Town of Rose Hill

Home of the World's Largest Frying Pan

Planning Board Special Meeting Notice
March 9, 2026
5:30 pm
Rose Hill Town Hall
Conference Room

The Town of Rose Hill Planning Board will hold a special meeting on March 9, 2026 at 5:30 pm so as to review and consider the approval of a final plat submission from Chasten Wallace for the subdivision of an approximately 1.86 acre tract into six (6) lots and being located on E. Church Street, Parcel # 11-506.

103 SE Railroad Street, P.O. Box 8, Rose Hill, N.C. 28458
Telephone 910-289-3159 ~ Fax 910-289-4461
www.townofrosehillnc.com

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Home of the World's Largest Frying Pan

AGENDA

Planning Board Meeting
5:30 pm
March 9, 2026
Town of Rose Hill Conference Room
103 SE Railroad Street, Rose Hill, NC 28458

Call to Order: Michael O'Connell

Pledge of Allegiance: Michael O'Connell

Approval of Agenda

1. Call the Roll
2. Approval of Minutes: November 10, 2025
3. Consider Approval of Major Subdivision Final Plat Submission for Parcel # 11-506 Submitted by Chasten Wallace

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Minutes
Town of Rose Hill

Planning Board
Regular Meeting
5:15 p.m.
November 10, 2025
Town of Rose Conference Room
103 SE Railroad Street

Call to order:
Vice Chairman Michael O'Connell called the meeting at 5:15 p.m. at the Rose Hill Town Hall. Board members present were Johnny Williams, Henrietta Mathis and Robert Davis; Evelyn Tuten was absent. Also present were Town Administrator Angela Smith, Ashli Barefoot with Insight Planning and Chasten Wallace, subdivider.

Pledge of Allegiance:
Vice Chairman Michael O'Connell led the Pledge of Allegiance.

Approval of Agenda- A motion was made by Robert Davis and seconded by Johnny Williams. Motion carried unanimously.

1. Call the Roll: Vice Chairman Michael O'Connell acknowledged all were present except Mrs. Evelyn Tuten.

2. Approval of Minutes: September 16, 2025- A motion was made by Robert Davis and seconded by Johnny Williams. The motion passed unanimously.

3. Review of Major Subdivision Preliminary Plat Submission for Parcel # 11-506: Ashli Barefoot with Insight Planning informed the Planning Board that on October 17, 2025 the Town had received a major subdivision preliminary plat submission from Chasten Wallace for the subdivision of 1.86 acre tract into six (6) lots (parcel # 11-506). She reminded the board that the preliminary sketch had been submitted to the board on September 16, 2025. She informed the board that the property was zoned R-1 and the plan had met the requirements for same and the parcel is served by public water and sewer and does not contain any flood hazards. She also informed the board that the subdivider would be asking if the town would accept the Hall Street extension. Mrs. Barefoot informed the board that the staff had reviewed the plat submission and recommended that the Planning Board forward a recommendation to the Town Board to approve.

   Vice Chairperson asked if the plan had changed since the preliminary sketch plan submission. Town Administrator Angela Smith informed him that it had not.

   Town Administrator Angela Smith asked Mr. Wallace if the houses would be built one at a time at which Mr. Wallace responded yes.

   Mrs. Henrietta Mathis asked Mr. Wallace if the home would be sold or rented in which Mr. Wallace responded sold as they were built.

Robert Davis made a motion, seconded by Henrietta Mathis to recommend to the Board of Commissioners to approve the preliminary plat.

4. Other business: None

5. Adjourn: There being no further business, Mr. Johnny Williams made a motion, seconded by Mrs. Henrietta Mathis to adjourn the planning board meeting. The meeting adjourned at 5:25 pm.

Respectfully Submitted,

Angela Smith

Angela Smith
Town Administrator

TOWN OF ROSE HILL
MAJOR SUBDIVISION
FINAL PLAT
Staff Report

Title: Final Plat Submission for Duplin County Tax Parcel ID 11-506.

Purpose: To review and consider a Final Plat submission.

Background: The Town received a final plat submission from Chasten Wallace (property owner) for the subdivision of an approximately 1.86-acre tract into six (6) lots. The subject property is Duplin County Tax Parcel ID 11-506.

Pursuant to Chapter 153 – Subdivision Regulations of the Town's Code of Ordinances, a subdivider shall submit to the Planning Board, a copy of the final plat for review and recommendation to the Town Board.

The Town Board shall review the final plat submission and determine if the standards of the ordinance have been met.

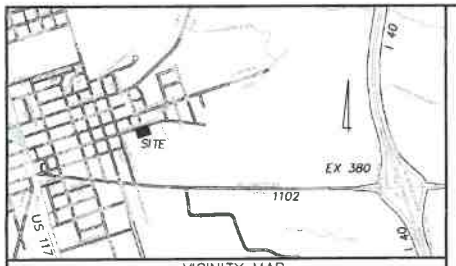
Summary: The subject property is currently undeveloped and zoned R-1, Residential District. The applicant is proposing to subdivide the parcel into 6 lots that meet the requirements for the R-1 zoning district.

The parcel is served by public water and sewer and does not contain any special flood hazard areas.

At their November 12, 2025 meeting, the Town Board approved the preliminary plat.

A copy of the preliminary plat has been included with this memo.

Staff Recommendation: Staff recommends Town Council approve the Final Plat.



VICINITY MAP
NOT TO SCALE

RECORDED REFERENCES:
DEED BOOK 606, PAGE 561
DEED BOOK 708, PAGE 25
DEED BOOK 944, PAGE 784
DEED BOOK 1032, PAGE 661
DEED BOOK 1032, PAGE 675
DEED BOOK 1657, PAGE 351
DEED BOOK 1933, PAGE 141
MAP BOOK 24, PAGE 13
MAP BOOK 216, PAGE 343

N. C. GRID NORTH (NAD 83)(2011)
DISTANCES SCALED TO GRID SITE
COMBINED GRID FACTOR = .999880

LEGEND:
- N/F – NOW OR FORMERLY
- AG – TOP ABOVE GROUND
- BG – TOP BELOW GROUND
- FG – FLUSH WITH GROUND
- ○ CP – COMPUTED POINT
- LP – LIGHT POLE
- PP – POWER POLE
- ○ CPSF – COTTON PICKER SPIKE FOUN
- ○ CPSS – COTTON PICKER SPIKE SET
- ○ IRF – IRON ROD FOUND
- ○ IRF – IRON ROD FOUND
- ○ IRS – IRON ROD SET
- ○ IPF – IRON PIPE FOUND
- ○ IPS – IRON PIPE SET
- ○ RRSF – RAILROAD SPIKE FOUND
- ○ RRSS – RAILROAD SPIKE SET
- ○ PKF – PK NAIL FOUND
- ○ PKS – PK NAIL SET
- ○ MNF – MAG NAIL FOUND
- ○ MNS – MAG NAIL SET
- ⊕ AXLE – AXLE FOUND
- □ CMF – CONCRETE MONUMENT FOUND
- △ NCGS – NC GEODETIC SURVEY TRAVERSE STATION
- SS MH – SANITARTY SEWER MANHOLE
- ——— PROPERTY LINES OF THIS SURVEY
- – – – – TIE LINES, OLD PROPERTY LINES, ETC.
- = = = = DITCH OR OLD ROAD AS NOTED
- —W—W— WIRE FENCE LINE
- —o—o—o— CHAIN LINK FENCE
- —C/L— CENTER LINE
- —R/W— RIGHT OF WAY
- —UGSS— UNDERGROUND SANITARY SEWER
- —WL— POTABLE WATERLINE
- —E—E—E— ELECTRIC SERVICE POWER LINE
- —OHE— OVERHEAD ELECTRICAL LINE

RTIFICATE OF SURVEY & ACCURACY:

.TE OF NORTH CAROLINA --- DUPLIN COUNTY
AMES SANDLIN BLANCHARD, A PROFESSIONAL LAND SURVEYOR,
TIFY:
.T THIS MAP WAS DRAWN FROM AN ACTUAL
.D SURVEY PERFORMED UNDER MY DIRECTION AND
SUPERVISION USING THE RECORDED REFERENCES LISTED;
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN;
THAT THE RATIO OF PRECISION IS 1:10,000+;
THAT ALL DATA OBTAINED WITH GPS METHODS AS WELL
AS CONVENTIONAL METHODS ARE IN ACCORDANCE WITH A
CLASS A SURVEY AS DEFINED BY TITLE 21, CHAPTER 56,
SECTION .1603 OF THE N. C. ADMINISTRATIVE CODE;

THAT THIS GPS SURVEY USED MULTIPLE OCCUPATIONS
OF GPS POINTS USING CARLSON SURVEY GRADE
GPS UNITS, MODEL SUPER G, AND THE COORDINATES
WERE OBTAINED BY NCGS RTN NETWORK ADJUSTMENTS
WITH A POSITIONAL ACCURACY OF 0.03 U.S. FT.
USING GEOID MODEL GEOID12;

THAT THIS MAP CONFORMS TO GS 47-30 AS AMENDED
THAT THE SURVEY IS LOCATED IN SUCH PORTION
OF A COUNTY OR MUNICIPALITY THAT IS REGULATED AS TO
AN ORDINANCE THAT REGULATES PARCELS OF LAND.

(11)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.

2/25/2026
JAMES SANDLIN BLANCHARD, PLS – L-3454 DATE
437 SARECTA RD., KENANSVILLE, NC 28349, 910-296-1921

NORTH CAROLINA PROFESSIONAL SEAL L-3454 LAND SURVEYOR JAMES SANDLIN BLANCHARD

HALL STREET

CHURCH STREET

N 72°32'44" E 323.17'

50.00'

25.00'

136.58'

136.59'

75.13'

LOT 1
0.24 Ac+_
10261 Sq. Feet

LOT 2
0.24 Ac+_
10261 Sq. Feet

LOT 3
0.24 Ac+_
10261 Sq. Feet

LOT 4
0.24 Ac+_
10260 Sq. Feet

LOT 5
0.24 Ac+_
10260 Sq. Feet

LOT 6
0.24 Ac+_
10260 Sq. Feet

DITCH

HALL STREET EXT.

EXISTING SEWER EASEMENT DEED BOOK 708, PAGE 25

S 18°15'42" E 225.39'

N 18°15'42" W 250.39'

S 72°32'44" W 136.59'

N 72°32'44" E 136.58'

S 72°32'44" W 323.17'

IRF

IRS

RRSS

SURVEYOR'S NOTES:
1. DISTANCES ARE GRID.
2. DISTANCES ARE IN U.S. SURVEY FEET.
3. COORDINATES ARE IN U.S. SURVEY FEET.
4. ALL AREAS COMPUTED BY COORDINATES.
5. BUILDINGS AND IMPROVEMENTS ARE SHOWN WHERE VISABLE.
6. WETLANDS AND HAZARDOUS MATERIALS NOT LOCATED.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT-OF-WAYS NOT SHOWN.
8. ALL PROPERTY OWNERSHIPS LISTED WHERE DEEDS WERE FOUND.
9. ZONED R-1

NC GRID COORDINATES
N = 392956.5117sFT
E = 2294664.3853sFT
LAT: 34.82571
LON=-78.01811

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA ---- DUPLIN COUNTY
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

TOWN ADMINISTRATOR DATE

CURRENT LISTED OWNER:
JAMES H. COTTLE JR.
DEED BOOK 1032, PAGE 661

DRAWN BY: JSB | JOB# 25032-WALLACE

SURVEYING, MAPPING, & MODELING
SITE LAYOUT & DESIGN

BLANCHARD LAND SURVEYING

KNOW YOUR BOUNDARIES.

437 SARECTA ROAD
KENANSVILLE, NC 28349

JAMES SANDLIN BLANCHARD, PLS
MI ESPOSA DINA ESPANOL @919-584-0170
JIMMY'S @ 910-271-3447

THE LORD IS MY SHEPARD, I SHALL NOT WANT.
email: jamessandlinblanchard@gmail.com

SURVEY DATE: JULY 15, 2025
MAP DATE: AUGUST 11, 2025
REVISED PER COMMENTS AUGUST 27, 2025
REVISED FOR FINAL FEBRUARY 25, 2026

LOCATED IN THE TOWN OF ROSE HILL

TOWNSHIP – ROSE HILL
COUNTY – DUPLIN
STATE OF NORTH CAROLINA

BOUNDARY & SUBDIVISION SURVEY FOR:

WALLACE CHURCH ST. SUB.

BAR SCALE – U.S. SURVEY FEET
0 30' 60' 90'
1 inch = 30ft.