



Town of Selma
 Board of Adjustment Meeting
 May 21, 2026
 Selma Jernigan Building
 6:00 PM

§ 143-318.17. Disruptions of official meetings. A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

ORDER OF BUSINESS

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1.	<u>CALL TO ORDER</u>	
2.	<u>APPROVAL OF AGENDA</u>	
3.	<u>CONSENT AGENDA</u>	
a.	Approval of minutes 20260219 Board of Adjustment	3 - 12
4.	<u>BUSINESS ITEMS</u>	
a.	2026 Grace Period - Alternative Dispute Resolution 2026 Grace Period Memo 2026-001 301 N. Green Street 2026-002 905 W. Anderson Street 2026-003 303 N. Massey Street 2026-004 502 Winston Circle 2026-005 103 W. Preston Street 2026-006 802 W. Railroad Street 2026-007 1102 W. Waddell Street 2026-008 510 E. Elizabeth Street 2026-009 1104 W. Anderson Street 2026-010 502 W. Chestnut Street 2026-011 1669 S. Pollock Street 2026-012 602 Wood Street 2026-013 507 E. Elizabeth Street 2026-013 1100 W. Oak Street 2026-014 805 W. Dr. MLK Jr. Way	13 - 32

[2026-015 209 E. Waddell Street](#)
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5. **CLOSED SESSION**

6. **ADJOURNMENT**



**Board of Adjustment Meeting Minutes
Thursday, February 19, 2026 @ 6:00 PM**

COUNCIL PRESENT:

Chair Jennifer Edwards, Vice Chair Sara McAllister, Board member Mark Petersen, Board member Angela Thomas, and Board member Tony V. Lewis

COUNCIL ABSENT:

STAFF PRESENT:

Interim Town Manager/Fire Chief Phillip McDaniel, Town Clerk Dalton Larsen-Batten, Planning Technician Taylor Graham, and Town Attorney Megan Clinton

1 CALL TO ORDER

Chair Jennifer Edwards called the meeting to order with a quorum present at 6:00PM.

2 APPROVAL OF AGENDA

Motion was made by Board member Mark Petersen seconded by Board member Angela Thomas to approve the agenda as presented with the note to move item 5b. Variance for 508/512 S. Webb Street to the first business item.

Motion carried unanimously

3 CONSENT AGENDA

- a) Approval of minutes
20251120 Board of Adjustment

Motion was made by Board member Angela Thomas seconded by Vice Chair Sara McAllister to approve the consent agenda as presented.

Motion carried unanimously

Attached hereto as Exhibit 1

4 DISCUSSIONS/PRESENTATIONS

a) Code Enforcement Grace Period

Mayor Byron McAllister discussed the increased code enforcement in recent years and described the former grace period authorized by Town Council in 2024 for sanitation violations. Further described the interest to establish a new grace period involving an internal review panel, for larger code violations, for the Board to consider in their regular scheduled meeting in May.

Mayor Byron McAllister asked for any questions from the Board on the described procedure.

No questions received

Mayor Byron McAllister further thanked all Board members for their time and efforts serving the community.

5 BUSINESS ITEMS

a) Variance: 508/512 S. Webb Street

Chair Jennifer Edwards described the variance request for 508/512 S. Webb Street, and the need to reconsider findings #1 and #4.

Town Attorney Megan Clinton swore in Planning Technician Taylor Graham and appellant Cesar Gil for the hearing related to 508/512 S. Webb Street.

Planning Technician Taylor Graham presented the variance request for 508/512 S. Webb Street to subdivide a +/- 0.357-acre parcel zoned Medium Density Residential (R10). Further stated the petitioner is seeking an exempt subdivision of the parcel into two (2) lots. Further explained the petitioner reasons that the parcel was once subdivided similarly down the middle and the structures were constructed nonconforming many years ago. Further stated the applicant proposed to rebuild the structures conforming to the setbacks with a new appearance. Planning Technician Taylor Graham described the minimum lot size for R10 of 10,000 square feet, and the proposed lot sizes of 8,002 square feet under the petition. Planning Technician Taylor Graham further described the requested motions and stated staff is not opposed to the variance.

Chair Jennifer Edwards noted on the first hearing the Town had no recommendation or stance on the proposal. Planning Technician Taylor Graham stated staff tried to stay objective however it was recommended to have an opinion in the staff report. Planning Technician Taylor Graham described variances and the required contrast during the hearings. Discussion ensued regarding the presented setbacks for the existing and proposed structures.

Motion was made by Board member Mark Petersen seconded by Board member Angela Thomas to accept staffs testimony and evidence into record.

Motion carried unanimously

Michael Carter, of Spence Carter & Reid located in Smithfield, discussed variances in detail and provided an overview of their presentations. Michael Carter stated impervious surface area is met, rear setbacks are met, building height is met, and discussed the existing front and side setbacks which are noncompliant. Further discussed both findings of which the Board is to consider with the presented variance. Michael Carter presented Sec. 17-434, Minimum lot widths, noted the proposal would satisfy all setback requirements.

Michael Carter introduced his client, Appellant Cesar Gil of New Horizons Management, LLC, which owns the properties in question. Michael Carter introduced **Appellant Exhibit A**, which describes both properties on Johnston County GIS. Michael Carter further described the images within Appellant Exhibit A which include images from both 512 and 508 S. Webb Street taken earlier in the day. Further noted the images describe the proximity to surrounding homes and the condition of each. Michael Carter described the other properties owned by New Horizons Management, LLC, marked as **Appellant Exhibit B**, specifically page 3, which reveal other properties with similar characteristics. Michael Carter inquired if this is similar to what is being proposed on 508/215 S. Webb Street. Cesar Gil confirmed that is correct. Appellant Cesar Gil described the properties listed in Appellant Exhibit B, 208 and 210 S. Green Street. Further confirmed the goal was to create space between the existing structures.

Michael Carter presented **Appellant Exhibit C**, a survey of the properties in question. Further described the zoning requirements, lot width, and setbacks included in the presented survey for both properties. Michael Carter further presented **Appellant Exhibit D, Exhibit E, and Exhibit F**, which include a deed, historical plat, and scaled GIS report further describing the properties in question.

Michael Carter asked Appellant Cesar Gil what the goal is for the properties. Appellant Cesar Gil stated the desire is to rebuild the two (2) residential structures. Michael Carter explained variances are permitted per case. Further explained there are currently safety risks due to setbacks, specifically the front and rear. Michael Carter further discussed the previous findings related to this case, findings #2 and #3 described in the petition. Further stated without the variance, only one (1) house could be built. Cesar Gil stated he would fix the existing structures or sell both properties if no variance was granted. Michael Carter further discussed other development in the area and described the findings of fact to be considered. Appellant Cesar Gil stated there is desire for development in the area.

Board member Angela Thomas asked why one (1) home could not be built in the middle of both lots. Appellant Cesar Gil stated it would not be worth it as an investor. Chair Jennifer Edwards noted that would be a personal hardship for the owner and not the property. Attorney Michael Carter stated finding of fact #1 states the petitioner is not required to prove that another use can be made. Further stated if the property is sold the same issue would be present.

Board member Tony V. Lewis stated it will not be profitable for the property owner but profit is not the Board's concern. Discussion ensued regarding the existing structures being remodeled for occupancy. Attorney Michael Carter clarified that the Board is to make new findings, for findings of fact #1 and #4, based on the evidence and testimony currently being presented during the hearing. Further noted concerns on what may be found through permitting with the existing structures which may prevent them from being utilized. Further discussed the potential structures sitting vacant for long periods of time.

Appellant Cesar Gil explained most tenants are low income and described his interest in improving the community. Further explained the existing structures can be fixed but they are not confident what problems could arise during that process. Appellant Cesar Gil stated the proposal will improve the setback requirements for safety. Further described other properties that have been rebuilt in the same manner as the proposed.

Board member Tony V. Lewis inquired about acquiring the properties and the composition of the Board of Adjustment. Chair Jennifer Edwards noted no concern with the improvements but expressed concern for density. Further stated the appellant acknowledged these conditions when acquiring the properties, and discussed the alternative uses available. Attorney Michael Carter stated an existing hardship prior to it being purchased cannot be used as the basis for denying a variance. Further stated there are numerous properties in the area also not conforming to minimum lot standards. Further noted the risks associated with the existing parcels and the appellants desire to improve the community.

Board member Mark Petersen inquired if the home is currently inhabited. Appellant Cesar Gil confirmed the homes are not occupied and have not been since before they were purchased. Further stated the desire is to maintain them as rental properties.

Vice Chair Sara McAllister clarified the options for the appellant are to 1. gut the house as is, and rebuild as they stand; or 2. tear them down and relocate to maintain the setbacks where the minimum lot size is still noncompliant (proposed); or 3. sell the properties.

Attorney Michael Carter requested all testimony and evidence be entered into the record, and objects to any statements from the Board that were made in the opinion of, rather than matters of fact, that have been shown through evidence produced during the hearing. Further inquired if the existing properties would be able to pass inspection or receive a certificate of occupancy. Appellant Cesar Gil stated he is not sure. Vice Chair Sara McAllister asked for clarification. Attorney Michael Carter stated the structures are currently abandoned and there is no guarantee they meet the requirements to pass inspection. Further discussed the appellants history in this line of work.

Town Clerk Dalton Larsen-Batten presented the Johnston County GIS parcel lines as described in Appellant Exhibit A. Attorney Michael Carter further described the property characteristics in regard to safety concerns.

Board member Angela Thomas asked if the properties were walked through upon purchase. Appellant Cesar Gil stated the properties were viewed but was not permitted much time for an inspection. Attorney Michael Carter noted findings of fact #2 and #3 were previously approved. Further discussed the previously approved findings in detail and confirmed findings of fact #1 and #4 are to be considered.

Attorney Michael Carter further discussed the density allotted for the area in question.

Board member Mark Petersen inquired about any existing asbestos. Applicant Cesar Gil stated he is not certain. Attorney Michael Carter confirmed both structures were constructed prior to 1970.

Motion was made by Board member Mark Petersen seconded by Board member Angela Thomas to close the quasi-judicial hearing related to 508/512 S. Webb Street.

Motion carried unanimously

Motion was made by Vice Chair Sara McAllister seconded by Board member Mark Petersen to approve all evidence and testimony as presented.

Motion carried unanimously

Vice Chair Sara McAllister noted the proposal switches out noncompliance's. Further stated the proposal violates the minimum lot size and width, but would comply with front and side setbacks. Further stated gaining the compliance with setbacks also increases safety for the homes due to the utility lines. Board member Mark Petersen agreed noting it would be an upgrade for the area. Chair Jennifer Edwards noted building one (1) single home would allow the property to meet all requirements. Vice Chair Sara McAllister noted if the property was left as it exists, or rebuilt in the same footprint, there are still concerns for safety and noncompliance which should take priority. Board member Mark Petersen further noted modern materials would further improve safety. Chair Jennifer Edwards asked what evidence has changed their perspective. Board member Mark Petersen noted the history of the area and the appellants work within the community.

Board member Tony V. Lewis further expressed interest in one (1) house on the proposed property. Further expressed fear of setting precedents for allowing these nonconforming residential structures. Board member Mark Petersen stated the precedent has already been set based on the information presented and described the existing residential structures on site as hazardous. Board member Angela Thomas agreed and still expressed interest in one (1) home on the property. Discussion continued regarding interest in approving the variance versus the interest in one (1) single residential structure being permitted on the property. Further discussed the staff recommendation.

Town Attorney Megan Clinton stated finding #1 involves the totality of applying the ordinance. Further reiterated the Town Code indicates that in addition to the finding or standard, it shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. Further stated the appellant does not have to show there is no reasonable use of the property and that only material, competent evidence should be used in making the decision.

Town Attorney Megan Clinton advised to proceed in considering findings of fact #1 and #4 individually.

The Board began reviewing the statutory standards, specifically findings #1 and #4, as outlined in N.C.G.S. 160A-705 Quasi-judicial zoning decisions.

Motion was made by Vice Chair Sara McAllister seconded by Board member Mark Petersen to agree that an unnecessary hardship would result from the strict application of the ordinance. Board member Tony V. Lewis further sought clarification on the note regarding unnecessary hardship. Vice Chair Sara McAllister continued discussion stating the houses must stay where they are currently without a variance which constitutes a hardship. Board member Mark Petersen agreed.

Motion failed 3:2

Those in favor Vice Chair Sara McAllister and Board member Mark Petersen

Those opposed Chair Jennifer Edwards, Board member Angela Thomas, and Board member Tony V. Lewis

Motion was made by Vice Chair Sara McAllister and Board member Mark Petersen that the requested variance is consistent with the spirit, purpose, and intent of the ordinance and such that public safety is secured, and substantial justice is achieved. Vice Chair Sara McAllister stated public safety is improved with the proposal by moving them further away from the property lines. Discussion continued regarding the desire for one (1) house to be on the property and the safety concerns previously noted. Chair Sara McAllister stated the variance would ensure public safety is secured.

Motion carried unanimously

Motion was made by Board member Angela Thomas seconded by Board member Tony V. Lewis to deny the variance request for 508/512 S. Webb Street due to finding of fact #1 not being met.

Motion carried 3:2

Those in favor: Chair Jennifer Edwards, Board member Angela Thomas, and Board member Tony V. Lewis

Those opposed: Vice Chair Sara McAllister and Board member Mark Petersen

Motion was made by Board member Angela Thomas seconded by Vice Chair Sara McAllister to authorize Chair Jennifer Edwards to sign the final order associated with 508/512 S. Webb Street.

Motion carried unanimously

Appellants Exhibits attached hereto (A-F)

b) Variance: 300 S. Endurance Way

Town Attorney Megan Clinton swore in applicant Matt Phillips of AdVenture Development, LLC, and Tom Anastasi of Sheetz, for the hearing related to 300 S. Endurance Way.

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to open a quasi-judicial hearing related to 300 S. Endurance Way.

Motion carried unanimously

Planning Technician Taylor Graham presented the request for 300 S. Endurance Way and described the property characteristics. Planning Technician Taylor Graham stated the petitioner is seeking to reuse an abandoned sign on the property. Further described the petitioners reasoning as indicated in the presented staff report in regard to traffic. Planning Technician Taylor Graham further stated the Town Code only permits one (1) monument sign and one (1) pole sign for Interstate Business (IB) zoning districts. Further stated the existing sign has been deemed structurally compliant by the petitioner and engineer. Planning Technician Taylor Graham confirmed the requested variance is to permit two (2) pole signs for property. Further described the request motions, and stated staff is not opposed to the variance.

Tom Anastasi of 99 Meadow Mist Drive in Garner, on behalf of Sheetz, described the property and stated engineers have confirmed the two (2) existing signs are structurally sound. Further stated the proposal is to reuse one (1) of the existing pole signs to ensure adequate signage for the property. Discussion continued regarding the plan to demolish one (1) of the existing pole signs. Tom Anastasi further stated the proposed signage would be less square footage than the existing signage. Discussion ensued regarding all signage being proposed on the property visible from I-95 and US HWY 70.

Board member Angela Thomas confirmed one (1) of the two (2) existing signs are being proposed to be reused. Applicant Representative Tom Anastasi confirmed that is correct, specifying only the cabinets will be swapped out for the new logo/signage and the original pole structure will be reused. Applicant Representative Tom Anastasi further stated the other existing pole signs will not be utilized and will likely be demolished, aside from the billboard which shall remain.

Board member Angela Thomas inquired about why the variance is being requested. Applicant Representative Tom Anastasi stated the property is only permitted one (1) pole sign per the Town Code. Further stated the variance will permit the additional pole sign. Planning Technician Taylor Graham confirmed the owners have already been permitted the maximum signage allowed without the variance.

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to close the quasi-judicial hearing and accept all evidence and testimony as presented for the hearing related to 300 S. Endurance Way.

Motion carried unanimously

The Board began reviewing the statutory standards, as outlined in N.C.G.S. 160A-705 Quasi-judicial zoning decisions.

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to agree that an unnecessary hardship would result from the strict application of the ordinance.

Motion carried unanimously

Motion was made by Board member Mark Petersen seconded by Board member Angela Thomas that the hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Motion carried unanimously

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to agree that the hardship did not result from actions taken by the applicant or the property owner.

Motion carried unanimously

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to agree that the requested variance is consistent with the spirit, purpose, and intent of the ordinance.

Motion carried unanimously

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to approve the variance as requested for 300 S. Endurance Way.

Motion carried unanimously

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to authorize Chair Jennifer Edwards to sign the final order associated with 300 S. Endurance Way.

Motion carried unanimously

6 CLOSED SESSION

7 ADJOURNMENT

Motion was made by Board member Mark Petersen seconded by Vice Chair Sara McAllister to adjourn the meeting.

Motion carried unanimously

Adjourned 7:21PM

Dalton Larsen-Batten, Town Clerk

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
Amy West Whitley
Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

05/05/2026

TO: Board of Adjustment
FROM: Interim Town Manager, Phillip McDaniel
CC: Planning Technician Taylor Graham, Code Enforcement Officer Ashley Parker
RE: 2026 Grace Period Appeals

Honorable Board members,

On March 10, 2026, the Town of Selma Town Council authorized an alternative dispute resolution procedure regarding Code Enforcement violations. Town Staff consisting of the Town Manager, Planning Technician, Code Enforcement Officer, and two (2) volunteer advisory board members, described as the Internal Review Committee, have reviewed each submitted case and hereby presents the following agreements for approval.

Each property has been diligently examined, while the history of violations were considered, and Staff recommends the aforementioned compliance plans. Upon confirmation of compliance monetary relief is proposed as described.

The Town is looking forward to Code Enforcement Operations, compliance, and overall improving the Town's appearance.

For any additional questions, please contact my office directly.

A handwritten signature in black ink, appearing to read "Phillip McDaniel", is written over a horizontal line.

Phillip McDaniel, Interim Town Manager

ENCLOSURES: 2026 Grace Period Compliance Agreements

212 N. Raiford Street • Selma, NC 27576 • P: (919) 965-9841 • F: (919) 965-4637 • www.selma-nc.com

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
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Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 301 N. Green Street – Todd Michaloski

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove tarp from the roof.

Repair the roof with one-for-one materials matching the existing roof or obtain a Certificate of Appropriateness for any changes.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$50.

Date: 05/04/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

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**INTERIM
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Phillip McDaniel

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Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 905 W. Anderson Street- Rosa McDonald

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Install a fence that encloses the backyard through proper permitting with the Town or remove all refuse and debris on the property.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$180.

Date: 04/29/2026

MAYOR
Byron James McAllister

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TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 303 N. Massey Street – Ricky Klein

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Complete exterior painting
Repair any broken windows – if not broken no repair
Cover all crawl spaces with material matching the foundation
Replace rotten eaves

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$110.

Date: 04/29/2026

MAYOR
Byron James McAllister

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Re: Grace Period Appeal for 502 Winston Circle – Wallace Jones

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

**Obtain permit for addition to shelter between 2022 & present.
No vehicles in Right-of-Way**

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$845.

Date: 05/11/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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TOWN MANAGER**
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**Re. Grace Period Appeal for 103 W. Preston Street – Avakaren Williams
Amended**

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Repair rotten and open house siding
Replace or remove screen porch covering
Remove pallets in front yard

If completed by June 14th, 2026, this will result in a 90% total reduction for the property, leaving the total at \$55.

Date: 05/11/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

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**INTERIM
TOWN MANAGER**
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TOWN ATTORNEY
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Re: Grace Period Appeal for 802 W. Railroad Street – Meta Martin

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Repair roof, siding, and doors

If completed by July 30th, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$150.

Date: 04/23/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

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**INTERIM
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TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 1102 W. Waddell Street – James Eason

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove all refuse and debris
Permit fence extension

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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**INTERIM
TOWN MANAGER**
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TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 510 E. Elizabeth Street – William Short

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove non-registered stored vehicles and parts

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$470.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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Alan "Chip" Hewett

Re: Grace Period Appeal for 1104 W. Anderson Street – Rigoberto Loza-Benitez

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Complete the siding on the exterior of the primary structure
No chickens allowed on the property
Rehabilitate the accessory structure to a standard that eliminates property nuisance

If completed by May 21, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$230.

Date: 05/01/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
Amy West Whitley
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William Overby



**INTERIM
TOWN MANAGER**
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TOWN ATTORNEY
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Re: Grace Period Appeal for 502 W. Chestnut Street – Anna Duck

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Obtain a fence permit.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$300.

Date: 05/06/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
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William Overby



**INTERIM
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TOWN CLERK
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TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 1669 S. Pollock Street- NKHBM, LLC

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Continuing with plans approved by the Town Manager that includes concrete on the lot and following the UDO for additional car storage.

Obtain a change in use for the previous residential structures that will be offices.

Water/Sewer services need to be brought up to new grad clean-outs and water meter boxes.

Follow Landscape Type 'B' for planting facing an arterial street and Type 'A' for facing a local street per Appendix C – Landscaping.

If completed by September 30th, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$6,692.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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**INTERIM
TOWN MANAGER**
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TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 602 Wood Street – Cristobal Rosales

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove appliances from the front yard
Remove refuse and debris collected on the front porch and yard.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$540.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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**INTERIM
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Dalton Larsen-Batten

TOWN ATTORNEY
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Re: Grace Period Appeal for 507 E. Elizabeth Street – Homemaster Properties, LLC

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove all refuse and debris
Repair front porch screens
Remove dilapidated shed

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$130.

Date: 04/29/2026

MAYOR
Byron James McAllister

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TOWN ATTORNEY
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Re: Grace Period Appeal for 1100 W. Oak Street – Homemaster Properties, LLC

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove dilapidated structure

Acquire a zoning permit for recent structure and follow accessory structure setbacks.

If completed by May 15th, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$270.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
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TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 805 W. DR Martin Luther King JR Way-Ross Recovery & Towing, LLC

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Complete fence cover/screen with all visible areas of junk cars

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$1,610.

Date: 05/12/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
Amy West Whitley
Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 209 E. Waddell Street – Marcus Royal

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

No parking on the right-of-way.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$50.

Date: 04/29/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
Amy West Whitley
Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 906 W. Railroad Street – Luis Lopez

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Provide proof of completed zoning and building permits for accessory structures
Acquire a zoning permit for the fence
Remove refuse and debris from street visibility
No unpermitted structures may remain on the property

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$2,070.

Date: 05/04/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
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Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 407 E. Waddell Street – Sylvie Nesbitt

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Replace broken windows
Remove or repair dilapidated sheds

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$185.

Date: 05/04/2026

MAYOR
Byron James McAllister

MAYOR PRO-TEM
Joe Scarboro

COUNCILMEMBERS
Amy West Whitley
Susan Parrish Watson
William Overby



**INTERIM
TOWN MANAGER**
Phillip McDaniel

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

Re: Grace Period Appeal for 312 N. Brevard Street – Sinai Homes, LLC

To whom it may concern,

The property listed was reviewed by staff and have determined the following will be necessary for staff recommendation for appeal.

Remove refuse and debris from the property.

If completed by May 21st, 2026, this will result in a 90% total fine reduction for the property, leaving the total at \$520.

Date: 05/04/2026