominations from the Board for Mayor Pro Tempore.

Alderman Kandy Koonce nominated Alderman Tom Brown for Mayor Pro Tempore.

A **motion** was made by Alderman Paul Conner, seconded by Alderman Marilyn Bunce to appoint Alderman Tom Brown as Mayor Pro Tem. The motion was unanimously carried.

No ballot was needed.

XI. PUBLIC HEARING: None

XII. OLD BUSINESS: None

XIII. NEW BUSINESS:

1. FY 2022-2023 FINANCIAL AUDIT REPORT:

Mr. Gregory T. Redman, CPA, presented the financial audit report to the Board for the 2022-2023 Fiscal Year. He reported on the following highlights:

- Audit was submitted on time.
- Unmodified Opinion (no findings).
- Assets of the Town exceeded liabilities at end of FY 2022/2023 by \$3,247,092
- Total net Position increased by \$918,173.
- At the end of FY 2022/2023, governmental funds balances of \$2,170,088, an increase of \$987,997 in comparison with the prior year. Approximately 84% (\$1,990,658) is available for spending (unassigned fund balance).
- Spent \$125,840 of the \$300,000 State Grant.
- ARPA funds of \$542,742 were brought into the general fund.
- Net Profit in comparison of revenues and expenditures is \$271,095.
- Installment purchase debt decreased by \$27,131.
- Net Pension Liability of \$443,416
- Property Tax Collection rate of 99.29%.

A **motion** was made by Alderman Paul Conner, seconded by Alderman Kandy Koonce to accept the FY 2022/2023 Audit. The motion was unanimously carried.

2. ECC MUNICIPAL REPRESENTATIVE APPOINTMENT:

The Eastern Carolina Council is asking us to appoint or reappoint a representative to serve on the general membership board. Currently Mayor Smith is the representative.

A **motion** was made by Alderman Paul Conner, seconded by Alderman Tom Brown to reappoint Mayor McKinley Smith as the ECC representative on the membership board. The motion was unanimously carried.

XIV. ADMINISTRATOR NOTES AND UPDATES:

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

- Congratulated the Mayor and Board Members on their re-election. And is looking forward to serving them for the next two years.
- Thanked Erin Juhls for all the hard work she has done in taking over as financial director. She has done an outstanding job.
- Wished everyone a Happy Holiday and Merry Christmas.
- Reminded everyone of the Christmas luncheon on the 18th from 12-2.

XV. POLICE REPORT:

Chief William A. Horne presented a copy of the Activity Report for November 2023 and is incorporated by reference and hereby made part of these minutes. Chief Horne also reported on the following:

- One cadet that has been with the town since August and one that has just started, graduated BLET (Basic Law Enforcement Training) on Friday. They took their state exam on Monday and as long as they pass, their paperwork can be submitted to get certified.
- Police Department still has one position open.
- The Christmas parade was held this past Saturday.
- Operation Deploy Santa in cooperation with the Onslow County Sheriff's Department will be Sunday the 17th at 4:00 pm here at town hall.

XVI. PUBLIC COMMENT: None

XVII. BOARD MEMBER CONCERNS AND COMMITTEE UPDATES:

Alderman Marilyn Bunce: Wished everyone a Merry Christmas and a Happy New Year.

Alderman Kandy Koonce: Wished everyone a Merry Christmas.

Alderman Kent Painter: Wish everyone a Merry Christmas.

XVIII. PERSONNEL: None

XIX. ADJOURN:

With no further business, a **motion** was made by Alderman Kent Painter, seconded by Alderman Tom Brown to adjourn the meeting at 6:34 pm. The motion was unanimously carried.

Respectfully Submitted,

Attest:
Erin Juhls, Town Clerk

Mayor McKinley Smith



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item VII. - 1.

Public Hearing - Petition for Voluntary Annexation

Description:

Public Hearing - Petition for Voluntary Annexation (Squires Run Village).

Review:

The Board needs to hold a public hearing to hear public comment regarding a petition by South State Development to voluntarily annex the following described territory and filed pursuant to G.S. 160A-31:

All 65.99 acres of property identified as Onslow County Tax Parcel 43-60.16 and owned by South State Development LLC.

Action Needed:

Hold the public hearing hearing.

ATTACHMENTS:

Description

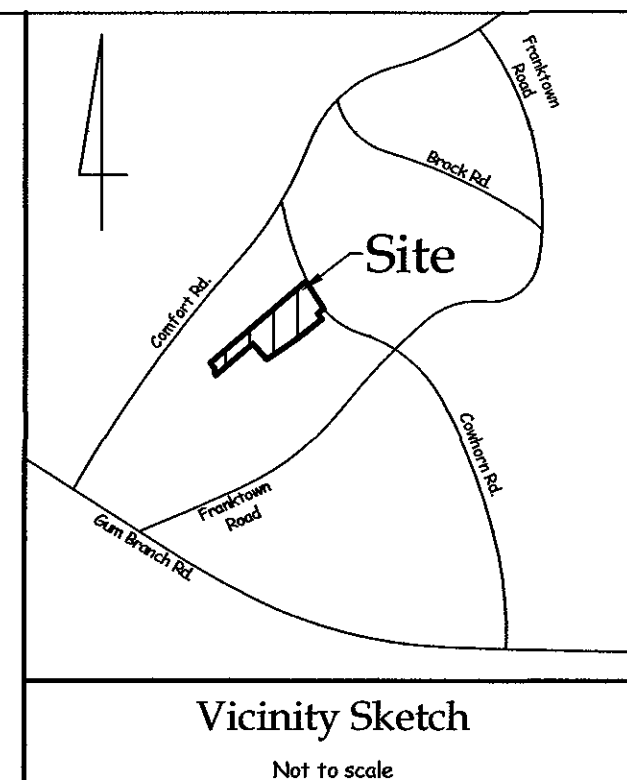
- ▣ Annexation Map (South State Development)

Note:

1. All Distances are horizontal ground, U.S. survey feet.
2. Flood lines drawn from an electronic overlay of the digital flood maps CPN 370341 4442 K & 370341 4432 K (Town Of Richlands) effective June 19, 2020
3. All acreages calculated by coordinates.
4. No Register of Deed search done by or furnished by to surveyor regarding Deed of Covenant Restriction.
5. The existence of a utility may imply the existence of an easement.
6. Wetland delineation by Pittman Soil Consulting surveyed by Parker & Associates, Inc. in April 2008, and signed by USCOE on 08/18/14 and expired on 08/18/2019.
7. The GPS portion of the boundary work was performed to third order, Class I, FGCC specifications. The coordinates were obtained by Real Time Kinematic Differential GPS Observations using Trimble Survey Grade R8S GNSS Receiver, NCGS RTK Network Adjustments to NC Grid NAD '83, 2011 Adjustments.

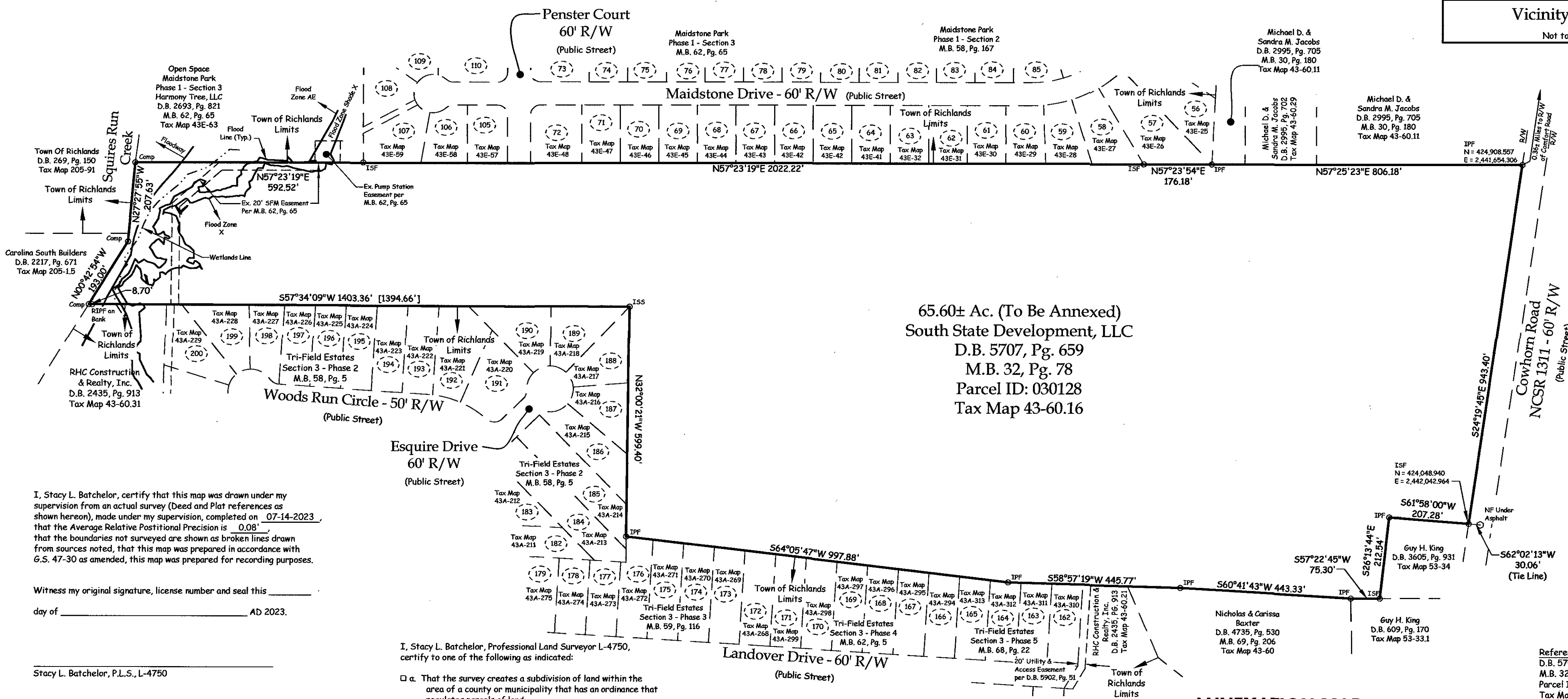
Legend:

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Comp - Computed Point
D.B. - Deed Book
E - Easting
ETP - Existing Iron Pipe
IPF - Iron Pipe Found
ISF - Iron Stake Found
ISS - Iron Stake Set
M.B. - Map Book
N - Northing
NCSR - North Carolina Secondary Road
NF - Nail Found
Pg. - Page
RIPF - Reference Iron Pipe Found
R/W - Right-of-way
[] - Distance to Reference Corner



Vicinity Sketch

Not to scale



ANNEXATION MAP

SQUIRES RUN VILLAGE

Richlands Twp., Onslow Co., North Carolina

South State Development, LLC

503 New Bridge Street, Suite 100
Jacksonville, North Carolina 28540
(910) 548-7575

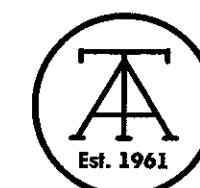
DATE: 09/21/2023

SCALE: 1"=200'

GRAPHIC SCALE: 1"=200'



TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.TidewaterENC.com
Firm License Number: F-0108



I, Stacy L. Batchelor, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 07-14-2023, that the Average Relative Positional Precision is 0.08, that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this _____ day of _____ AD 2023.

Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

I, _____ Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

NORTH CAROLINA.....ONSLow COUNTY

Register of Deeds Onslow County

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

- ☐ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☒ c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

I, _____ Town Clerk of the Town of Richlands, North Carolina, hereby certify that on the _____ day of _____, 20____, the Board of Aldermen approved this plat for annexation and recording.

Date _____ Town Clerk _____ (Seal)

Field Book: Maidstone #2, Pg. 18-19
Squires Run, Pg. 1-14
Disk Name: Acad #2107
Filename: SRV-Annexation 2023.dwg KHW
Job No.: S201104-7553



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item VII. - 2.

Public Hearing - Zoning Text Amendments

Description:

Public Hearing - Zoning Text Amendments.

Review:

The Board needs to hold a public hearing in order to hear public comment on various proposed text amendments to Chapter 153 (Zoning) of the Town of Richlands Code of Ordinances. The various zoning text changes are listed in the attached ordinance.

Action Needed:

Hold the public hearing.

ATTACHMENTS:

Description

▣ Ordinance 2024-01

STATE OF NORTH CAROLINA
TOWN OF RICHLANDS

ORDINANCE
2024-01

Ordinance Amending Official Richlands Zoning Regulations

Introduced: November 14, 2023

Adopted: _____, 2024

WHEREAS, the Town of Richlands (hereinafter Town), seeks various amendments to Section 153.080, Table of Permissible Uses of Chapter 153 ZONING of the Richlands Code of Ordinances; and

WHEREAS, the proposed Text Amendments have 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 Text Amendments was held on February 20, 2024; and

NOW, THEREFORE, BE IT ORDAINED:

SECTION 1. That the Richlands Board of Aldermen amends Title XV, Section 153.082, Board of Adjustment Jurisdiction Over Uses Otherwise Permissible with a Zoning Permit by replacing the word "Adjustment" with "Aldermen".

SECTION 2. That the Richlands Board of Aldermen amends Title XV, Section 153.160 of the Richlands Code of Ordinances by changing the following:

Paragraph (A): Replace "5%" with "20%".

Paragraph (B): Add subsection (7) that reads "No more than 40% of the open space may be wetlands."

Paragraph (C): Delete the entire paragraph and renumber the paragraphs as needed.

SECTION 3. That the Richlands Board of Aldermen amends Title XV, Section 153.186, of the Richlands Code of Ordinances by deleting Paragraph (F) and renumbering the section as needed.

SECTION 4. That the Richlands Board of Aldermen amends Title XV, Section 153.207, of the Richlands Code of Ordinances by deleting the current parking requirement for Multi-family residence in Paragraph (F) Table of Parking Requirements and replacing with the following:

2-1/2 spaces per dwelling unit, plus 1 additional space for every 4 units in the development.

SECTION 5. That the Richlands Board of Aldermen repeals Section 153.257 of Title XV of the Richlands Code of Ordinances in its entirety.

SECTION 6. That the Richlands Board of Aldermen amends Title XV, Section 153.323, of the Richlands Code of Ordinances by removing the first sentence of Paragraph (A).

SECTION 7. That the Richlands Board of Aldermen amends Title XV, Section 153.347, of the Richlands Code of Ordinances by replacing the word “four-fifths” with “three-fifths” in Paragraph (E).

SECTION 8. That the Richlands Board of Aldermen amends Title XV, Section 153.439, of the Richlands Code of Ordinances by replacing “§ 153.441” with “§ 160A-75” in Paragraph (C).

SECTION 9. That the Richlands Board of Aldermen recognize and fully concur with the findings and recommendation of the Comprehensive Land Use Plan Consistency Statement provided by the Richlands Planning Board dated August 22, 2023.

SECTION 10. 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 11. This ordinance shall be effective immediately upon its adoption.

Adopted at a Regular Board Meeting on February 20, 2024.

McKinley Smith, Mayor

ATTEST:

Approved as to form:

Erin Juhls, Town Clerk

Town Attorney



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item VII. - 3.

Public Hearing - Subdivision Text Amendment

Description:

Public Hearing - Subdivision Text Amendment

Review:

The Board needs to hold a public hearing in order to hear public comment on a proposed text amendment to Chapter 152 (Subdivisions) of the Town of Richlands Code of Ordinances. The proposed text amendment will change the open space dedication requirement in 152.071 (B) (1) from 5% of the gross acreage to 20 % and will require that no more than 40% of the open space may be wetlands.

Action Needed:

Hold the public hearing.



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item IX. - 1.

Ordinance 2024-01 (Zoning Text Amendments)

Description:

Ordinance 2024-01 (Zoning Text Amendments).

Review:

Now that the appropriate public hearing has been held, the Board may deliberate and vote on the matter. The attached ordinance and Land Use Plan Consistency Statement will need to be adopted in order to officially amend the zoning text. The Planning Board has reviewed the request and unanimously recommended approval.

Action Needed:

Approve the ordinance if desired.

ATTACHMENTS:

Description

- ▣ Land Use Plan Consistency Statement
- ▣ Ordinance 2024-01

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

August 22, 2023

Land Use Plan Consistency Statement
Richlands Planning Board

RE: Various Text Amendments.

The Richlands Planning Board finds the action to amend the Town's Zoning Regulations by adopting the various zoning text amendments listed below to be consistent with the adopted 2009 CAMA Land Use Plan. The proposed text amendments are as follows:

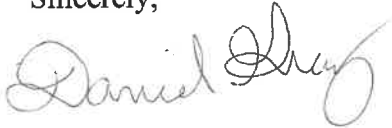
- Amends Section 153.082, Board of Adjustment Jurisdiction Over Uses Otherwise Permissible with a Zoning Permit by replacing the word "Adjustment" with "Aldermen".
- Amends Title XV, Section 153.160 of the Richlands Code of Ordinances by changing the following:
 - Paragraph (A): Replace "5%" with "20%".
 - Paragraph (B): Add subsection (7) that reads "No more than 40% of the open space may be wetlands."
 - Paragraph (C): Delete the entire paragraph and renumber the paragraphs as needed.
- Amends Title XV, Section 153.186, of the Richlands Code of Ordinances by deleting Paragraph (F) and renumbering the section as needed.
- Amends Title XV, Section 153.207, of the Richlands Code of Ordinances by deleting the current parking requirement for Multi-family residence in Paragraph (F) Table of Parking Requirements and replacing with the following:
 - 2-1/2 spaces per dwelling unit, plus 1 additional space for every 4 units in the development.
- Repeals Section 153.257 of Title XV of the Richlands Code of Ordinances in its entirety.

- Amends Title XV, Section 153.323, of the Richlands Code of Ordinances by removing the first sentence of Paragraph (A).
- Amends Title XV, Section 153.347, of the Richlands Code of Ordinances by replacing the word “four-fifths” with “three-fifths” in Paragraph (E).
- Amends Title XV, Section 153.439, of the Richlands Code of Ordinances by replacing “§ 153.441” with “§ 160A-75” in Paragraph (C).

The text amendments will not alter any existing zoning uses but rather address inconsistencies, redundant language and/or language not compatible with G.S. 160-D. Therefore, the proposed text amendments are deemed compatible and consistent with the 2009 CAMA Land Use Plan.

The Richlands Planning Board met on August 21, 2023 to review and discuss the proposed zoning text amendments. The Richlands Planning Board unanimously voted to recommend that the proposed zoning text amendment be approved by the Richlands Board of Aldermen.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Gray".

Daniel Gray
Chair, Richlands Planning Board

STATE OF NORTH CAROLINA
TOWN OF RICHLANDS

ORDINANCE
2024-01

Ordinance Amending Official Richlands Zoning Regulations

Introduced: November 14, 2023

Adopted: _____, 2024

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WHEREAS, the proposed Text Amendments have 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 Text Amendments was held on February 20, 2024; and

NOW, THEREFORE, BE IT ORDAINED:

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Paragraph (A): Replace "5%" with "20%".

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Paragraph (C): Delete the entire paragraph and renumber the paragraphs as needed.

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SECTION 9. That the Richlands Board of Aldermen recognize and fully concur with the findings and recommendation of the Comprehensive Land Use Plan Consistency Statement provided by the Richlands Planning Board dated August 22, 2023.

SECTION 10. 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 11. This ordinance shall be effective immediately upon its adoption.

Adopted at a Regular Board Meeting on February 20, 2024.

McKinley Smith, Mayor

ATTEST:

Approved as to form:

Erin Juhls, Town Clerk

Town Attorney



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item IX. - 2.

Ordinance 2024-02 (Voluntary Annexation Ordinance)

Description:

Ordinance 2024-02 (Voluntary Annexation Ordinance for Squires Run Village).

Review:

Now that the appropriate public hearing has been held, the Board may deliberate and vote on the proposed annexation petition by approving Ordinance 2024-02. The ordinance will provide for the voluntary annexation of 65.99 acres of land located in between the Tri-Field Estates and Maidstone Place subdivisions and is being developed by South State Development, LLC. The tract of land is the location of the Squires Run Village subdivision currently under development. The Board has the option of making the effective date of the annexation immediately upon approval or on June 30, 2024.

Action Needed:

Approve the ordinance as desired.

ATTACHMENTS:

Description

- ▣ Annexation Map (South State Development)
- ▣ Ordinance 2024-02

Note:

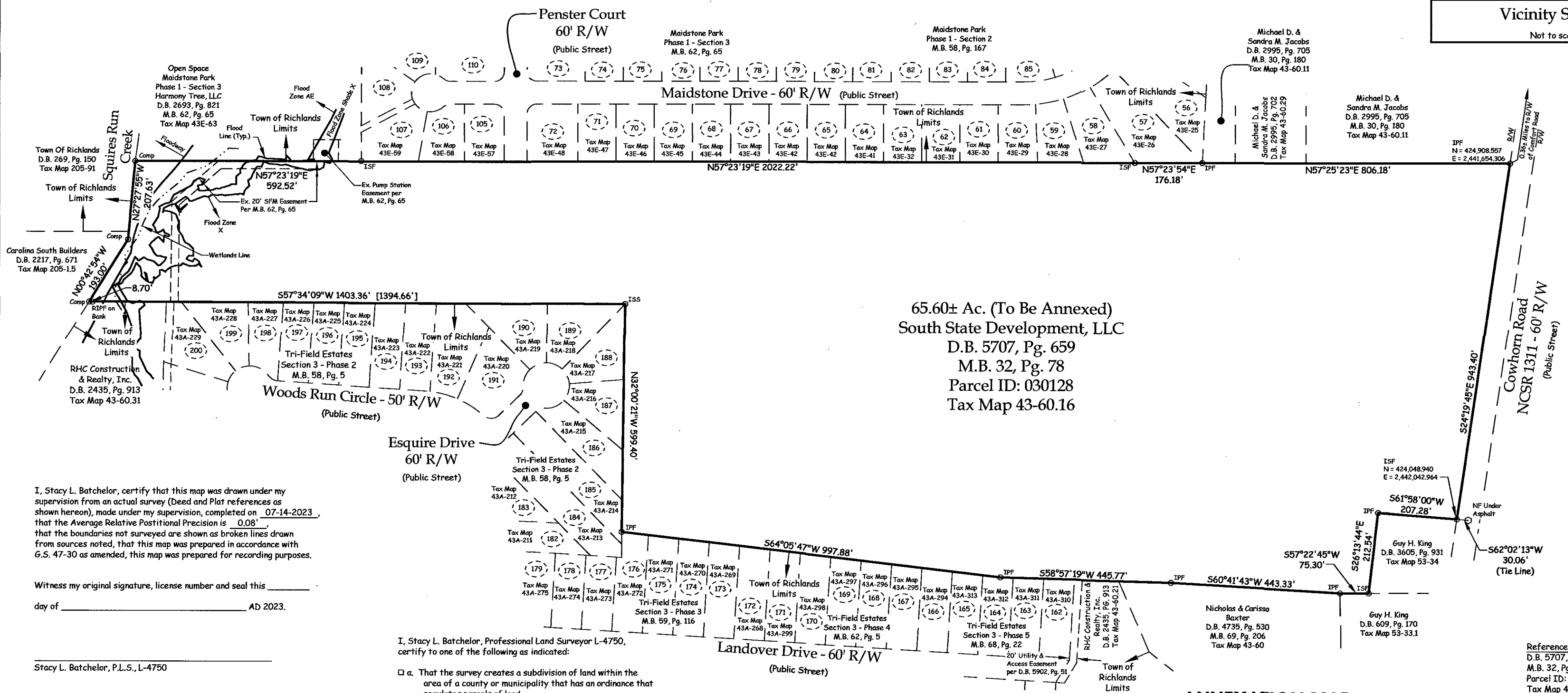
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3. All acreages calculated by coordinates.
4. No Register of Deed search done by or furnished by to surveyor regarding Deed of Covenant Restriction.
5. The existence of a utility may imply the existence of an easement.
6. Wetland delineation by Pittman Soil Consulting surveyed by Parker & Associates, Inc. in April 2008, and signed by USCOE on 08/18/14 and expired on 08/18/2019.
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E - Easting
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IPF - Iron Pipe Found
ISF - Iron Stake Found
ISS - Iron Stake Set
M.B. - Map Book
N - Northing
NCSR - North Carolina Secondary Road
NF - Nail Found
Pg. - Page
RIPF - Reference Iron Pipe Found
R/W - Right-of-way
[] - Distance to Reference Corner

Vicinity Sketch

Not to scale



I, Stacy L. Batchelor, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 07-14-2023, that the Average Relative Positional Precision is 0.08', that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this _____ day of _____ AD 2023.

Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

I, _____ Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

NORTH CAROLINA.....ONSLow COUNTY

Register of Deeds Onslow County

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

- ☐ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☒ c. Any one of the following:
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 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

I, _____ Town Clerk of the Town of Richlands, North Carolina, hereby certify that on the _____ day of _____, 20____, the Board of Aldermen approved this plat for annexation and recording.

Date _____ Town Clerk _____ (Seal)

Field Book: Maidstone #2, Pg. 18-19
Squires Run, Pg. 1-14
Disk Name: Acad #2107
Filename: SRV-Annexation 2023.dwg KHW
Job No.: S201104-7553

STATE OF NORTH CAROLINA
TOWN OF RICHLANDS

ORDINANCE
2024-02

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF RICHLANDS, NORTH CAROLINA**

Introduced: February 20, 2024
Adopted: _____, 2024

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Richlands Town Hall at 6:00 p.m. on February 20, 2024, after due notice by publication on February 8, 2024; and

WHEREAS, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Richlands, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Richlands as of June 30, 2024:

Beginning at an iron pipe found on the Western Right of Way Line of Cow Horn Road (NCSR 1311), said iron pipe being located approximately 0.36 mile from the Eastern Right of Way Line of Comfort Road (NCSR 1003), said iron pipe being the most Northern corner of a 65.60± acre tract (shown as 66.00 Acres, including the Right of Way of Cow Horn Road), and referenced in Map Book 32, Page 78, in the Onslow County Register of Deeds Office; thence from said "Point and Place of Beginning" and continuing along the Western Right of Way Line of Cow Horn Road, South 24 degrees 19 minutes 45 seconds East 943.40 feet to an iron stake found; thence leaving said Right of Way Line, South 61 degrees 58 minutes 00 seconds West 207.28 feet to an iron pipe found; thence South 26 degrees 13 minutes 44 seconds East 212.54 feet to an iron stake found; thence South 57 degrees 22 minutes 45 seconds West 75.30 feet to an iron pipe found; thence South 60 degrees 41 minutes 43 seconds West 443.33 feet to an iron pipe found; thence South 58 degrees 57 minutes 19 seconds West 445.77 feet to an iron pipe found; thence South 64 degrees 05 minutes 47 seconds West 997.88 feet to an iron pipe found; thence North 32 degrees 00 minutes 21 seconds West 599.40 feet to an iron stake found; thence South 57 degrees 34 minutes 09 seconds West 1403.36 feet to a computed point on the bank of Squires Run Creek; thence along the bank of Squires Run Creek, North 00 degrees 42 minutes 54 seconds West 193.00 feet to a computed point; thence North 27 degrees 27 minutes 55 seconds West 207.63 feet to a computed point; thence leaving said bank of Squires Run Creek, North 57 degrees 23 minutes 19 seconds East 592.52 feet to an iron stake found; thence North 57 degrees

23 minutes 19 seconds East 2022.22 feet to an iron stake found; thence North 57 degrees 23 minutes 54 seconds East 176.18 feet to an iron pipe found; thence North 57 degrees 25 minutes 23 seconds East 806.18 feet to the Point and Place of Beginning.

The described tract containing 65.60 acres, more or less, and being that same property as recorded in Deed Book 5707, Page 659, and referenced in Map Book 32, Page 78. All distances are horizontal ground, US survey feet. Acreages have been computed by the coordinate method. All courses are referenced to GPS Grid North, NAD 83 (2011) datum. This description being prepared by Tidewater Associates, Inc. from an actual survey completed on July 14th, 2023.

Section 2. Upon and after _____, 2024, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Richlands and shall be entitled to the same privileges and benefits as other parts of the Town of Richlands. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Richlands shall cause to be recorded in the office of the Register of Deeds of Onslow County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this ____ day of _____, 2024.

Mayor

APPROVED AS TO FORM:

Town Attorney

ATTEST:

Town Clerk

North Carolina
Onslow County

I, a notary public for said County and State, do hereby certify that Erin Juhls personally came before me this day and acknowledged that she is the Town Clerk for the Town of Richlands, a municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by the Mayor, sealed with its corporate seal, and attested by herself as its Town Clerk.

Witness my hand and seal, this the ____ day of _____, 2024.

My commission expires:

Notary Public



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item IX. - 3.

Ordinance 2024-03 (Subdivision Text Amendment)

Description:

Ordinance 2024-03 (Subdivision Text Amendment).

Review:

Now that the appropriate public hearing has been held, the Board may deliberate and vote on the matter. The attached ordinance (Ordinance 2024-03) will change the minimum amount of land that shall be dedicated for recreation, parks or open space for new subdivisions as what is required in the zoning ordinance: one-half acre for each subdivision or 20% of the gross acreage, whichever is greatest and that no more than 40% of the open space may be wetlands.

Action Needed:

Approve the ordinance if desired.

ATTACHMENTS:

Description

- ☐ Recommendation Letter (Planning Board)
- ☐ Ordinance 2024-03

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

January 23, 2024

Richlands Planning Board

RE: Recommendation Letter Concerning an Amendment to Section 152.071 (B)
Recreation and Open Space.

On January 22, 2024, the Richlands Planning Board met and reviewed a proposed amendment to Section 152.071 Paragraph (B) (1) of the Richlands Subdivision Regulations that will change the requirement of new subdivisions to dedicate 5% of open land for recreation, parks or open space to reflect the language of recently adopted zoning regulations concerning open space for new development. The proposed amendment to Section 152.071 (B) (1) will change the 5% of the gross acreage requirement to 20% of the gross acreage with the added requirement that no more than 40% of the open space may be wetlands.

The Richlands Planning Board unanimously voted to recommend that the proposed change to the Subdivision Regulations as submitted and reviewed be approved by the Richlands Board of Aldermen.

Sincerely,

Daniel Gray

Daniel Gray
Chair, Richlands Planning Board

STATE OF NORTH CAROLINA
TOWN OF RICHLANDS

ORDINANCE
2024-03

Ordinance Amending Official Richlands Zoning Regulations

Introduced: February 20, 2024
Adopted: _____, 2024

WHEREAS, the Town of Richlands (hereinafter Town), seeks an amendment to Section 152.071, Buffering, Recreation and Open Space Requirements of Chapter 152 SUBDIVISIONS of the Richlands Code of Ordinances; and

WHEREAS, the proposed Text Amendment 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 Text Amendment was held on February 20, 2024; and

NOW, THEREFORE, BE IT ORDAINED:

SECTION 1. That the Richlands Board of Aldermen amends Title XV, Section 152.071, Buffering, Recreation and Open Space Requirements by changing the following:

Paragraph (B): Delete the last sentence and replace with “The actual amount of land to be dedicated shall be determined as follows: the minimum amount of land that shall be dedicated for recreation, parks or open space in all subdivisions shall be one-half acre for each subdivision or 20% of the gross acreage, whichever is greatest. No more than 40% of the open space may be wetlands.”

SECTION 2. That the Richlands Board of Aldermen recognize and fully concur with the findings and recommendation of the Richlands Planning Board as stated in the letter provided by the Richlands Planning Board dated January 23, 2024.

SECTION 3. 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 4. This ordinance shall be effective immediately upon its adoption.

Adopted at a Regular Board Meeting on February 20, 2024.

McKinley Smith, Mayor

ATTEST:

Approved as to form:

Erin Juhls, Town Clerk

Town Attorney

DRAFT



TOWN OF RICHLANDS
Regular Board Meeting
Agenda Item IX. - 4.
Resolution 2024-01 (Street Dedication)

Description:

Resolution 2024-01 (Street Dedication for the Landing at Sylvester Farms).

Review:

24 East Development, LLC has submitted a letter requesting that the town accept the dedication of the streets and stormwater facilities for Nathaniel Drive, Cats Way and Sylvester Farm Road at the Landing Subdivision. The street construction curbing, stormwater pipes and street lighting have been completed. However recent utility repairs on Nathaniel Drive have left several spots that still need to be filled in and repaired.

The attached resolution accepts the dedication of the streets, rights-of-way, and facilities located within the right-of-ways to the town. The Board can decide to approve the resolution pending the areas cut for utility work are satisfactorily repaired.

Action Needed:

Approve the resolution as desired.

ATTACHMENTS:

Description

- ▣ Street Dedication Letter (Landing at Sylvester Farms)
- ▣ Resolution 2024-01
- ▣ The Landing Phase 1
- ▣ The Landing Phase 2

24 East Development, LLC

108 W. Franck Street

Richlands, NC 28574

December 14, 2023

RE: Dedication of roads and stormwater for Nathaniel Drive, Cats Way, and Sylvester Farm Road
Located in Onslow County, NC

To: Mr. Gregg Whitehead
Town Administrator
PO Box 245
Richlands, NC 28574

Dear Mr. Whitehead,

Per your conversation with Ely Perry of Perry Management, our Commercial Developer, I am submitting this letter as notification of project completion for Phase I and II of The Landing subdivision. We would like to move forward and dedicate the roads and stormwater for Nathaniel Drive, Cats Way, and Sylvester Farm Road to the town of Richlands. The construction project has been completed per the plan set dated October 14, 2019, and Certified by Wm. G. Daniel & Associates.

Please let us know if you need any additional information to complete the transfer for the roads and stormwater.

Sincerely,



24 East Development, LLC

L. Ward Sylvester, III

Manager

108 W. Franck Street

Richlands, NC 28574

(910) 324-1106

wardsylvester@pigglywigglystores.com

RESOLUTION 2024-01

**A RESOLUTION ACCEPTING DEDICATION TO THE PUBLIC OF
RIGHTS-OF-WAY AND EASEMENTS OF THE LANDING SUBDIVISION**

WHEREAS, G.S. 160D-806 authorizes any Town Board to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Board of Aldermen of the Town of Richlands acted to approve the final plats named in this resolution; and

WHEREAS, the final plats named in this resolution contain public rights-of-way for the purposes of developing streets, stormwater controls, public utility lines, or other public purposes; and

WHEREAS, the Richlands Board of Aldermen has received a request by the developer named in this resolution to accept the dedication of rights-of-way, streets, street lighting and certain stormwater facilities; and

WHEREAS, the Richlands Board of Aldermen finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the Town of Richlands to accept the offered public rights-of-way on the plats named in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Richlands, North Carolina:

Section 1. The Town of Richlands accepts the public rights of way and dedication of the street improvements, street lighting and stormwater facilities for Nathaniel Drive, Cats Way, and Sylvester Farm Road
in the following approved subdivision plats:

The Landing Subdivision Phase 1 (Map Book 81, Page 28) and Phase 2 (Map Book 81, Page 27)

Section 2. Acceptance of dedication of lands or facilities shall not place on the Town any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations or specific acts of the Town, or as provided by the laws of the State of North Carolina.

Section 3. The acceptance of the dedication of the lands or facilities shall not include any stormwater pond or similar structure, or any facilities or improvements intended or actively maintained by a Property Owners Association.

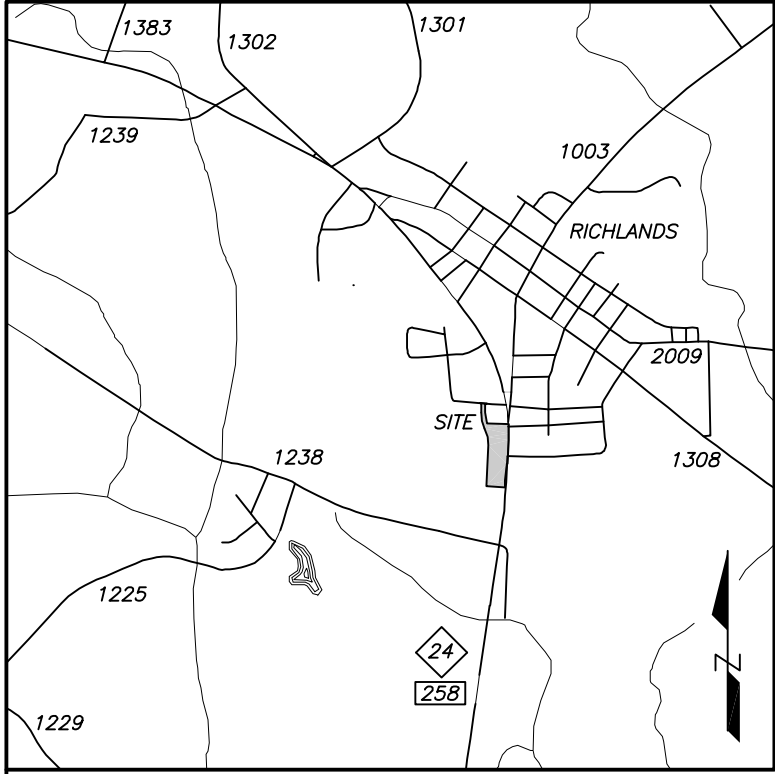
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMAN OF THE TOWN OF RICHLANDS, NORTH CAROLINA THAT the Board of Aldermen hereby accept the dedication of the public rights-of-way to Phase 1 and Phase 2 of The Landing Subdivision and to accept all streets, curbs, sidewalks and certain stormwater facilities located in stated rights-of-way and as described in this resolution.

DULY ADOPTED this 20th day of February, 2024.

McKinley Smith, Mayor

ATTEST:

Town Clerk



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 02°05'59" W	7.52'
L-2	S 02°56'34" W	48.54'
L-3	N 85°03'10" W	10.01'
L-4	S 07°19'13" W	10.15'
L-5	S 02°56'34" W	49.58'
L-6	S 48°23'16" W	38.03'
L-7	S 42°30'08" E	38.03'
L-8	N 82°40'47" W	7.00'
L-9	N 07°19'13" E	9.62'
L-10	N 07°19'13" E	169.36'
L-11	N 05°23'49" E	63.18'
L-12	N 02°56'11" E	181.61'
L-13	N 02°56'11" E	155.00'
L-14	N 02°56'11" E	7.00'
L-15	S 87°03'49" E	10.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.	DELTA ANGLE
C1	11.29'	2970.00'	N 03°03'06" E	11.29'	0°13'04"
C2	131.35'	570.00'	N 03°39'32" W	131.06'	13°12'13"
C3	143.24'	570.00'	N 17°27'36" W	142.86'	14°23'54"
C4	261.54'	560.00'	N 11°16'47" W	259.17'	26°45'32"
C5	37.75'	25.00'	N 41°09'21" W	34.26'	86°30'40"
C6	40.79'	25.00'	S 48°50'39" W	36.42'	93°29'20"
C7	175.43'	500.00'	S 07°57'05" E	174.53'	20°06'08"
C8	138.27'	2965.57'	S 00°35'09" E	138.26'	2°40'17"
C9	7.01'	2965.57'	S 00°49'04" W	7.01'	0°08'07"
C10	106.48'	2965.57'	S 01°54'50" W	106.48'	2°03'26"
C11	12.49'	3030.00'	N 03°03'39" E	12.49'	0°14'10"
C12	39.27'	25.00'	N 47°56'34" E	35.36'	90°00'00"
C13	24.42'	25.00'	S 59°04'14" E	23.46'	55°58'24"
C14	14.85'	25.00'	S 14°04'14" E	14.63'	34°01'36"
C15	26.30'	25.00'	S 33°04'34" W	25.10'	60°16'00"
C16	12.97'	25.00'	S 78°04'34" W	12.83'	29°44'00"
C17	39.27'	25.00'	N 42°03'26" W	35.36'	90°00'00"
C18	44.86'	630.00'	N 00°54'11" E	44.85'	4°04'47"
C19	158.47'	630.00'	N 08°20'35" W	158.06'	14°24'45"
C20	100.17'	630.00'	N 20°06'15" W	100.06'	9°06'35"
C21	58.09'	500.00'	N 21°19'51" W	58.06'	6°39'24"
C22	24.82'	2970.00'	S 03°24'00" W	24.82'	0°28'43"

STATE OF NORTH CAROLINA ONSLOW COUNTY

I, CHRISTOPHER K. PADERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN MAP & DEED BOOKS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS GNSS SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10'
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 2014-2021
DATUM / EPOCH: NAD 83(2011)
PUBLISHED / FIXED CONTROL USED: REAL TIME NETWORK
GEOID MODEL: GEOID12
COMBINED GRID FACTOR: 0.9998954
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF JANUARY, A.D., 2021.

L-4189



I, CHRISTOPHER K. PADERICK, PROFESSIONAL LAND SURVEYOR NO. 4189, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

L-4189

NOTES:

1. COMBINED FACTOR IS 0.9998954.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET & DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
3. ALL UTILITIES AND IMPROVEMENTS MAY NOT BE SHOWN ON THIS SURVEY.

MAP FOR RECORD
SURVEY FOR

THE LANDING AT SYLVESTER FARM PHASE 1

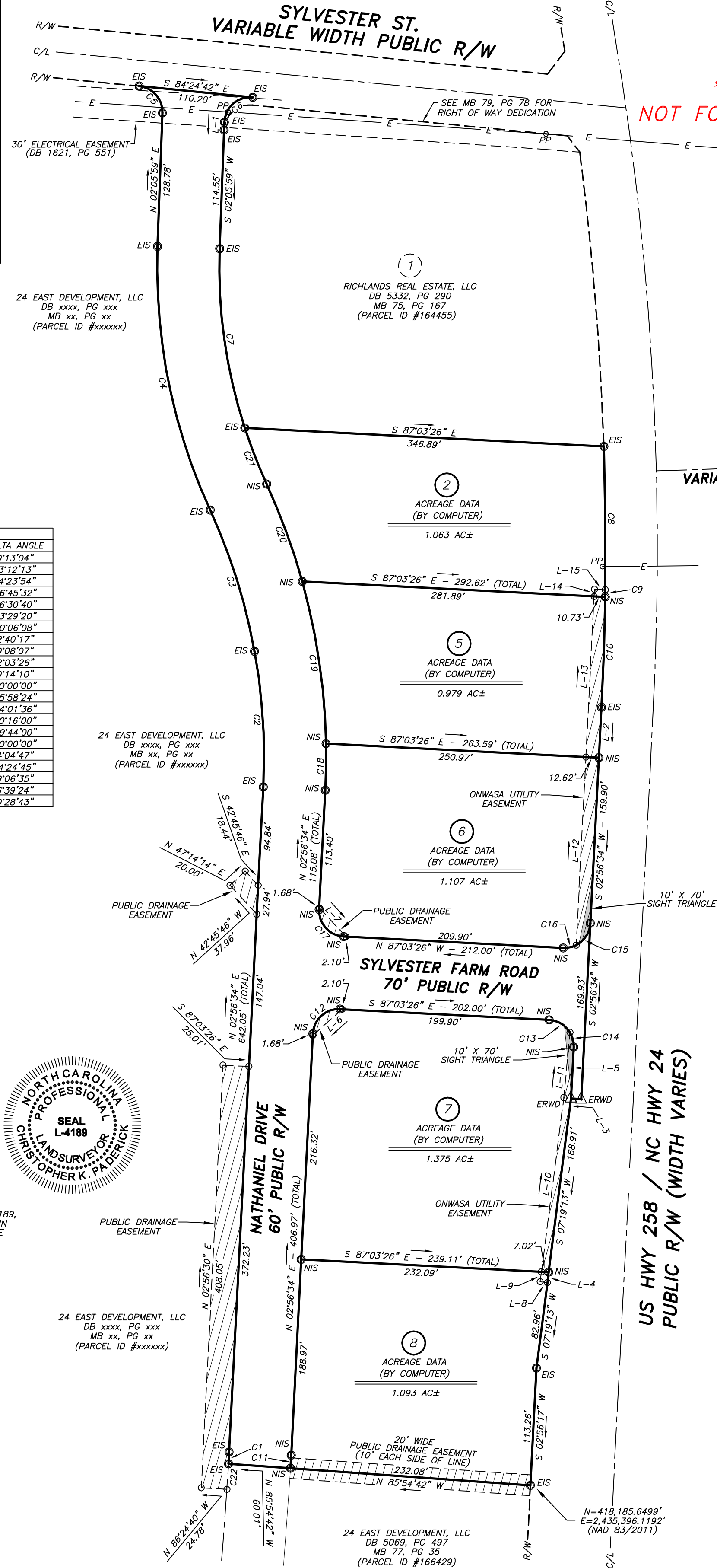
TOWN OF RICHLANDS JANUARY 7, 2021
ONSLOW COUNTY, NC 1" = 80'



GRAPHIC SCALE

OWNER INFORMATION

24 EAST DEVELOPMENT, LLC
DB 5069, PG 497
MB 77, PG 35
(PARCEL ID #166429)



FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN ZONE "X"
AND IS NOT WITHIN A SPECIAL FLOOD HAZARD
AREA, AS DETERMINED BY NFIP RATE MAP
DATED JUNE 19, 2020 : COMMUNITY PANEL
NUMBER 370341-4431-K

"PRELIMINARY PLAT"
NOT FOR SALES, CONVEYANCES,
OR RECORDATION.

WOODSON ST.
VARIABLE WIDTH PUBLIC R/W

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON HAS BEEN FOUND TO COMPLY WITH THE
SUBDIVISION REGULATIONS OF THE TOWN OF RICHLANDS,
NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED
BY THE TOWN BOARD FOR RECORDING IN THE OFFICE OF
THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBDIVISION ADMINISTRATOR

DATE

I, ONSLOW COUNTY, REVIEW OFFICER OF
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

FILED FOR REGISTRATION _____,
2021, _____ M
MAP BOOK _____, PAGE _____.

REGISTER OF DEEDS
ONSLOW COUNTY

RIGHT OF WAY
ACREAGE DATA
(BY COMPUTER)

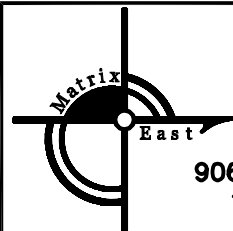
2.304 AC±

SOURCES OF TITLE

DB 4880, PG 357
MB 75, PG 167
DB 5069, PG 497
MB 77, PG 35
DB xxxx, PG xxx
MB xx, PG xxx

LEGEND

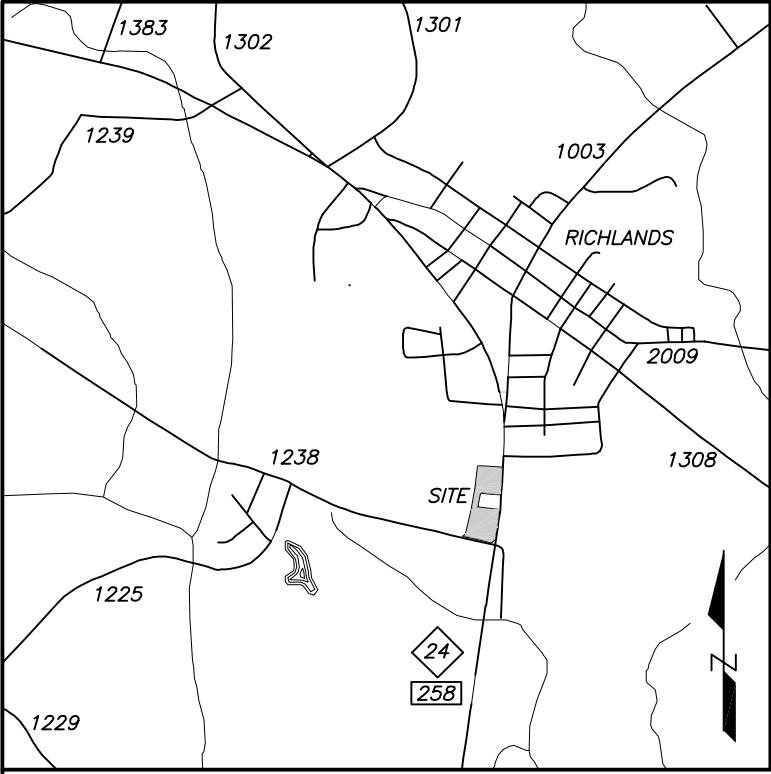
R/W = RIGHT OF WAY
C/L = CENTERLINE
EIS = EXISTING IRON STAKE
ERWD = EXISTING RIGHT-OF-WAY DISK
NIS = NEW IRON STAKE
PP = POWER POLE
E = ELECTRICAL LINE
--- = ADJOINING PROPERTY LINE



MATRIX EAST, PLLC
PROFESSIONAL LAND SURVEYORS

906 N. QUEEN ST., SUITE A KINSTON, NC 28501
TEL: 252-522-2500 FAX: 252-522-4747

FIRM LIC. # P-0221	EMAIL: surveyor@matrixeast.net
DRAWN BY: JRW	PROJECT NO.: 20140052
SURVEYED BY: ALL	DATE: 1/7/2021
SCALE: 1" = 80'	DRAWING NAME: PHASE1_SUB



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	0°56'43"	5653.58'	93.28'	46.64'	S 03°24'07" W
C2	0°36'30"	5653.58'	60.01'	30.01'	S 04°10'44" W
C3	5°32'29"	1030.00'	99.62'	49.85'	N 84°17'28" W
C4	88°58'06"	25.00'	38.82'	24.55'	S 53°59'43" W
C5	2°54'36"	3030.00'	153.89'	76.96'	S 10°57'58" W
C6	2°04'46"	5653.58'	205.20'	102.61'	S 07°24'18" W
C7	0°02'44"	5653.58'	4.49'	2.24'	S 08°28'03" W
C8	90°00'00"	25.00'	39.27'	25.00'	N 58°12'34" E
C9	10°02'56"	2970.00'	520.90'	261.12'	N 08°11'06" E
C10	5°32'29"	970.00'	93.81'	46.94'	N 84°17'28" W
C11	88°58'06"	25.00'	38.82'	24.55'	N 37°02'11" W
C12	4°16'08"	3030.00'	225.75'	112.93'	N 05°18'49" E
C13	0°47'19"	3030.00'	41.70'	20.85'	N 12°48'55" E
C14	66°25'19"	25.00'	28.98'	16.37'	N 43°34'46" W
C15	23°34'41"	25.00'	10.29'	5.22'	N 01°25'14" E

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON HAS BEEN FOUND TO COMPLY WITH THE
SUBDIVISION REGULATIONS OF THE TOWN OF RICHLANDS,
NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED
BY THE TOWN BOARD FOR RECORDING IN THE OFFICE OF
THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBDIVISION ADMINISTRATOR

DATE

I, _____, REVIEW OFFICER OF
ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

FILED FOR REGISTRATION _____,
2021. _____ M
PLAT CABINET _____, PAGE _____.

REGISTER OF DEEDS
ONSLOW COUNTY

NOTES:

1. COMBINED FACTOR IS 0.9998954.
2. ALL DISTANCES ARE HORIZONTAL GROUND
MEASUREMENTS IN FEET & DECIMALS THEREOF,
UNLESS OTHERWISE NOTED.
3. ALL UTILITIES AND IMPROVEMENTS MAY NOT BE
SHOWN ON THIS SURVEY.

"PRELIMINARY PLAT"
NOT FOR SALES, CONVEYANCES,
OR RECORDATION.

SYLVESTER FARM INVESTMENTS, LLC.
DB 4223, PG 186
MB 78, PG 239
(PARCEL ID #168228)

24 EAST DEVELOPMENT, LLC
DB xxxx, PG xxx
MB xx, PG xx
(PARCEL ID #xxxxxx)

24 EAST DEVELOPMENT, LLC.
DB 4880, PG 357
PC 75, PG 167
(PARCEL ID #164456)

PERRY GRANDCHILDREN, LLC
DB 5353, PG 104
MB 79, PG 134

SOURCES OF TITLE

DB 5069, PG 497
PC 77, PG 35

RIGHT OF WAY
ACREAGE DATA
(BY COMPUTER)

1.525 AC±

LEGEND

R/W = RIGHT OF WAY
C/L = CENTERLINE
EIS = EXISTING IRON STAKE
ERWD = EXISTING RIGHT-OF-
WAY DISK
NIS = NEW IRON STAKE
TB = TELEPHONE BOX
O = NO POINT SET
--- = ADJOINING PROPERTY LINE

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 13°40'22" E	84.00
L-2	N 56°59'56" E	24.74
L-3	S 76°47'26" E	228.45
L-4	N 32°57'58" E	74.04
L-5	N 10°33'10" E	98.12
L-6	N 10°48'22" E	11.79
L-7	N 10°48'22" E	202.07

I, CHRISTOPHER K. PADERICK, PROFESSIONAL LAND SURVEYOR NO. 4189,
CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN
THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE
THAT REGULATES PARCELS OF LAND.

L-4189

STATE OF NORTH CAROLINA

ONSLOW COUNTY

I, _____, CERTIFY THAT THIS
PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION
RECORDED IN MAP & DEED BOOKS NOTED); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
FROM INFORMATION REFERENCED HEREON; THAT THE RATIO
OF PRECISION AS CALCULATED IS 1: 10,000±; THAT THIS PLAT
WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
AMENDED. THAT THE FOLLOWING INFORMATION WAS USED TO
PERFORM THIS GNSS SURVEY:

CLASS OF SURVEY: _____ A
POSITIONAL ACCURACY: _____ 0.10'
TYPE OF GPS FIELD PROCEDURE: _____ RTK
DATES OF SURVEY: _____ 2014-2021
DATUM / EPOCH: _____ NAD 83(2011)
PUBLISHED / FIXED CONTROL USED: _____ REAL TIME NETWORK
GEOID MODEL: _____ GEOID12
COMBINED GRID FACTOR: _____ 0.9998954
UNITS: _____ U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS 7TH DAY OF JANUARY, A.D., 2021.

L-4189



MAP FOR RECORD
SURVEY FOR

THE LANDING
AT SYLVESTER FARM
PHASE 2

TOWN OF RICHLANDS

JANUARY 7, 2021

ONSLOW COUNTY, NC

1" = 80'



GRAPHIC SCALE

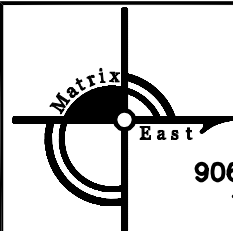
US HWY 258 / NC HWY 24
PUBLIC R/W (WIDTH VARIES)

FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN ZONE "X"
AND IS NOT WITHIN A SPECIAL FLOOD HAZARD
AREA, AS DETERMINED BY NFIP RATE MAP
DATED JUNE 19, 2020 : COMMUNITY PANEL
NUMBER 370341-4431-K.

OWNER INFORMATION

24 EAST DEVELOPMENT, LLC.
108 W. FRANK STREET
RICHLANDS, NC 28574



MATRIX EAST, PLLC
PROFESSIONAL LAND SURVEYORS

906 N. QUEEN ST., SUITE A
TEL: 252-522-2500

KINSTON, NC 28501
FAX: 252-522-4747

FIRM LIC. # P-0221

EMAIL: surveyor@matriceast.net

DRAWN BY: CKP

PROJECT NO.: 20140052

SURVEYED BY: ALL

DATE: 1/7/2021

SCALE: 1" = 80'

DRAWING NAME: PHASE2_SUB



TOWN OF RICHLANDS

Regular Board Meeting

Agenda Item IX. - 5.

Final Plat Approval (Squires Run Village)

Description:

Final Plat Approval (Section I-A of Squires Run Village).

Review:

South State Development has submitted a final plat for approval. Section I-A of Squires Run Subdivision will create 21 lots and connect to the Maidstone Park Subdivision. A bond letter has been submitted and reviewed by Mr. Jarman, Public Works Director and is deemed appropriate.

Per our subdivision regulations a developer can choose to purchase a bond in the amount of any improvements not completed in order to qualify for final plat approval.

Action Needed:

Approve the final plat if desired.

ATTACHMENTS:

Description

- ▣ Squires Run Village Plat Section I-A
- ▣ Bond Letter (Section I-A)

Notes:

- All streets are public. (Town of Richlands)
- Minimum Setbacks:
Front Yard 30'
Side Street 20'
Side Yard 8'
Rear Yard 15'
- Pavement Width:
North Squires Run Lane 34' B-B
Penster Court 34' B-B
- Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
- Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
- $\frac{3}{4}$ " Iron Stakes set at ground level at all lot corners, except as noted.
- Flood lines drawn from an electronic overlay of the digital flood map FEMA CPN 370341 4442 K & 370341 4432 K (Town of Richlands) effective date June 19, 2020.
- Smallest lot size = 8,299 S.F. (Lots 381.)
- All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as or , except along street rights-of-way.
- 15' drainage and utility easements are reserved along all street rights-of-way within new lots on this plat.
- All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
- Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Landscaping, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be maintained by and conveyed to Homeowner's Association.
- All distances are horizontal ground, U.S. survey feet.
- All acreage calculated by coordinates.

Certificate of Ownership and Dedication

I, _____ hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Onslow and that I hereby adopt this plan of subdivision with my free consent; establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, waterlines, other sites, improvements, perpetually reserve, and easements to public or private use as designated and noted.

Date _____ Owners _____

OWNER'S CERTIFICATION AS TO WATER AND SEWER

I certify (i) that I am the owner of the lands shown on this map and of all of the water infrastructure located on such lands, (ii) that all required water improvements have been constructed within the streets and/or utility easements shown on this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority ("ONWASA"), (iii) that all such water improvements are hereby dedicated and conveyed to ONWASA, free of liens and encumbrances, (iv) that ONWASA is hereby granted a perpetual easement over all streets and utility easements shown on this map, and (v) that the undersigned warrants to ONWASA for a period of 18 months from the date of this certification that such improvements are free from defects in materials and workmanship.

This ____ day of _____, 202__.

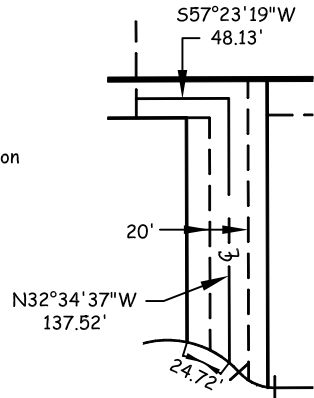
Jennifer Morton Ward, Member
South State Development, LLC

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Richlands, North Carolina, and that this plat has been approved by the Town Board for recording in the Office of the Register of Deeds of Onslow County.

Town Administrator, Town of Richlands, North Carolina Date _____

- There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
- No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
- Wetlands Information Taken From Survey by Parker & Associates, Inc. Dated December 2007
- Fire District - Northwest Onslow (Richlands)
- ISO Rating - 5
- This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
- There are no NC&S monuments within 2000' of site.
- No structure or vegetation (except grass) can be located within the utility easements.
- There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
- The GPS portion of the boundary/control work was performed to third order, Class I, F&CC specifications, the coordinates were obtained by Real Time Kinematic Differential GPS observations using Trimble Survey Grade R85 GNSS Receiver, NC&S RTK Network Adjustments to NC Grid NAD 83, 2011 Adjustments.
- This subdivision is subject to State Storm Water Permit SWB 210408, including the Operation and Maintenance Agreement, and all the Permit requirement.
- There are no properties or buildings on the National Register of Historic Places within this subdivision or adjacent properties.
- This site is not within the Flight Path Overlay District.
- The 50' Stormwater setback extends from the bank of the stream. The non wetland area of the buffer may be cleared or graded, but must be planted with and maintained in, grass or other vegetative or plant material. No impervious surfaces are allowed within the buffer.
- Before erecting any structure each individual property owner shall verify the structure is not within the 50 foot stormwater setback by measuring from the top of bank of the stream as shown on the plan. For definition of top of bank, contact Wilmington Regional NCDENR office Division of Water Quality (910)- 796-7215.



Easement Inset

Scale: 1"=100'

Legend

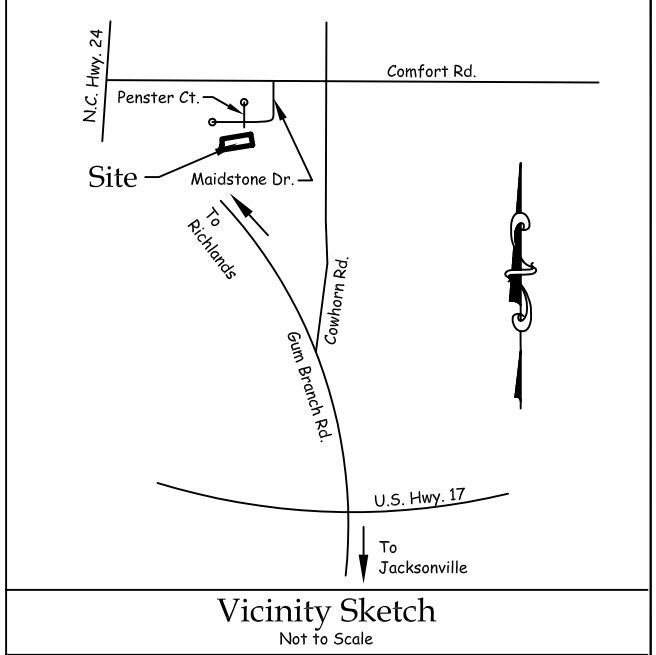
- Ac. - Acreage
CL - Centerline
D.B. - Deed Book
M.B. - Map Book
MBL - Minimum Building Line
PC - Point of Curvature
Pg. - Page
PT - Point of Tangency
R/W - Right-of-way
Typ. - Typical

- Address
 - Adjoining Lot Number
 - Lot Number
 - Wetlands Hatch
 - Wetlands Line

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

- ☒ a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. Any one of the following:
- That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 - That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
- ☐ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Stacy L. Batchelor, P.L.S., L-4750



I, Stacy L. Batchelor, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on _____, that the Average Relative Positional Precision is 0.08', that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license

number and seal this _____ day of _____ AD 2024.

Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

I, _____ Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date _____

NORTH CAROLINA.....ONSLow COUNTY

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY (PRELIMINARY NOT FOR RECORDATION, CONVEYANCES OR SALES), (REGISTRATION NUMBER), ON (PRELIMINARY - NOT FOR RECORDATION, CONVEYANCES OR SALES), THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Register of Deeds Onslow County

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations and by the jurisdiction of the State of North Carolina's Water Quality Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Wetlands Line

"A" To "B"

Bearing	Length
N65°33'48"W	4.71'
N34°44'57"W	32.26'
N03°48'13"E	21.03'
N22°18'56"W	38.43'
N16°14'45"E	19.28'
N67°49'49"W	17.99'
N02°01'12"E	25.36'
N03°19'42"E	38.15'
N12°04'26"W	40.45'
N07°31'08"W	37.07'
N07°53'52"E	35.85'
N16°37'35"E	33.96'
N18°35'36"E	34.18'
N08°11'15"E	36.22'
N37°25'41"E	55.96'
N17°55'37"E	18.87'

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Chord Data

Lot	Curve	Bearing	Distance
166	CDS	N32°39'21"E	39.75'
167	CDS	N76°55'09"E	35.58'
168	CDS	S61°41'01"E	35.11'
169	CDS	S19°01'05"E	37.64'
170	CDS	S36°12'13"W	54.63'
Open Space	CDS	S87°27'52"W	31.15'
Open Space	34	N85°39'34"E	17.06'
171	34	N61°33'53"E	3.61'

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
3	335.00'	58.32'	29.23'	58.25'	N52°26'09"E	9°58'28"
	285.00'	49.61'	24.87'	49.55'	N52°26'09"E	9°58'28"
31	20.00'	31.42'	20.00'	28.28'	S77°34'37"E	90°00'00"
32	20.00'	31.42'	20.00'	28.28'	N12°25'23"E	90°00'00"
33	25.00'	21.03'	11.18'	20.41'	S33°19'41"W	48°11'23"
34	25.00'	21.03'	11.18'	20.41'	N81°31'04"E	48°11'23"

Field Book: N/A
Disk Name: Acad #2107
Filename: Squires Run Village_FP.dwg bld
Job No.: S230718-8409

Final Plat

SQUIRES RUN VILLAGE, SECTION I-A

Richlands Twp., Onslow Co., North Carolina

Owner/Developer:

South State Development, LLC

503 New Bridge Street, Suite 100

Jacksonville, North Carolina 28540

(910) 548-7575

DATE: 10/26/23

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'



TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.TidewaterENC.com
Firm License Number: F-0108





TIDEWATER ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
JACKSONVILLE, NORTH CAROLINA

COST OPINION for
PROPOSED GUARANTEE OF UNCOMPLETED IMPROVEMENTS
Squires Run Village
November 21, 2023

OWNER: South State Development, LLC
503 New Bridge Street
Jacksonville, NC 28540

ENGINEER: Tidewater Associates, Inc.
P.O. Box 976
Jacksonville, NC 28540

NOTE 1: The information contained herein represents the Preparers' opinion of the expected cost of construction based on the cost of similar types of work under similar working conditions. It is not an offer to perform the work at the stated prices, nor is it intended to represent more than the Preparers' opinion. The actual cost can be influenced by an infinite number of factors beyond the Preparers' control.

NOTE 2: Unit prices taken from Contract, where practical.

Schedule A- Roads and Drainage

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	1.5" Asphalt	SY	2986	\$10.00	\$29,860.00
2	Curb & Gutter	LF	1558	\$15.00	\$23,370.00

TOTAL ROADS & DRAINAGE **53,230**

Schedule B- Water

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
------	-------------	------	----------	------------	-------

TOTAL WATER **\$0.00**

Schedule C- Sewer

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
TOTAL SEWER					<u>\$0.00</u>

Schedule D- Street Signs

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Stop Sign	Each	1	\$275.00	\$275.00
2	Street Sign	Each	2	\$200.00	\$400.00
TOTAL STREET SIGNS					<u>\$675.00</u>

Schedule E- Sidewalks

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	4' Concrete Walk	L/F	1558.0	\$15.00	\$23,370.00
2	Handicap Ramp	Each	8.0	\$900.00	\$7,200.00
TOTAL SIDEWALKS					<u>\$30,570.00</u>
TOTAL PROJECT					<u>\$84,475.00</u>
PLUS 25% MARKUP					<u>\$21,118.75</u>
PROPOSED BOND					<u>\$105,593.75</u>



TOWN OF RICHLANDS
Regular Board Meeting
Agenda Item X. - 1.
Administrator Notes and Updates

Description:

- I will be attending the ENC Regional Managers Meeting being held on Thursday, February 29 at the Beaufort Community College.
- The new historic district signs are up and they look great.
- The NC Office of State Budget and Management has released the 2022 population municipal estimates. The population of Richlands is now 2,418, a 48 person increase from last year.

Review:

Action Needed:



TOWN OF RICHLANDS
Regular Board Meeting
Agenda Item XI. - 1.
December 2023 Police Report

Description:

Attached is the Police Activity Log for December 2023.

Review:

Action Needed:

Receive the Police Reports.

ATTACHMENTS:

Description

- ❑ December 2023 Police Activity Log
- ❑ 2023 Police Activity Summary

Activity Log Event Summary (Cumulative Totals)

Richlands Police Department

(12/01/2023 - 12/31/2023)

911 Hang-Up	1	Adminstration Run	27
Alarm Activation	11	Arrest	2
Assist Citizen	20	Assist EMS	4
Assist Other Agency	4	Assist Other RPD Officer	1
Bank Escort	4	Business Check	1,345
Business Walk Through	4	Call for Service	149
Citation	64	Cite & Release	1
Civil Problem	4	Crash	13
Death	1	Domestic Dispute	1
DWLR	6	Fingerprinting	7
Follow up Investigation	3	FTO Training	4
Hit & Run	1	Incident Report	11
Larceny	2	Lighting Violation	2
No Insurance	4	NOL	4
Open Door/Windows	4	Ordinance Violation	1
Patrol Zone 1	40	Patrol Zone 2	42
Patrol Zone 3	37	Patrol Zone 4	36
Patrol Zone 5	42	Patrol Zone 6	40
Possession of Drug Paraphernalia	1	Possession of Marijuana	1
Property Damage	2	Registration Violation	19
Seatbelt	10	Selective Traffic Enforcement	46
Special Assignment	10	Speeding	15
Suspicious Vehicle/Person/Incident	7	Towed Vehicle	1
Trespassing	1	Unlock Car	6
Vehicle Check After Shift	31	Vehicle Check Before Shift	37
Vehicle Searches	1	Vehicle Stop	63
Verbal Warnings	19	Warning Citation	2
Warrant	3	Window Tint Violation	9

Total Number Of Events: 2,226

Activity Log Event Summary (Cumulative Totals)

Richlands Police Department

(01/01/2023 - 12/31/2023)

<No Event Type Specified>	8	911 Hang-Up	16
Adminstration Run	316	Alarm Activation	108
Alcohol Violations	3	Animal Complaint	5
Arrest	34	Assault	12
Assist Citizen	254	Assist EMS	52
Assist Fire	4	Assist Other Agency	84
Assist Other RPD Officer	50	Attended Court	5
Background Investigations	15	Bank Escort	42
Breaking and Entering	7	Business Check	11,623
Business Walk Through	70	Call for Service	2,041
Careless & Reckless	9	Child Abuse	2
Citation	848	Cite & Release	15
Civil Problem	32	Crash	101
Death	3	Domestic Dispute	27
DWI	4	DWLR	75
Field Interviews	2	Fingerprinting	89
Follow up Investigation	83	Foot Patrol	5
Found Property/Safe Keeping	5	Fraud	25
FTO Training	4	Funeral Escort	13
Hit & Run	9	Incident Report	165
Juvenile Problems	29	Larceny	23
Lighting Violation	40	Lost/Stolen Property	3
Loud Muffler	1	Missing Person	5
Murder	2	Narcotic Incident	9
No Insurance	37	Noise Complaint	16
NOL	37	Open Container	5
Open Door/Windows	24	Operational Reports	22
Ordinance Violation	3	Parking Tickets	1
Patrol Zone 1	618	Patrol Zone 2	631
Patrol Zone 3	607	Patrol Zone 4	592
Patrol Zone 5	598	Patrol Zone 6	589
Possession of Drug Paraphernalia	22	Possession of Marijuana	23
Possession of Meth	2	Possession Of Stolen Property	1

Activity Log Event Summary (Cumulative Totals)

Richlands Police Department

(01/01/2023 - 12/31/2023)

Property Damage	8	Pursuit	4
Registration Violation	289	Residence Check	1
Resist, Obstruct/Delay Officer	2	Safe Movement Violation	36
Seat Belt Initiative Check Point	2	Seatbelt	32
Selective Traffic Enforcement	671	Special Assignment	73
Speeding	368	Stoplight/Sign	22
Supplement to report	75	Suspicious Vehicle/Person/Incident	100
Task Force Event	2	Towed Vehicle	5
Transport to Jail	21	Trespassing	16
Unlock Car	66	Vehicle Check After Shift	528
Vehicle Check Before Shift	565	Vehicle Searches	42
Vehicle Stop	998	Verbal Warnings	373
Walmart (Accident)	3	Walmart (Assist County)	1
Warning Citation	29	Warrant	50
Weapons Offense	5	Window Tint Violation	51

Total Number Of Events: 24,643