



Town of Selma
Planning Board Meeting
June 22, 2026
Selma Jernigan Building
6:00 PM

§143-318.17 Disruption 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 20260427 Planning Board	2 - 6
4. <u>BUSINESS ITEMS</u>	
a. Ordinance Text Amendment 2026-O4: Chapter 17 - Article VI. - Permits and Final Plat Approval. Part 3. - Vested Rights. 2026-O4 Text Amendment - Action Agenda Item 2026-O4 Text Amendment - Staff Report	7 - 8
5. <u>CLOSED SESSION</u>	
6. <u>ADJOURNMENT</u>	



TOWN OF SELMA
Planning Board Meeting Minutes
Monday, April 27, 2026 @ 6:00 PM

PRESENT:

Chair Todd Holmes, Vice Chair Shaundrelle Watson, Board member Linda Bailey, Board member Florence Raynor, and Board member Jay House

ABSENT:

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Motion was made by Board member Florence Raynor seconded by Board member Jay House to approve the agenda as presented.

Motion carried unanimously

3. CONSENT AGENDA

- a. Approval of minutes
20260323 Planning Board

Motion was made by Board member Jay House seconded by Board member Linda Bailey to approve the consent agenda as presented.

Motion carried unanimously

Attached hereto as Exhibit A

4. BUSINESS ITEMS

a. Ordinance Map Amendment 2026-081-O7: 2093 Lizzie Mill Road

Planning Technician Taylor Graham presented the ordinance map amendment for 2093 Lizzie Mill Road from low-density residential (R20) to medium-density residential (R10). Further described the +/- 17.77 acre parcel. Further stated staff finds the proposal inconsistent with the Future Land Use Plan due to this area being classified as rural agricultural. Planning Technician Taylor Graham further requested the described motions. Discussion ensued regarding the Future Land Use Plan. Vice Chair Shaundrelle Watson noted this property has applied for a rezoning previously. Planning Technician Taylor Graham confirmed this is a new application and proposal.

Applicant Representative Justin Lee of Godwin Engineering of 1403 NC HWY 50 South in Benson described the previous application which was deemed inconsistent but reasonable by the Planning Board. Further stated the proposal includes 42 single-family residential lots which complies with the lot requirements.

Motion was made by Board member Jay House seconded by Board member Florence Raynor to agree that the proposal is inconsistent with the Future Land Use Plan.

Motion carried unanimously

Motion was made by Vice Chair Shaundrelle Watson seconded by Board member Linda Bailey to agree that the proposal is reasonable and in the public interest.

Motion carried unanimously

Motion was made by Vice Chair Shaundrelle Watson seconded by Board member Jay House to recommend the ordinance map amendment for 2093 Lizzie Mill Road to Council as presented.

Motion carried unanimously

b. Ordinance Text Amendment 2026-O6: Chapter 17 - Article XI. Signs. Sec. 17-1108. Temporary sign regulations by district.

Planning Technician Taylor Graham presented the ordinance text amendment related to Sec. 17-1108. Temporary sign regulations by district. Further explained this reduces feather sign durations and only permits them following the opening of a new business for twenty one (21) days.

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Planning Technician Taylor Graham explained the existing regulations allow no more than 90 days per year, in one (1) month increments. Further requested the described motions.

Vice Chair Shaundrelle Watson inquired about what initiated this change. Planning Technician Taylor Graham stated this request came from Council to better regulate signage.

Motion was made by Board member Florence Raynor seconded by Board member Jay House to agree that the proposal is consistent with the Future Land Use Plan.

Motion carried 4:1

Those opposed: Vice Chair Shaundrelle Watson

Motion was made by Board member Florence Raynor seconded by Board member Jay House to recommend ordinance text amendment 2026-O6 to Council as presented.

Motion carried 4:1

Those opposed: Vice Chair Shaundrelle Watson

c. Crooked Creek Subdivision: Parcel No. 14M10027

Planning Technician Taylor Graham presented a major subdivision preliminary plat and special use permit for 2486 NC HWY 96 North. Further described the request to subdivide the +/- 40.6 acre property into twenty two (22) single-family residential lots. Planning Technician Taylor Graham noted the applicant has proposed a fee in lieu of open space. Further stated staff finds the proposal inconsistent with the Town Code due to the lack of open space. Discussion ensued regarding open space requirements. Planning Technician Taylor Graham explained the property lies within the Town's extra-territorial jurisdiction (ETJ), and the payment in lieu of open space could not be used for this area.

Applicant Representative Scott Brown of 409 Chicago Drive, the engineer and surveyor for the property, described the property and stated the Town would not be servicing utilities for the proposed development. Further described the surrounding property and the Town Code which permits the payment in lieu of open space. Applicant Representative Scott Brown stated the owner opted for the payment in lieu of open space due to the wetlands, and to increase the size of each lot. Interim Town Manager/Fire Chief Phillip McDaniel explained fees in lieu of open space are utilized for parks and recreation amenities. Applicant Representative Scott Brown confirmed the proposal is for stick-built single-family homes.

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Vice Chair Shaundrelle Watson confirmed it is cheaper for the payment in lieu of open space than to allocate 20% of the land. Applicant Representative Scott Brown stated the applicant opted to pay the fee in lieu of open space. Further stated due to the size of the proposed lots open space did not seem necessary. Discussion ensued regarding the Town's ability to utilize these funds and the Town's jurisdiction over zoning in the ETJ.

Motion was made by Vice Chair Shaundrelle Watson seconded by Board member Linda Bailey to recommend the major subdivision and preliminary plat for the Crooked Creek Subdivision to Council as presented.

Motion carried unanimously

d. Glenfield Subdivision: Parcel No. 14M10059

Planning Technician Taylor Graham presented a major subdivision preliminary plat and special use permit for 1704 Old Beulah Road. Further described the request to subdivide +/- 78.9 acre parcel into eighty four (84) single-family residential lots. Planning Technician Taylor Graham noted the initial proposal included a proposed ninety one (91) lots but has been reduced at the request of the applicant. Further stated the applicant has proposed a fee in lieu of open space similar to the previous proposal. Further stated staff finds the proposal inconsistent with the Town Code and Future Land Use Plan due to the lack of open space. Further requested the described motions.

Applicant Representative Scott Brown of 409 Chicago Drive stated the number of lots were reduced due to the applicant desiring a minimum of 75% of all lots to be four (4) bedroom homes. Further discussed the lot sizes exceeding the minimum requirements noting the density allows more dwellings than the proposed. Applicant Representative Scott Brown stated the applicant, similar to the previous proposal, opted for larger lots than open space.

Discussion ensued regarding utilization plans for the aforementioned fees if approved. Interim Town Manager/Fire Chief Phillip McDaniel explained the Town would consult with the Parks and Recreation Department to determine what is needed. Discussion ensued regarding potential areas the aforementioned funds can be utilized for.

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Motion was made by Vice Chair Shaundrelle Watson seconded by Board member Florence Raynor to recommend the major subdivision and preliminary plat for the Glenfield Subdivision to Council as presented.

Motion carried 4:1

Those opposed: Board member Jay House

5. ADJOURNMENT

Discussion ensued regarding plans for the upcoming meeting due to the holiday.

Motion was made by Vice Chair Shaundrelle Watson seconded by Board member Linda Bailey to adjourn the meeting.

Motion carried unanimously

Adjourned 6:27 PM

Dalton Larsen-Batten, Town Clerk



ACTION AGENDA ITEM 2026

To: Planning Board
From: Planning Technician, Taylor Graham

Date Submitted: 06/08/2026
Meeting: Date: 06/22/2026

ISSUE/ACTION REQUESTED: Planning Board recommendation on an ordinance amendment to Sec 17-682.- Annexation by petition.

Public Hearing: Yes

BACKGROUND/PURPOSE OF REQUEST: This amendment is to clarify the procedure of an annexation and assure it continues to go before the Planning Board for review.

FISCAL IMPACT: No
BUDGET AMENDMENT REQUIRED: No
CAPITAL PROJECT ORDINANCE REQUIRED: No
PRE-AUDIT CERTIFICATION REQUIRED: No

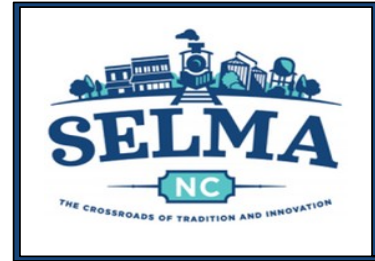
CONTRACTS/AGREEMENTS: N/A
REVIEWED BY TOWN ATTORNEY: N/A

ADVISORY BOARD RECOMMENDATION:

TOWN MANAGER'S COMMENT:

FINANCE DIRECTOR'S COMMENT:

Planning Department



Date: June 22,2026

Body: Planning Board

Requested Action: Planning Board recommendation of an ordinance amendment to Sec.17-682.-Annexation by petition.

Specific Request: This amendment is to clarify the procedure of an annexation and assure it continues to go before the Planning Board for review.

Background:

Upon reflection of current application procedures, it was discovered that the code had no mention of needing planning board review for annexation petitions. This amendment is to keep this procedure and codify it.

-MUNICIPAL CODE

Chapter 17 – UNIFIED DEVELOPMENT ORDINANCE

ARTICLE VI. –PERMITS AND FINAL PLAT APPROVAL

PART 3. – VESTED RIGHTS

Sec. 17-682.- Annexation by petition.

- A. The planning board will review petitions for annexation providing a recommendation to the Town Council.**

Recommended Motions:

- Motion to determine the consistency with the Land Use Plan
- Motion to recommend or not to recommend to Town Council

I further ask that my staff report and all supporting documents described be entered into evidence as testimony.