



Town of Selma
 Planning Board Meeting
 April 27, 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

| | Page |
|--|---------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>APPROVAL OF AGENDA</u> | |
| 3. <u>CONSENT AGENDA</u> | |
| a. Approval of minutes 20260323 Planning Board | 3 - 6 |
| 4. <u>BUSINESS ITEMS</u> | |
| a. Ordinance Map Amendment 2026-081-O7: 2093 Lizzie Mill Road 2026-081-O7 Map Amendment - Application 2026-081-O7 Map Amendment - Staff Report | 7 - 13 |
| b. Ordinance Text Amendment 2026-O6: Chapter 17 - Article XI. Signs. Sec. 17-1108. Temporary sign regulations by district. 2026-O6 Text Amendment - Action Agenda Item 2026-O6 Text Amendment - Staff Report | 14 - 17 |
| c. Crooked Creek Subdivision: Parcel No. 14M10027 2026-087 Parcel No. 14M10027 - Application 2026-088 Parcel No. 14M10027 - Application 2026-087 / 2026-088 Parcel No. 14M10027 - Staff Report 2026-087 / 2026-088 Parcel No. 14M10027 - Site Plan | 18 - 35 |

d. Glenfield Subdivision: Parcel No. 14M10059

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[2026-078 Glenfield Subdivision \(SUP Application\)](#)

[Glenfield Subdivision \(Preliminary Plat - Site Plan\)](#)

[2026-077 2026-078 Staff Report Glenfield Subdivision](#)

[2026-077 Glenfield Subdivision \(Preliminary PLAT Application\)](#)

5. ADJOURNMENT



TOWN OF SELMA
Planning Board Meeting Minutes
Monday, March 23, 2026 @ 6:00 PM

PRESENT: Chair Todd Holmes, Board member Linda Bailey, Board member Jay House, and Board member Florence Raynor

ABSENT: Vice Chair Shaundrelle Watson

STAFF PRESENT: Interim Town Manager 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 6:00PM.

Further welcomed both new members, Dennis Jay House and Florence Raynor.

2. APPROVAL OF AGENDA

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

Motion carried unanimously

3. CONSENT AGENDA

- a. Approval of minutes
20260223 Planning Board

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

Motion carried unanimously

Attached hereto Exhibit A

4. BUSINESS ITEMS

a. Special Use Permit: 966 N. Pollock

Planning Technician Taylor Graham presented a special use permit for 966 N. Pollock for storage outside of an enclosed structure. Further described the dual zoned property description's stating the road-frontage is zoned General Business (GB). Planning Technician Taylor Graham described the vehicles that will be on the lot and the applicants intention to erect a six (6) foot wire fence with black mesh and landscaping. Further stated staff finds the proposal inconsistent with the Town's UDO and Future Land Use Plan.

Board member Jay House inquired about the number of vehicles. Applicant Joshua Soto of 627 Weatherspoon Lane of Smithfield stated there will be approximately six (6) trucks in addition to dump trailers, and smaller pickup trucks. Discussion ensued regarding Goal #3 outlined in the Town's Future Land Use Plan regarding gateway areas, or entrances to the Town.

Board member Florence Raynor inquired about the landscaping. Applicant Joshua Soto stated the property will comply with the landscaping outlined in the UDO.

Motion was made by Board member Florence Raynor that the proposal is in line with the Town Code.

Motion failed due to lack of a second

Motion was made by Board member Jay House seconded by Board member Linda Bailey to not recommend the special use permit for 966 N. Pollock to Council due to the inconsistency with the Land Use Plan.

Motion carried unanimously

b. Text Amendment: 2026-O4 Chapter 17 - Article VI. - Permits and Final Plat Approval. Part 3. - Vested Rights.

Planning Technician Taylor Graham presented an ordinance text amendment which ensures all annexation petitions are reviewed by the Planning Board before Town Council conducts a hearing. Further explained after a review of the Town's internal procedures it was determined annexations are not required to go before the Planning Board. Planning Technician Taylor Graham explained historically the Planning Board has always reviewed annexations and believes it would be beneficial to incorporate this into code.

Planning Board
March 23, 2026

Chair Todd Holmes confirmed the Town has been proceeding this way and is now making sure it is written in policy. Planning Technician Taylor Graham confirmed that is correct.

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

Motion carried unanimously

Motion was made by Board member Linda Bailey seconded by Board member Jay House to recommend ordinance text amendment 2026-04 to Council as presented.

Motion carried unanimously

c. Text Amendment: 2026-O5: Chapter 17 - Article VI. Permits

Planning Technician Taylor Graham presented an ordinance text amendment which combines the major and minor subdivision approval into one (1) process. Further described the history of this amendment and the prior versions presented. Planning Technician Taylor Graham further stated all minor subdivisions would be subject to the same heightened review as major subdivisions as requested.

Chair Todd Holmes inquired if Council has reviewed the presented amendment. Planning Technician Taylor Graham confirmed Council has not seen the current proposal but is aware of the changes being made. Board member Jay House inquired about the difference between major and minor subdivisions. Planning Technician Taylor Graham described the differences and the existing approval procedures. Board member Jay House confirmed major subdivisions approval procedure is not changing. Planning Technician Taylor Graham confirmed that is correct. Discussion ensued regarding changes to the Fee Schedule.

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

Motion carried unanimously

Motion was made by Board member Jay House seconded by Board member Florence Raynor to recommend ordinance text amendment 2026-O5 to Council as presented.

Motion carried unanimously

Planning Board
March 23, 2026

5. CLOSED SESSION

6. ADJOURNMENT

Motion was made by Board member Linda Bailey seconded by Board member Jay House to adjourn the meeting.

Motion carried unanimously

Adjourned 6:16PM

Dalton Larsen-Batten, Town Clerk



Town of Selma
 Planning & Economic Development
 114 N. Raiford St.
 Selma, NC 27576
 P: 919-965-9841
 F: 919-965-4637
 www.selma-nc.com

REZONING APPLICATION – GENERAL USE DISTRICT (Zoning Map Amendment)

Pursuant to Article XVII of the Selma Unified Development Code, a petition may be made to rezone a property located within the Town of Selma planning jurisdiction. Rezoning requests are legislative in nature and are decided by the Town Council. The Council shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Council shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

Prior to adopting or rejecting any zoning map or text amendment, the Council shall adopt a statement describing whether its action is consistent with any officially adopted comprehensive plan and any other officially adopted applicable plan and explaining why the Council considers the action taken to be reasonable and in the public interest.

Fee: < 3 acre: \$350.00
 3-6 acres: \$500.00
 >6 acres: \$1,000.00 + \$15.00 / acre over 6 acres

SITE INFORMATION

Write "N/A" if not applicable. If unsure of the correct information, site data (i.e. zoning districts and overlay districts) may be found on the Johnston County GIS website (<http://www.johnstonnc.com/gis2/>)

Property Address: 2093 Lizzie Mill Road Selma, NC 27576
 Johnston County Tag #(s): 12N09038 NCPIN # 262500-22-6296
 Total Property Size (acres or square feet): 17.77 Acres
 Existing Zoning District: R-20 Proposed Zoning District: R-10

City Limits Extraterritorial Jurisdiction

Provide a concise statement of the reasons why the petitioner believes the proposed map or text amendment would be in the public interest and how the request is consistent with the Future Land Use Plan. If the request is not consistent with the Future Land Use Plan, a statement explaining why the Plan should be amended. Use additional sheets if needed:

The proposed rezoning of 2093 Lizzie Mill Road from R-20 to R-10 zoning best serves the public interest for the following reasons:
The close proximity to major transportation arteries, such as I-95, US 301, and US 70, makes this site ideally suited for higher-density residential use. Also, being adjacent to a mobile home park would group higher density residential areas instead of having them scattered about. The increased density would allow the property to provide the needed housing to match Selma's Growth, While, limiting the amount of farmland lost to residential growth.

Completed by Staff:

Date Received: 4/2/2024 Amount Paid: \$1180 Permit #: 2024-081-07

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is acting on behalf of the property owner.

Pursuant to Section 17-1703(J), when an application is filed to request a zoning map amendment and that application is not made by the Town or owner of the parcel of land to which the amendment would apply, the applicant shall certify to the staff that the owner of the parcel of land as shown on the Johnston County tax listing has received actual notice of the proposed amendment and a copy of the notice of public hearing. The Planning staff shall present the certification to the Town Council at the public hearing.

Applicant Name: Luis Rodriguez
 Contact Person: Angel Rodriguez
 Mailing Address: 992 Ballard Ln Selma, NC 27576
 Phone Number: (919)333-8016 Email: angelrdzutilities&outlook.com
Property Owner (if different than applicant):
 Name: Luis Rodriguez & Artemia Garcia
 Mailing Address: 992 Ballard Ln Selma, Nc 27576
 Phone Number: (919)333-6251

REQUIRED INFORMATION

The following items must accompany a Rezoning application (if not applicable, check "n/a"). Incomplete applications will not be reviewed until all materials have been provided.

| Item | Yes | N/A |
|--|-------------------------------------|-------------------------------------|
| 1. Application Review Fee | <input checked="" type="checkbox"/> | |
| 2. Completed and signed application | <input checked="" type="checkbox"/> | |
| 3. Owner's Consent Form <i>Required if applicant is acting on behalf of the property owner.</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Signed and Sealed Boundary Survey | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The Planning Director/Administrator may allow less information or require more information to be submitted according to the needs of the particular case.

APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Zoning Map Amendment. I further certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma, and will not be returned.

Luis Rodriguez
 Print Name

Luis Rodriguez
 Signature of Applicant

4-9-26
 Date

STAFF ANALYSIS (completed by staff)

Zoning District: R-20 City Limits Extraterritorial Jurisdiction

Lot Size: 17.42

Associated Project Approval Project #(s): N/A

Flood Zone: X FIRM Map: 2024

Associated Special Flood Hazard Area Development Permit #: N/A

Water Supply Watershed Protection District: Yes No Permit required? Y/N

Historic District: Yes No

Utility Services: City Water Well City Sewer Septic Tank Gas Electricity

Is Structure in the Right-of-Way of any of the following (check all that apply):

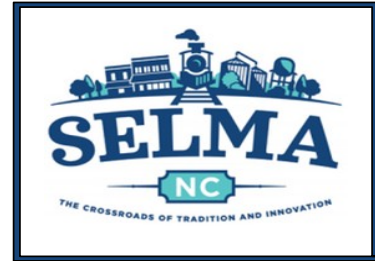
City Utilities Railroad NCDOT or City Road Proposed Thoroughfare None

| | Required | Provided |
|---------------------------------|----------|----------|
| Lot Area | | |
| % of Impervious Surface | | |
| Lot Width | | |
| Setbacks | | |
| Front | | |
| Side | | |
| Rear | | |
| Max Building Height - Principal | | |
| Max Building Height - Accessory | | |
| Accessory Building Setbacks | | |

*N/A
this is
a rezoning*

Comments:

Planning Department



Date: April 27, 2026

Body: Planning Board

Requested Action: Planning Board review/recommendation of a General Use District Rezoning from R-20 (Low-Density Residential) to R-10 (Medium-Density Residential).

Applicant: Luis Rodriguez

Property Address: 2093 Lizzie Mill Road

Property Owner: Luis Rodriguez and Artemia Garcia

Parcel ID: 12N09038

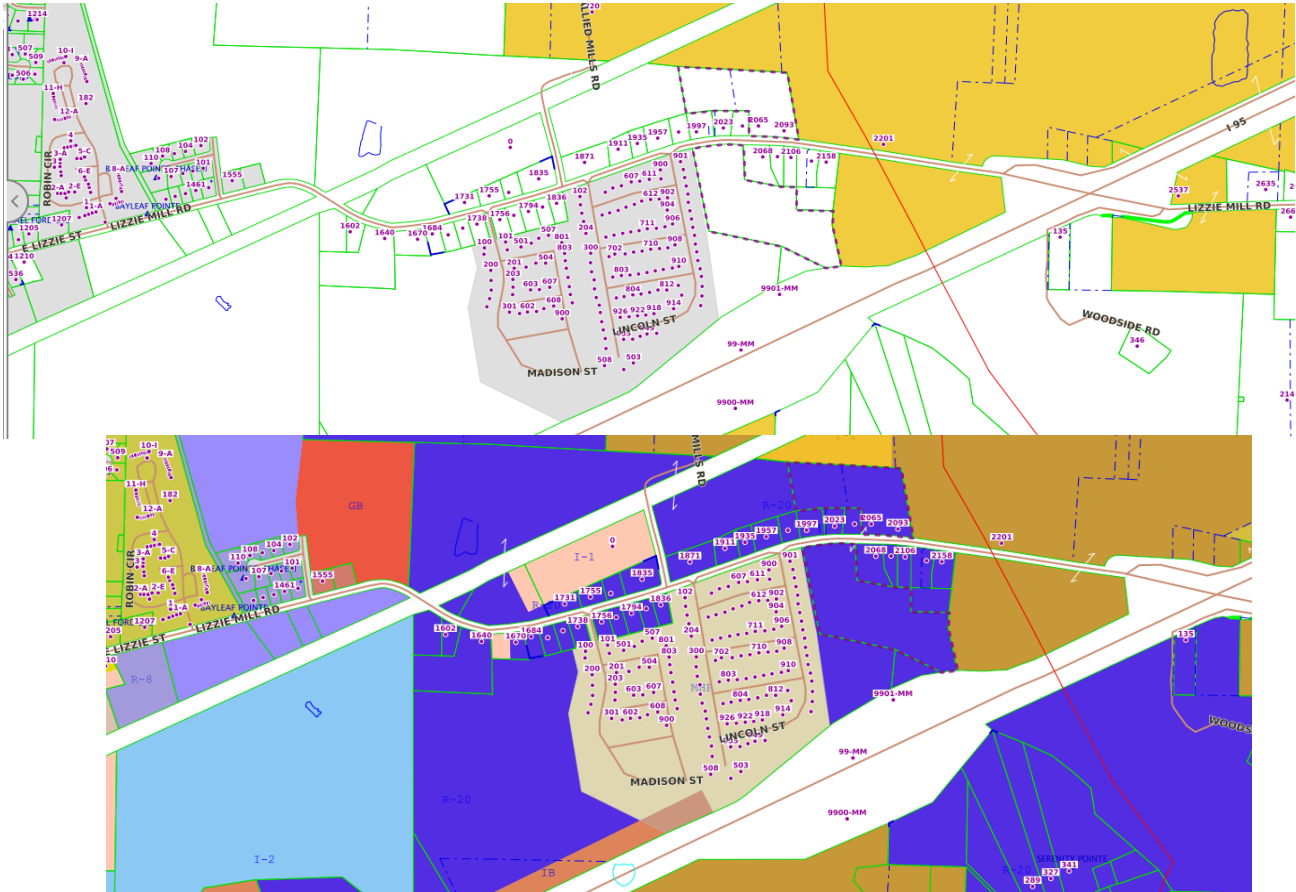
Current Site Information:

| | |
|---------------------------|------------------------------------|
| Size (Calculated Acreage) | 17.77 acres |
| Current Zoning | R-20 (Low-Density Residential) |
| Historic Preservation | NO |
| City or ETJ | ETJ |
| Watershed | NO |
| Flood Information | X- Minimal Flood Risk Panel 2624 |

Lot limitations for each zone:

| | R-20 | R-10 |
|---------------------------------|------------------|------------------|
| Impervious Surface | No more than 25% | No more than 40% |
| Min. Lot Size | 20,000 sqft | 10,000 sqft |
| Min. Lot Width | 75' | 75' |
| Max dwellings per gross acre | 2.0 | 4.0 |
| Setbacks | | |
| Front | 25' | 20' |
| Side | 10' | 8' |
| Rear | 25' | 10' |
| Max Building Height (Principal) | 40' | 40' |

Location of Property:



Layers Legend

- Johnston County boundary
- Town: GB
- Town: I-1
- Town: I-2
- Town: IB
- Town: MHP
- Town: R10
- Town: R-20
- Town: R-8
- County: AR
- City Limits
- Voluntary Agriculture Districts/Qualifying Farms

The applicant is requesting to rezone the parcel from R-20 zoning to instead a R-10 zone.

Town of Selma UDO:

ARTICLE III. - ZONING DISTRICTS AND ZONING MAP

DIVISION 1. - ZONING DISTRICTS

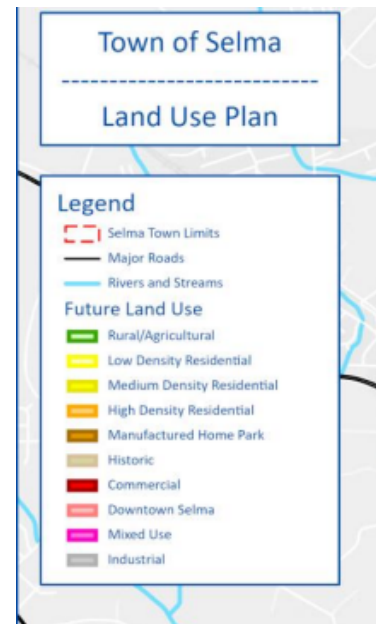
Sec. 17-302. - Low Density Residential District established.

The Low Density Residential R20 District is established to allow primarily single-family residential development at low intensities that are consonant with the suitability of land, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development.

Sec. 17-303. – Medium Density Residential District established.

The Medium Density Residential R10 District (RMD) is established to allow a mixture of single family and duplex residential development at intensities between those of the R-10 and R-8 zoning districts that are consonant with the suitability of land, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development.

Town of Selma Land Use Plan 2040:



Staff Comments: The Future Land Use Plan is meant to serve as a 'guiding document' as it is not an ordinance. From UDO Section 17-1702, "Planning Board shall advise and comment on whether the proposed amendment is consistent with the Comprehensive Plan and any other officially adopted plan that is applicable." Staff find this request is not consistent with the Land Use Plan.

I ask the board to consider:

Is the proposed action consistent with the Town of Selma Land Use Plan?

Is the proposed action reasonable and in the public interest?

I also ask that my staff report and supporting document be entered into evidence as testimony.



ACTION AGENDA ITEM 2026

To: Planning Board
From: Planning Technician, Taylor Graham

Date Submitted: 03/20/2026
Meeting: Date: 04/27/2026

ISSUE/ACTION REQUESTED: Planning Board recommendation of an ordinance amendment to Sec 17-1108.- Temporary sign regulations by district.

Public Hearing: Yes

BACKGROUND/PURPOSE OF REQUEST: This is to amend feather sign regulations.

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

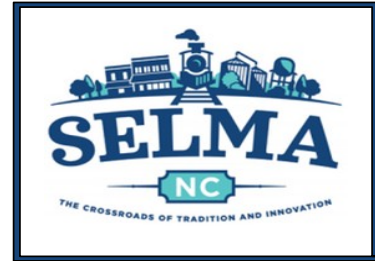
CONTRACTS/AGREEMENTS: N/A
REVIEWED BY TOWN ATTORNEY: N/A

ADVISORY BOARD RECOMMENDATION:

TOWN MANAGER'S COMMENT:

FINANCE DIRECTOR'S COMMENT:

Planning Department



Date: April 27, 2026

Body: Planning Board

Requested Action: Planning Board recommendation of an ordinance amendment to Sec 17-1108.- Temporary sign regulations by district.

Specific Request: This is to amend feather sign regulations.

Background:

This is to change the regulations for feather signs by decreasing their possible duration and making them only permissible for new businesses.



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-MUNICIPAL CODE
Chapter 17 – UNIFIED DEVELOPMENT ORDINANCE
ARTICLE XI. SIGNS

Sec. 17-1108. Temporary sign regulations by district.

- D. Non-residential Districts. The following numbers of signs and their allowed duration is identified below. Temporary signs not listed below are not allowed.

| Sign Type | Number | Duration | Size | Permit Required |
|--------------------------------------|---|---|---|--|
| Banner | 1 | 21 days | 24 square feet | Yes |
| Feather ⁴ | 1 per 50 linear feet of frontage. A maximum of 4 per lot. | Maximum 1 month, continuous. Not more than 90 days per year. 21 days | 14' tall, 27 "wide | Yes |
| Construction Fence Wrap ¹ | 1 per fence | * | After 24 months, maximum size is 24 square feet* | Permit required 24 months from installation of sign* |
| Flags | 3 | Unlimited | 24 square feet each not to exceed 25 feet in height. | No |
| People | No Limit | Unlimited | Unlimited | No |
| Projected Image | 1 | 1 month, continuous. Not more than 90 days per year. | Shall not exceed the size of the wall space against which it is projected. | No |
| Sandwich Board ³ | 1 per business on property | Daily. Must be removed at the end of each business day | Maximum size of 3' x 5' per side | No |
| Yard Signs | 1 per lot or 1 per 400 linear feet of frontage. | 30 continuous days | 4 square feet | No |
| Window Signs | Unlimited | Unlimited | Shall not cover more than 25% of each individual window inclusive of internal and external signage ² | No |

¹ Fence wraps displaying signage when affixed to perimeter fencing at a construction site are exempt from zoning regulation pertaining to signage under this article until the certificate of occupancy is issued for the final portion of any construction at that site for twenty-four (24) months from the time the fence wrap was installed, whichever is shorter. If construction is not completed at the end of twenty-four (24) months from the time the fence wrap was installed, the town may regulate the signage but must continue to allow fence wrapping materials to be affixed to the perimeter fencing. No fence wrap affixed pursuant to this subsection may display any advertising other than advertising sponsored by a person directly involved in the construction project and for which monetary compensation for the advertisement is not paid or required. G.S. §160D-908.

² Windows of non-residential buildings that do not contain an operating permanent or temporary use or business may have one hundred (100) percent window coverage by signs or blank materials such as paper, wood, fabric or others.

³TR zoning is the only residential district where sandwich board signs are permissible.

⁴Feather Signs are only to be permitted within the first 30 days of a new business opening.

E. Temporary yard signs, (feather) signs and flags may not be placed in rights-of-way. Signs must be placed at least thirty (30) feet from the centerline of the road that divides the lane of traffic closest to the property boundary. The purpose is to ensure that the signs are not in the way of vehicles mowing rights-of-way.

(Ord. No. 2021-64-R, 7-13-21; Ord. No. 2024-010-O, § 1, 6-11-24)

Staff Comments:

I ask the board to consider the following motions:

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

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Town of Selma
Planning & Economic Development
114 N. Raiford St.
Selma, NC 27576
P: 919-965-9841
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SPECIAL USE PERMIT APPLICATION

Pursuant to Section 17-610 of the Selma Unified Development Ordinance, An application for a special use permit shall be considered by the Town Council by filing a copy of the application with the Administrator in the Planning Department.

Application Fee: \$600

Fees are due at the time of application submittal and are non-refundable

Note: Preliminary plat approval by the Town of Selma does not imply compliance with Johnston County or any other applicable regulatory agencies. It is the applicant's obligation to seek any required permits/approvals.

SITE INFORMATION

Write "N/A" if not applicable.

Name of Project: Crooked Creek Acreage of Property: 41.4

Johnston County Tag #(s): 14M10027

Zoning District: R-20

Existing Use: Farmland & dwelling Proposed Use: Single family residential

Explanation of Project: 22 lot residential single family subdivision

Overlay District: [] Historic District [] Watershed Protection Overlay District [X] None

Electric Provider: Duke Energy

Wastewater: [X] Septic [] Sewer Water: [] Well [X] Public/Private Water

Flood Zone (verify by FIRM Map): N/A FIRM Panel: 3720261600J

Wastewater Allocation Requested: N/A

Construction Cost (including all site work and buildings):

STAFF USE

Date Received: 4/10/26 Amount Paid: \$600 Permit #: 2026-087

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is not the property owner.

Applicant Name: FD Raleigh, Inc
Contact Person: Kirby LaForce
Mailing Address: 341 Kilmayne Drive, Suite 201, Cary, NC 27511
Phone Number: 704-608-3085
Email Address: carolinalandgroup@outlook.com

Property Owner (if different than applicant):

Name: Carl Langdon, Jr & Nancy Langdon
Mailing Address: 1704 Old Beulah Road, Selma, NC 27576
Phone Number: 919-291-8162

FINDINGS OF FACT

Section 17-610 of the Unified Development Ordinance requires that certain findings must be made by the Town Council before a Special Use Permit may be approved. Responses will be presented to the Town Council and must provide material, substantial, and competent evidence. Outline below (you may attach additional sheets) how the application addresses each of the following findings.

1. The development will not endanger the public health or safety:

The project should not endanger the public health or safety. The property will be served by public water. No road improvements are anticipated. NCDOT will review and make the final decision.

2. The development will not substantially injure the value of adjoining or abutting property.

The development should not substantially injure the value of the adjoining property. The development is similiar to the surrounding farmland and residences. The development should increase the value of the surrounding property.

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3. The development will be in harmony with the area in which it is to be located.

The development is in harmony will the surrounding area. The development is in compliance with
the subdivision and zoning ordinance. The surrounding property is residential or farmland.

4. The development will be in general conformity with the future land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Council.

The development will be in general conformity with the land use plan. The surrounding area is
residential and agriculture.

APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Special Use Permit. I certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma and will not be returned.

Jim Saputo
Print Name

Signed by:
Jim Saputo
Signature of Applicant

April 8, 2026
Date

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0

STAFF ANALYSIS (completed by staff)

Zoning District: R-20 City Limits Extraterritorial Jurisdiction

Lot Size: 40.665

Associated Project Approval Project #(s): _____




Flood Zone and FIRM Map #: X, 2615, 2014

Water Supply Watershed Protection District: Yes No

Historic District: Yes No

Is Structure in the Right-of-Way of any of the following (check all that apply):

City Utilities Railroad NCDOT or City Road Proposed Thoroughfare None

| | Required | Provided |
|---------------------------------|---------------|---|
| Lot Area | 20,000 S.F. ± |  ✓ |
| % of Impervious Surface | 85.0% |  ✓ |
| Lot Width | 75' |  ✓ |
| Setbacks | | |
| Front | N/A | N/A |
| Side | N/A | N/A |
| Rear | N/A | N/A |
| Max Building Height - Principal | N/A | N/A |
| Max Building Height - Accessory | N/A | N/A |
| Accessory Building Setbacks | N/A | N/A |

Comments:

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0



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AGENT AUTHORIZATION / OWNER'S CONSENT FORM

Pursuant to Section 17-602 of the Town of Selma Unified Development Ordinance, written authorization is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

AGENT/APPLICANT INFORMATION:

FD Raleigh, Inc PO Box 5548
(Name) (Address)
Cary, North Carolina 27512
(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Major subdivision preliminary plat _____
Special use permit _____

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

(Name) PO Box 848
(Address)
Selma, North Carolina 27576-0848
(City, State, Zip)

Signed by:
Carl Bennitt Langdon Jr.
(Owner's Signature)

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0



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PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION COVER SHEET

This sheet shall be completed by the applicant and included with a completed application.

Name of Project: Crooked Creek **Date:** April 8, 2026

Applicant Name: FD Raleigh, Inc

Please complete the following checklist prior to submittal. Applications will not be reviewed until all required materials are received.

- Pre-Application Meeting held on: _____
- Application Review Fee (cash, check, or money order): \$350.00

One (1) paper copy + one (1) digital copy of the following (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

- | Provided | N/A | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Owner's Consent Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adjacent Property Owner's List |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Road Name Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wastewater Allocation Request or Verification of Wastewater Allocation Request |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed/Sealed Traffic Impact Analysis (if required) |

One (1) paper copy + one (1) digital copy of the plan set which includes the following pages (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

More sheets/information may be provided as needed.

- | Provided | N/A | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cover Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed & Sealed Boundary Survey |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing Conditions Sheet (if not included on survey) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Phasing Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Grading Plan Sheet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site/Subdivision Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landscape Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Architectural Elevations Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lighting Plan Sheet |

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0



Town of Selma
Planning & Economic Development
114 N. Raiford St.
Selma, NC 27576
P: 919-965-9841
F: 919-965-4637
www.selma-nc.com

PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION

A Major Subdivision is the creation of a total of four or more lots (or three (3) new lots plus the remainder of the original lot for a total of four (4) lots). Major Subdivision approval is a two-step process with separate review procedures and applications: 1) Preliminary Plat approval by the Town Council, followed by 2) Final Plat approval by the Planning & Economic Development Director. See Section 17-654 of the Unified Development Code.

Note: Preliminary plat approval by the Town of Selma does not imply compliance with Johnston County or any other applicable regulatory agencies. It is the applicant's obligation to seek any required permits/approvals.

SUBDIVISION TYPE & FEE

Fees (cash or check) are due at the time of application submittal and are non-refundable

- New Major Subdivision (\$350)** **Major Modification to Existing Subdivision (\$350) (see Sec. 17-619)**
Project Modified: _____

SITE INFORMATION

Write "N/A" if not applicable.

Name of Project: Crooked Creek Acreage of Property: 41.4

Johnston County Tag #(s): 14M10027

Number of Lots: (Existing): _____ (Proposed): 22 Min Lot Size: 20,090 sf

Zoning District: R-20

Overlay District: Historic District Watershed Protection Overlay District

Recreation/Open Space Requirement: Fee in lieu (\$2,000 per lot) Land Dedication – Acreage: _____

Electric Provider: Duke Energy

Wastewater: Septic Sewer Water: Well Public/Private Water

Flood Zone (verify by FIRM Map): N/A FIRM Panel: 3720261600J

Wastewater Allocation Requested: N/A

STAFF USE

Date Received: 4/10/26 Amount Paid: \$350 Permit #: 2626-068

Docusign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is not the property owner.

Applicant Name: FD Raleigh, Inc
Contact Person: Kirby LaForce
Mailing Address: 341 Kilmayne Drive, Suite 201, Cary, NC 27511
Phone Number: 704-608-3085
Email Address: carolinalandgroup@outlook.com

Property Owner (if different than applicant):

Name: Carl Langdon, Jr & Nancy Langdon
Mailing Address: 1704 Old Beulah Road, Selma, NC 27576
Phone Number: 919-291-8162

EXPLANATION OF PROJECT

Provide detailed information regarding all requests. Attach additional sheets if necessary.

The project is a 22 lot single family residential subdivision. It will be served by public water and
private septic systems on each lot. The roads will be ribbon pavement with open ditches. The
property is located in Selma's ETJ. The lots meet the requirements for the existing R-20 zoning.
Fee will be paid for open space in lieu of dedication.

FINDINGS OF FACT

Section 17-610 of the Unified Development Ordinance requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Responses will be presented to the Town Council and must provide material, substantial, and competent evidence. Outline below (you may attach additional sheets) how the application addresses each of the following findings.

1. The development will not endanger the public health or safety:

The project should not endanger the public health or safety. The property will be served by public
water. No road improvements are anticipated. NCDOT will review and make the final decision.

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2. The development will not substantially injure the value of adjoining or abutting property.

The development should not substantially injure the value of the adjoining property. The development is similiar to the surrounding farmland and residences. The development should increase the value of the surrounding property.

3. The development will be in harmony with the area in which it is to be located.

The development is in harmony will the surrounding area. The development is in compliance with the subdivision and zoning ordinance. The surrounding property is residential or farmland. 22 lots are proposed where the zoning would allow 90 lots.

4. The development will be in general conformity with the future land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Council.

The development will be in general conformity with the land use plan. The surrounding area is residential and agriculture.

APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Major Subdivision Preliminary Plat. I certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma and will not be returned.

Jim Saputo
Print Name

Signed by:
Jim Saputo
Signature of Applicant

April 8, 2026
Date

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0

STAFF ANALYSIS (completed by staff)

Zoning District: R-20 City Limits Extraterritorial Jurisdiction

Total Acreage: 40.605 (GIS calculated)

Associated Projects & Project #(s): 2026-087

Flood Zone and FIRM Map #: X 12615, 2616

Water Supply Watershed Protection District: Yes No

Historic District: Yes No

Is Structure in the Right-of-Way of any of the following (check all that apply):

City Utilities Railroad NCDOT or City Road Proposed Thoroughfare None

| | Required | Provided |
|---------------------------------|-----------------------|----------|
| Lot Area | 20,000 sqft | ✓ |
| Density | 2 dwelling units/acre | ✓ |
| % of Impervious Surface | 25% | ✓ |
| Lot Frontage/width | 75' | ✓ |
| Setbacks | | |
| Front | N/A | N/A |
| Side | N/A | N/A |
| Rear | N/A | N/A |
| Accessory Building Setbacks | N/A | N/A |
| Max Building Height - Principal | N/A | N/A |
| Max Building Height - Accessory | N/A | N/A |

Comments:

DocuSign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0



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AGENT AUTHORIZATION / OWNER'S CONSENT FORM

Pursuant to Section 17-602 of the Town of Selma Unified Development Ordinance, written authorization is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

AGENT/APPLICANT INFORMATION:

FD Raleigh, Inc (Name) PO Box 5548 (Address)
Cary, North Carolina 27512 (City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Major subdivision preliminary plat
Special use permit

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

(Name) PO Box 848 (Address)
Signed by: Carl Benneth Langdon Jr. Selma, North Carolina 27576-0848
(Owner's Signature) (City, State, Zip)

Docusign Envelope ID: D5657672-07F5-47FE-B564-E548DB3989A0



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SPECIAL USE PERMIT APPLICATION COVER SHEET

This sheet shall be completed by the applicant and included with a completed application.

Name of Project: Crooked Creek **Date:** April 8, 2026

Applicant Name: FD Raleigh, Inc

Please complete the following checklist prior to submittal. Applications will not be reviewed until all required materials are received. If not applicable, write "n/a."

- Pre-Application Meeting held on: _____
- Application Review Fee (check or money order), \$600

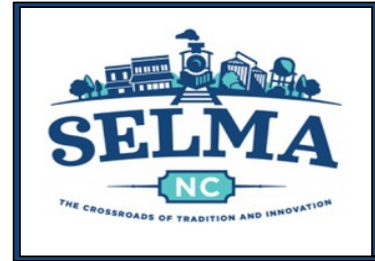
One (1) paper copy + one (1) digital copy of the following:

- | Provided | N/A | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Owner's Consent Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Wastewater Allocation Request or Verification of Wastewater Allocation Request |
| <input type="checkbox"/> | <input type="checkbox"/> | Signed/Sealed Traffic Impact Analysis (if required) |

One (1) paper copy + one (1) digital copy of the plan set which includes the following pages
FOR REQUESTS INCLUDING SITE PLAN REVIEW ONLY. ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting. More sheets/information may be provided as needed.

- | Provided | N/A | |
|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Cover Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Signed & Sealed Boundary Survey |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing Conditions Sheet (if not included on survey) |
| <input type="checkbox"/> | <input type="checkbox"/> | Phasing Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Grading Plan Sheet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site/Subdivision Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural Elevations Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting Plan Sheet |

Planning Department



Date: April 27, 2026

Body: Planning Board

Requested Action: Planning Board review/recommendation of a Major Subdivision Preliminary Plat and Special Use Permit.

Applicant: FD Raleigh Inc

Property Address: 2486 NC HWY 96 N

Property Owner: Carl Jr + Nancy Langdon

Parcel ID: 14M10027

Current Site Information:

| | |
|---------------------------|--|
| Size (Calculated Acreage) | 40.605 acres (GIS Calculated Acreage) |
| Current Zoning | R-20 (Low Density Residential) |
| Historic Preservation | NO |
| City or ETJ | ETJ |
| Watershed | YES |
| Flood Information | X-Minimal Flood Risk; Panel 2615, 2616 |

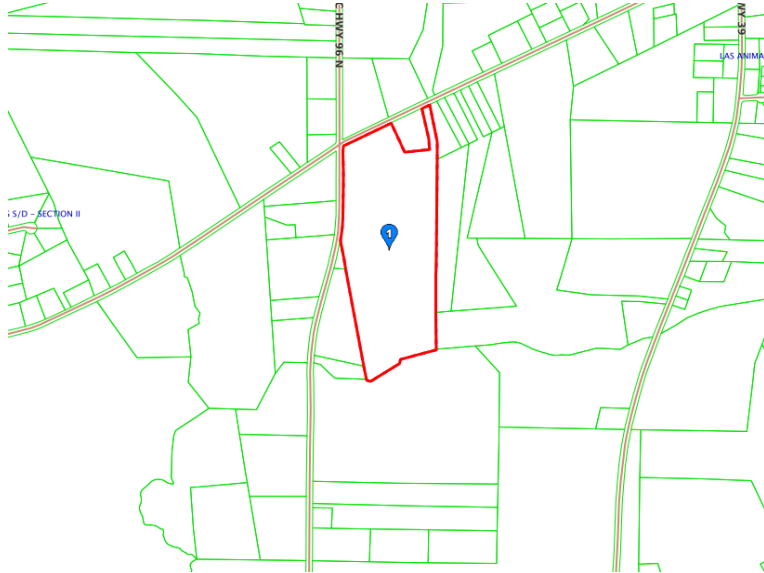
Lot Limitations for R-20 (Low Density Residential) Zone:

| | Rule | Compliance |
|---------------------------------|-----------------------------|------------|
| Impervious Surface | No more than 25% | ✓ |
| Min. Lot Size | At least 20,000 square feet | ✓ |
| Min. Lot Width | 75' | ✓ |
| Setbacks | | |
| Front | 25' | N/A |
| Side | 10' | N/A |
| Rear | 25' | N/A |
| Max Building Height (Principal) | 40' | N/A |

Other Notable Requirements:

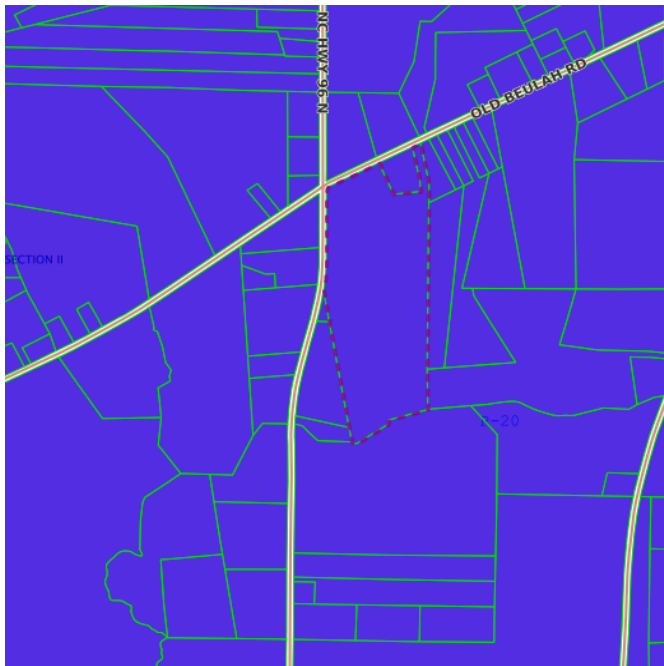
| | | |
|-------------------|-----------------------|---|
| Usable Open Space | 20% minimum | X |
| Density | 2 dwelling units/acre | ✓ |

Location of Property:



Zoning Legend:

Purple= R-20 (Low Density Residential)



Open Space:

ARTICLE XII. - OPEN SPACE

Except as provided in this article, all residential development shall be required to provide usable open space. For the purposes of this article, "subdivision" shall refer to the entire project developed on a single tract or contiguous multiple tracts under common ownership or control, regardless of whether the subdivision is constructed in phases or stages.

Sec. 17-1203.- Payment-in-lieu fees.

When the Town Council determines (upon the recommendation of the town Parks and Recreation Director) that the open space and recreational needs of a development required by this section to set aside open space could also be adequately met by public open space and/or facilities constructed on town property that is located close enough to such development to reasonably serve its residents, the town may authorize the developer to pay a fee to the town's open space fund in lieu of providing some or all of the required open space. For purposes of this subsection, "town property" means property that is owned by the town or that the town has made plans to acquire within a reasonable time.

Fee in lieu:

| | |
|--------------------------------------|------------|
| Fee in lieu for open space - per lot | \$2,000.00 |
|--------------------------------------|------------|

Applicant Proposal:

Single-family residential made of 22 lots.

Town of Selma Land Use Plan 2040:

Objective 12.3 Encourage attractive, aesthetically-pleasing development that entices new residents and visitors to come to Selma

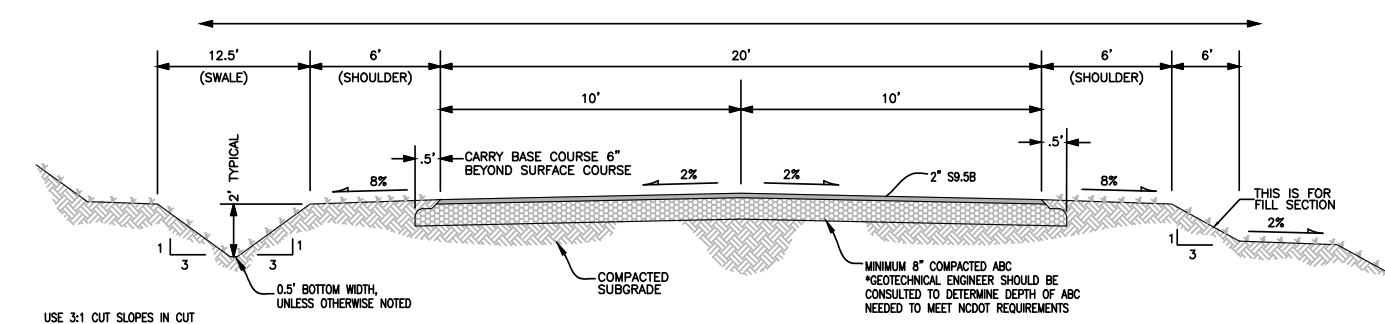
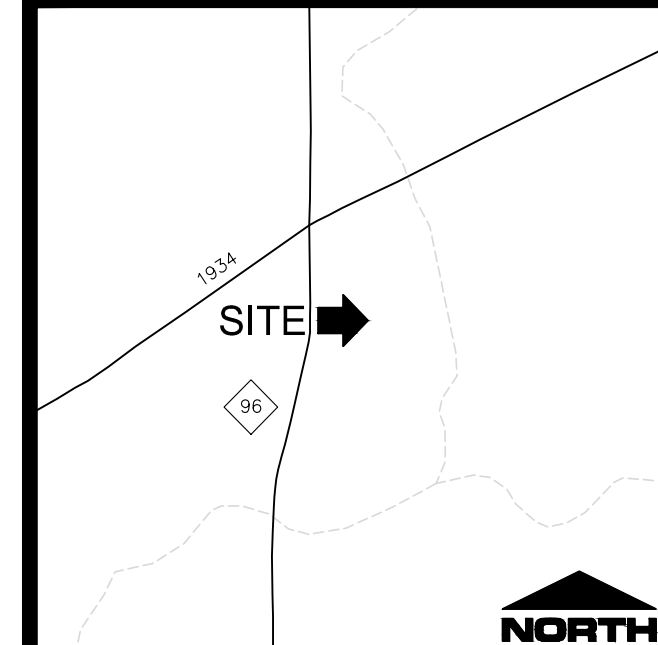
Objective 12.4 Encourage development that 'grows the pie' by increasing options and opportunities for all

Staff Comments: Staff believes that this proposal is not consistent with the Town of Selma UDO and Comprehensive Land Use Plan by not reaching the open space requirements.

I ask the board to consider:

Do you recommend or not recommend this proposal to Town Council?

I also ask that my staff report and supporting document be entered into evidence as testimony.

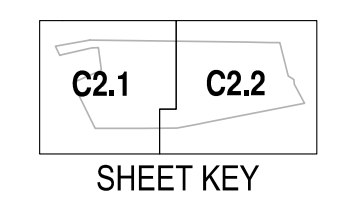


THE LINEAR FEET OF ROADS IS AS FOLLOWS:

| ROAD NAME | TOTAL LENGTH |
|-----------|--------------|
| ROAD A | 984 FT |
| ROAD B | 341 FT |
| ROAD C | 170 FT |
| TOTAL | 1,495 FT |

- LEGEND:
- COMPUTED POINT
 - BENCHMARK
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SD - STORM DRAINAGE
 - W - WATER LINE
 - // OVERHEAD UTILITY
 - CREEK
 - WETLANDS
 - PERMANENT EASEMENT
 - SIDEWALK
 - 210 - MAJOR CONTOUR
 - 207 - MINOR CONTOUR

- x 308.44' SPOT ELEVATION
- UTILITY POLE
- GUY WIRE
- ASPHALT
- CONCRETE
- PROVISIONALLY SUITABLE SOIL
- MARGINALLY SUITABLE SOILS
- UNSUITABLE SOIL
- WETLANDS
- BUILDINGS
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TAP SLEEVE AND VALVE
- PROPOSED BLOW OFF
- PROPOSED TEE
- PROPOSED REDUCER



VICINITY MAP NOT TO SCALE

TOTAL AREA: (BY COORDINATE COMPUTATION)
1,804,346 SF (41.42 AC)

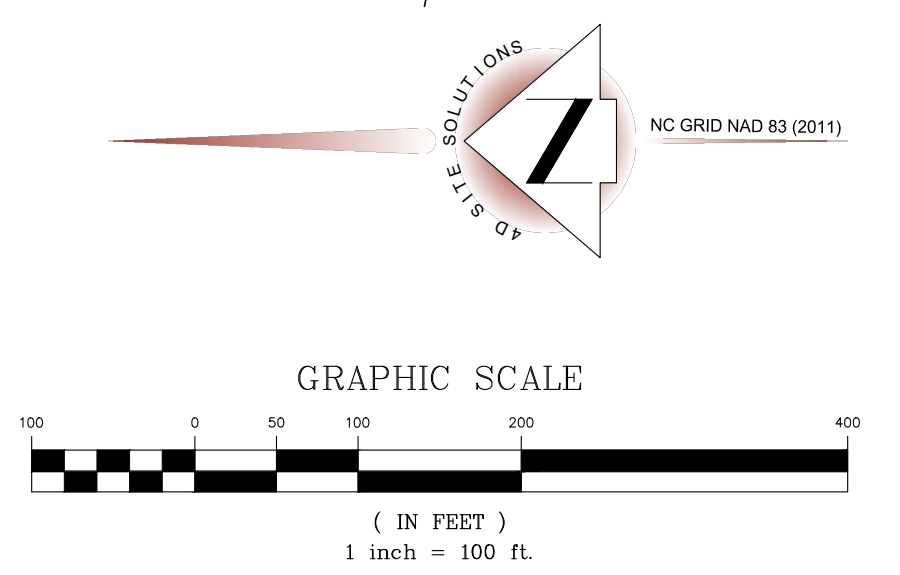
EN: 261600-40-2687
TAG: 14M10027

ZONING: R-20
FRONT 25'
SIDE 10'
REAR 25'

SOURCE OF TITLE
DB 6904, PG 235
JOHNSTON COUNTY
REGISTER OF DEEDS

| SITE DATA | |
|-----------------------------|----------------------------|
| OWNER | FD RALEIGH, INC |
| MAILING ADDRESS | PO BOX 5548 |
| CITY, STATE | CARY, NORTH CAROLINA 27512 |
| PIN NUMBER | 261600-40-2687 |
| TOTAL SITE AREA | 1,804,346 SF (41.42 AC) |
| AREA TO BE DEVELOPED | 1,804,346 SF (41.42 AC) |
| CURRENT ZONING | R-20 |
| EXISTING USE | UNDEVELOPED |
| PROPOSED USE | SINGLE FAMILY RESIDENTIAL |
| PROPOSED BUILDING LOTS | 22 |
| SMALLEST LOT | 20,090 SF |
| TOTAL IMPERVIOUS AREA | XX ACRES |
| MAXIMUM IMPERVIOUS AREA/LOT | XX SF/LOT |
| OPEN SPACE REQUIRED | 360,869 SF (8.28 AC) 20% |
| OPEN SPACE PROVIDED | 0 ACRES |
| DISTURBED/DENUDED AREA | XX ACRES |
| SETBACKS REQUIRED: | R-20 |
| FRONT | 25 FT |
| SIDE | 15 FT |
| REAR | 25 FT |

- SITE NOTES
- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
 - ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
 - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
 - ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
 - ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER TOWN OF SELMA AND STATE REGULATIONS.



REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

CROOKED CREEK

PRELIMINARY PLAT

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

| | |
|-----------------|-------|
| DESIGNED BY: | SEAN |
| DRAWN BY: | SEAN |
| CHECKED BY: | SCOTT |
| PROJECT NUMBER: | 2284 |

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE RELEASED

APRIL 8, 2026

SHEET NUMBER

C-2.0



| CURVE TABLE | | | | |
|-------------|--------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C1 | 39.27 | 25.00 | N70°57'21"W | 35.36 |
| C2 | 92.87 | 205.00 | N12°58'41"W | 92.08 |
| C3 | 39.27 | 25.00 | N45°00'00"E | 35.36 |
| C4 | 21.03 | 25.00 | S65°54'19"E | 20.41 |
| C5 | 42.05 | 50.00 | N65°54'19"W | 40.82 |
| C6 | 39.27 | 50.00 | S67°30'00"W | 38.27 |
| C7 | 39.27 | 50.00 | S22°30'00"W | 38.27 |
| C8 | 120.59 | 50.00 | S69°05'41"E | 93.42 |
| C9 | 21.03 | 25.00 | S65°54'19"W | 20.41 |
| C10 | 39.27 | 25.00 | N45°00'00"W | 35.36 |
| C11 | 21.03 | 25.00 | N24°05'41"E | 20.41 |
| C12 | 159.86 | 50.00 | S43°24'19"E | 99.96 |
| C13 | 81.32 | 50.00 | N01°35'41"W | 72.65 |
| C14 | 21.03 | 25.00 | S24°05'41"E | 20.41 |
| C15 | 39.27 | 25.00 | S45°00'00"W | 35.36 |
| C16 | 43.63 | 50.00 | N65°00'00"E | 42.26 |
| C17 | 61.09 | 50.00 | N05°00'00"E | 57.36 |
| C18 | 48.00 | 50.00 | N57°30'00"W | 46.17 |
| C19 | 65.91 | 50.00 | S57°14'08"W | 61.24 |
| C20 | 30.77 | 25.00 | N54°44'08"E | 28.87 |
| C21 | 39.27 | 25.00 | S45°00'00"E | 35.36 |
| C22 | 100.65 | 255.00 | N11°18'28"W | 100.00 |
| C23 | 14.87 | 255.00 | N24°17'08"W | 14.86 |
| C24 | 39.27 | 25.00 | S19°02'39"W | 35.36 |
| C25 | 17.81 | 1690.58 | N09°55'32"E | 17.81 |
| C26 | 200.34 | 1535.74 | N04°48'06"E | 200.20 |
| C27 | 109.94 | 8196.64 | N00°40'49"E | 109.94 |

REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

CROOKED CREEK

DETAILED SITE PLAN

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

| | |
|-----------------|-------|
| DESIGNED BY: | SEAN |
| DRAWN BY: | SEAN |
| CHECKED BY: | SCOTT |
| PROJECT NUMBER: | 2284 |

DRAWING SCALE

HORIZONTAL: 1"=60'

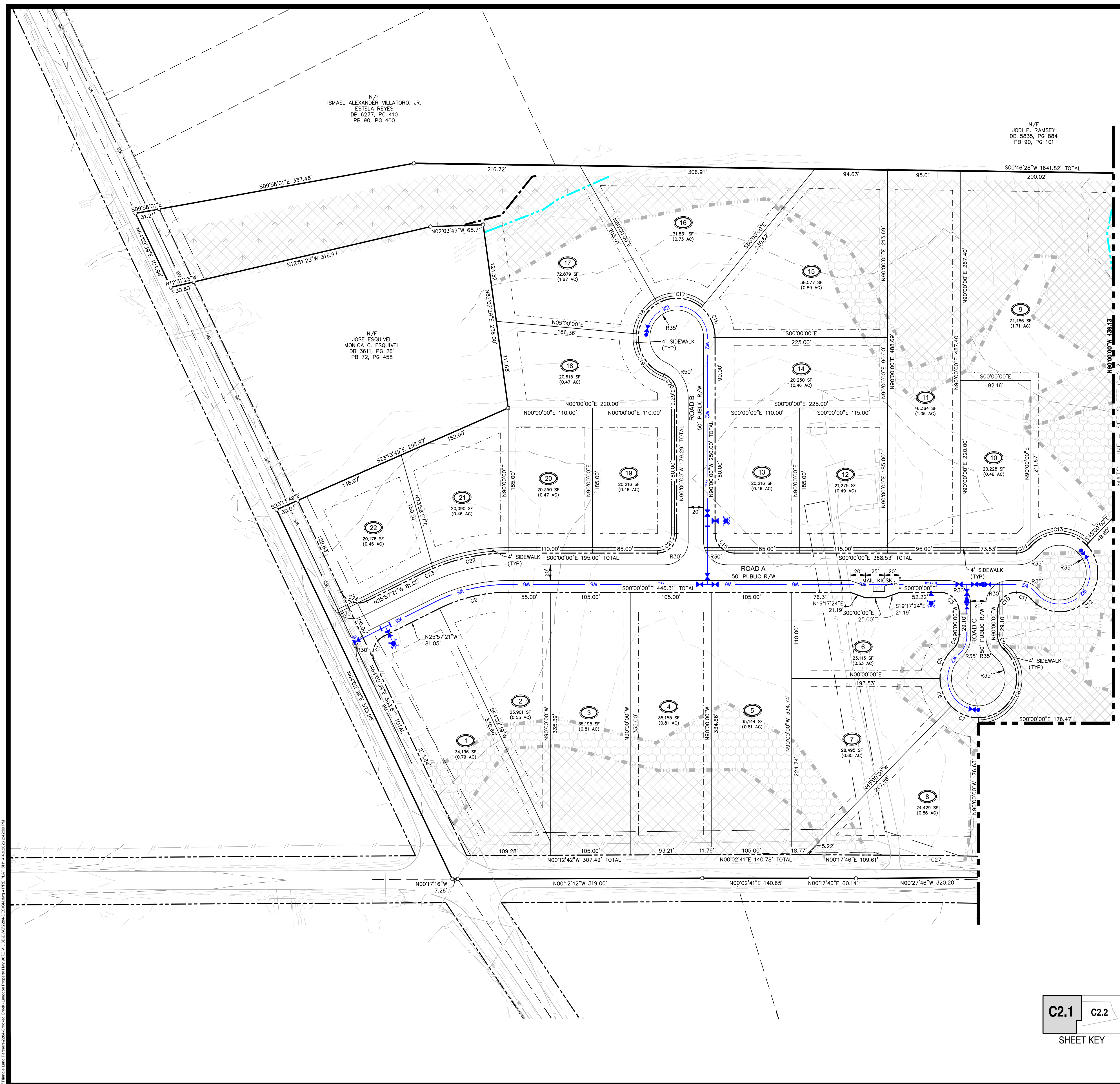
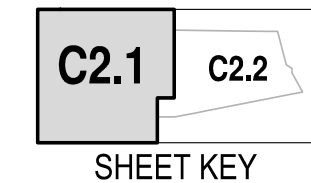
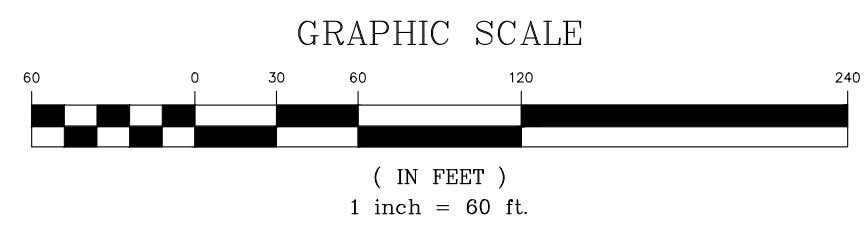
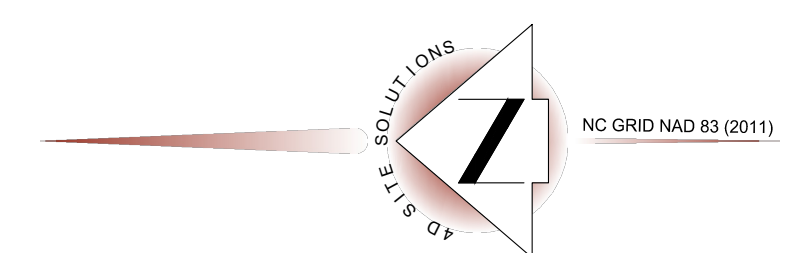
DATE RELEASED

APRIL 8, 2026

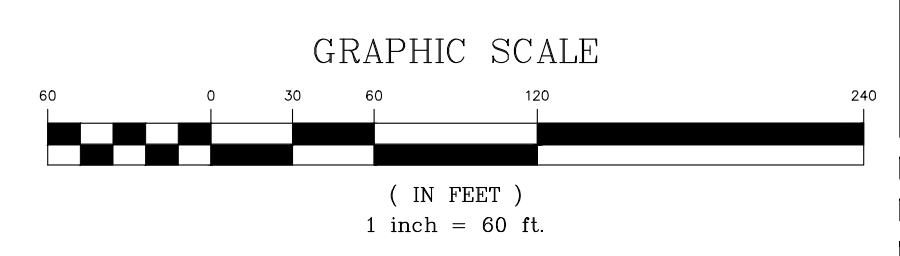
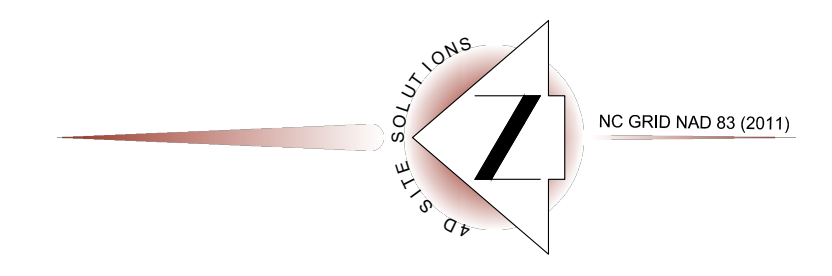
SHEET NUMBER

C-2.1

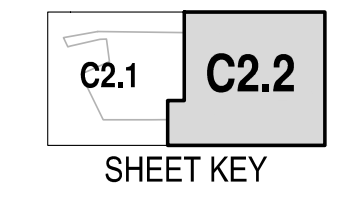
- LEGEND:
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 - PROPERTY LINE
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 - - - SETBACK LINE
 - - - STORM DRAINAGE
 - - - WATER LINE
 - - - OVERHEAD UTILITY
 - - - PERMANENT EASEMENT
 - - - SIDEWALK
 - - - MAJOR CONTOUR
 - - - MINOR CONTOUR
 - 208.47' SPOT ELEVATION
 - BENCHMARK
 - UTILITY POLE
 - GUY WIRE
 - ASPHALT
 - CONCRETE
 - PROVISIONALLY SUITABLE SOIL
 - MARGINALLY SUITABLE SOILS
 - UNSUITABLE SOIL
 - BUILDINGS
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED TAP SLEEVE AND VALVE
 - PROPOSED SLOW OFF
 - PROPOSED TEE
 - PROPOSED REDUCER



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 - - - OVERHEAD UTILITY
 - - - CREEK
 - - - WETLANDS
 - - - PERMANENT EASEMENT
 - - - SIDEWALK
 - - - 210 MAJOR CONTOUR
 - - - 207 MINOR CONTOUR
 - 208.47 SPOT ELEVATION
 - BENCHMARK
 - UTILITY POLE
 - CUI WIRE
 - ASPHALT
 - CONCRETE
 - PROVISIONALLY SUITABLE SOIL
 - MARGINALLY SUITABLE SOILS
 - UNSUITABLE SOIL
 - WETLANDS



| CURVE TABLE | | | | |
|-------------|--------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C25 | 17.81 | 1690.58 | N09°55'32"E | 17.81 |
| C26 | 200.34 | 1535.74 | N04°48'06"E | 200.20 |



REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

CROOKED CREEK

DETAILED SITE PLAN

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

| | |
|-----------------|-------|
| DESIGNED BY: | SEAN |
| DRAWN BY: | SEAN |
| CHECKED BY: | SCOTT |
| PROJECT NUMBER: | 2284 |

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE RELEASED

APRIL 8, 2026

SHEET NUMBER

C-2.2

Docusign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30



Town of Selma
Planning & Economic Development
114 N. Raiford St.
Selma, NC 27576
P: 919-965-9841
F: 919-965-4637
www.selma-nc.com

PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION COVER SHEET

This sheet shall be completed by the applicant and included with a completed application.

Name of Project: Glenfield Date: April 2, 2026

Applicant Name: FD Raleigh, Inc

Please complete the following checklist prior to submittal. Applications will not be reviewed until all required materials are received.

- Pre-Application Meeting held on: N/A
- Application Review Fee (cash, check, or money order): \$350.00

One (1) paper copy + one (1) digital copy of the following (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

Provided N/A

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Owner's Consent Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adjacent Property Owner's List |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Road Name Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wastewater Allocation Request or Verification of Wastewater Allocation Request |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed/Sealed Traffic Impact Analysis (if required) |

One (1) paper copy + one (1) digital copy of the plan set which includes the following pages (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

More sheets/information may be provided as needed.

Provided N/A

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Cover Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed & Sealed Boundary Survey |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing Conditions Sheet (if not included on survey) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Phasing Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Grading Plan Sheet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site/Subdivision Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landscape Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Architectural Elevations Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lighting Plan Sheet |

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PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION

A Major Subdivision is the creation of a total of four or more lots (or three (3) new lots plus the remainder of the original lot for a total of four (4) lots). Major Subdivision approval is a two-step process with separate review procedures and applications: 1) Preliminary Plat approval by the Town Council, followed by 2) Final Plat approval by the Planning & Economic Development Director. See Section 17-654 of the Unified Development Code.

Note: Preliminary plat approval by the Town of Selma does not imply compliance with Johnston County or any other applicable regulatory agencies. It is the applicant's obligation to seek any required permits/approvals.

SUBDIVISION TYPE & FEE

Fees (cash or check) are due at the time of application submittal and are non-refundable

- New Major Subdivision (\$350) Major Modification to Existing Subdivision (\$350) (see Sec. 17-619)
Project Modified: _____

SITE INFORMATION

Write "N/A" if not applicable.

Name of Project: Glenfield Acreage of Property: 79.36

Johnston County Tag #(s): 14M10059

Number of Lots: (Existing): _____ (Proposed): 91 Min Lot Size: 20,000 sf

Zoning District: R-20

Overlay District: Historic District Watershed Protection Overlay District

Recreation/Open Space Requirement: Fee in lieu (\$2,000 per lot) Land Dedication -- Acreage: _____

Electric Provider: Duke Energy

Wastewater: Septic Sewer Water: Well Public/Private Water

Flood Zone (verify by FIRM Map): N/A FIRM Panel: 3720261600J

Wastewater Allocation Requested: N/A

STAFF USE

Date Received: 4/6/2020 Amount Paid: \$350 Permit #: 2020-078

Docusign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is not the property owner.

Applicant Name: FD Raleigh, Inc
Contact Person: Kirby LaForce
Mailing Address: 341 Kilmayne Drive, Suite 201, Cary, NC 27511
Phone Number: 704-608-3085
Email Address: carolinalandgroup@outlook.com

Property Owner (if different than applicant):

Name: Carl Langdon, Jr & Nancy Langdon
Mailing Address: 1704 Old Beulah Road, Selma, NC 27576
Phone Number: ?? 919-291-8162

EXPLANATION OF PROJECT

Provide detailed information regarding all requests. Attach additional sheets if necessary.

The project is a 91 lot single family residential subdivision. It will be served by public water and private septic systems on each lot. The roads will be ribbon pavement with open ditches. The property is located in Selma's ETJ. The lots meet the requirements for the existing R-20 zoning. Fee will be paid for open space in lieu of dedication.

FINDINGS OF FACT

Section 17-610 of the Unified Development Ordinance requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Responses will be presented to the Town Council and must provide material, substantial, and competent evidence. Outline below (you may attach additional sheets) how the application addresses each of the following findings.

1. The development will not endanger the public health or safety:

The project should not endanger the public health or safety. The property will be served by public water. No road improvements are anticipated. NCDOT will review and make the final decision.

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2. The development will not substantially injure the value of adjoining or abutting property.

The development should not substantially injure the value of the adjoining property. The development is similiar to the surrounding farmland and residences. The development should increase the value of the surrounding property.

3. The development will be in harmony with the area in which it is to be located.

The development is in harmony will the surrounding area. The development is in compliance with the subdivision and zoning ordinance. The surrounding property is residential or farmland.

91 lots are proposed where the zoning would allow 172 lots.

4. The development will be in general conformity with the future land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Council.

The development will be in general conformity with the land use plan. The surrounding area is residential and agriculture.


APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Major Subdivision Preliminary Plat. I certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma and will not be returned.

Jim Saputo

Print Name

FD Riley, Jr

 Vice President

Signature of Applicant

April 2, 2026

Date

Docusign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30

STAFF ANALYSIS (completed by staff)

Zoning District: R-20 City Limits Extraterritorial Jurisdiction

Total Acreage: 78.9

Associated Projects & Project #(s): 2026-077

Flood Zone and FIRM Map #: X, 2666

Water Supply Watershed Protection District: Yes No

Historic District: Yes No

Is Structure in the Right-of-Way of any of the following (check all that apply):

City Utilities Railroad NCDOT or City Road Proposed Thoroughfare None

| | Required | Provided |
|---------------------------------|-------------|----------|
| Lot Area | 20,000 sqft | ✓ |
| Density | 0.5/acre | ✓ |
| % of Impervious Surface | 25% | ✓ |
| Lot Frontage/width | 75 | ✓ |
| Setbacks | | |
| Front | N/A | N/A |
| Side | N/A | N/A |
| Rear | N/A | N/A |
| Accessory Building Setbacks | N/A | N/A |
| Max Building Height - Principal | N/A | N/A |
| Max Building Height - Accessory | N/A | N/A |

Comments:

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Planning Department
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AGENT AUTHORIZATION / OWNER'S CONSENT FORM

Pursuant to Section 17-602 of the Town of Selma Unified Development Ordinance, written authorization is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

AGENT/APPLICANT INFORMATION:

FD Raleigh, Inc PO Box 5548
(Name) (Address)
Cary, North Carolina 27512
(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Major subdivision preliminary plat _____
Special use permit _____

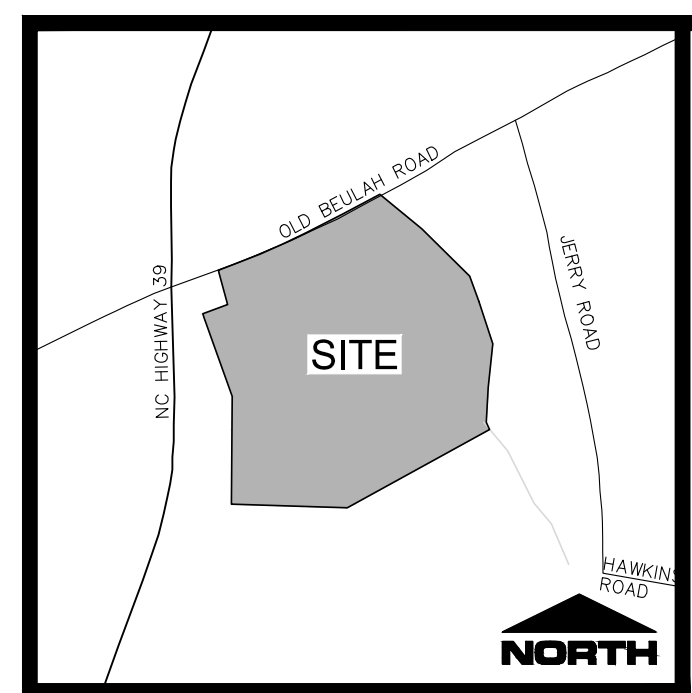
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

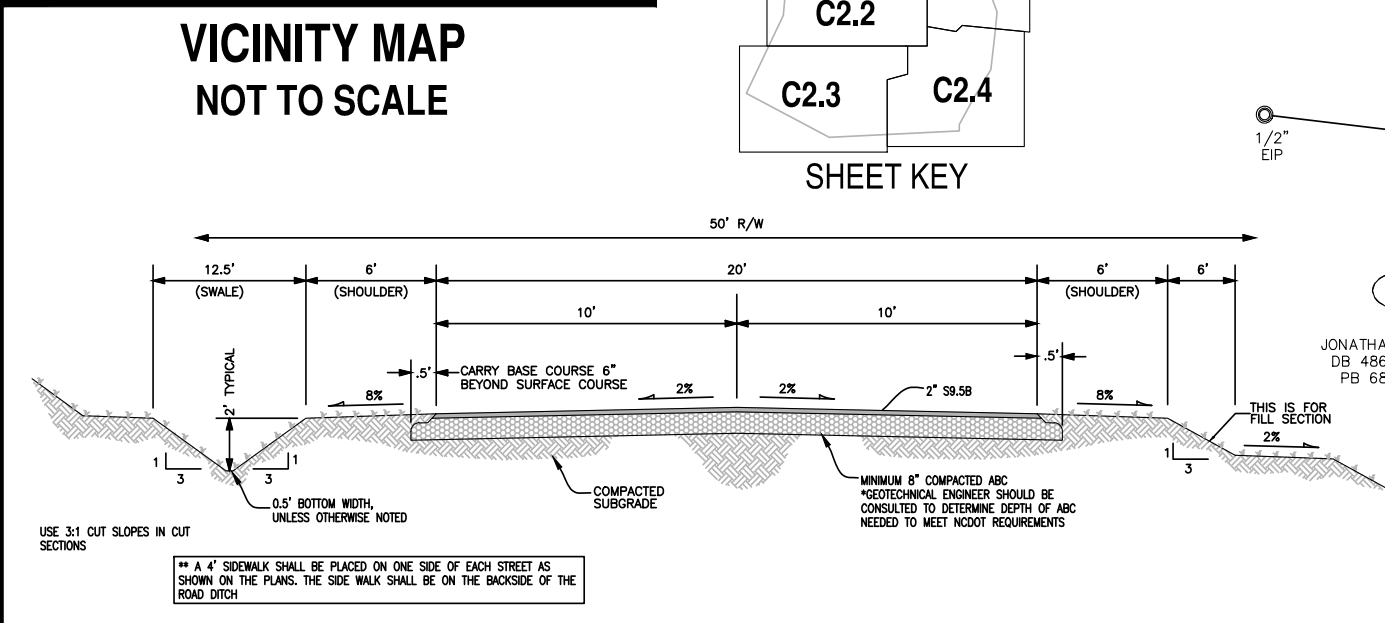
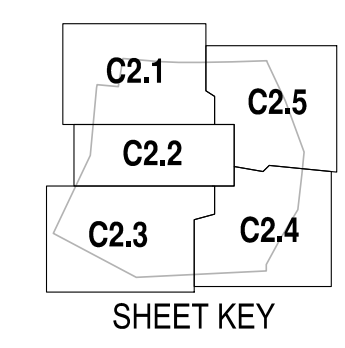
OWNER AUTHORIZATION:

Carl Langdon Jr. PO Box 848
(Name) (Address)

Signed by:
Carl Bernwith Langdon Jr. Selma, North Carolina 27576-0848
(Owner's Signature) (City, State, Zip)



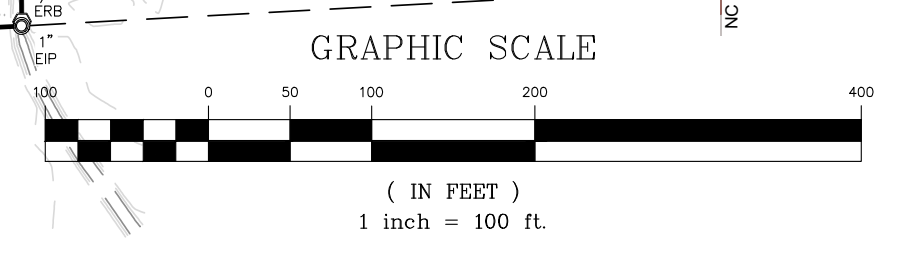
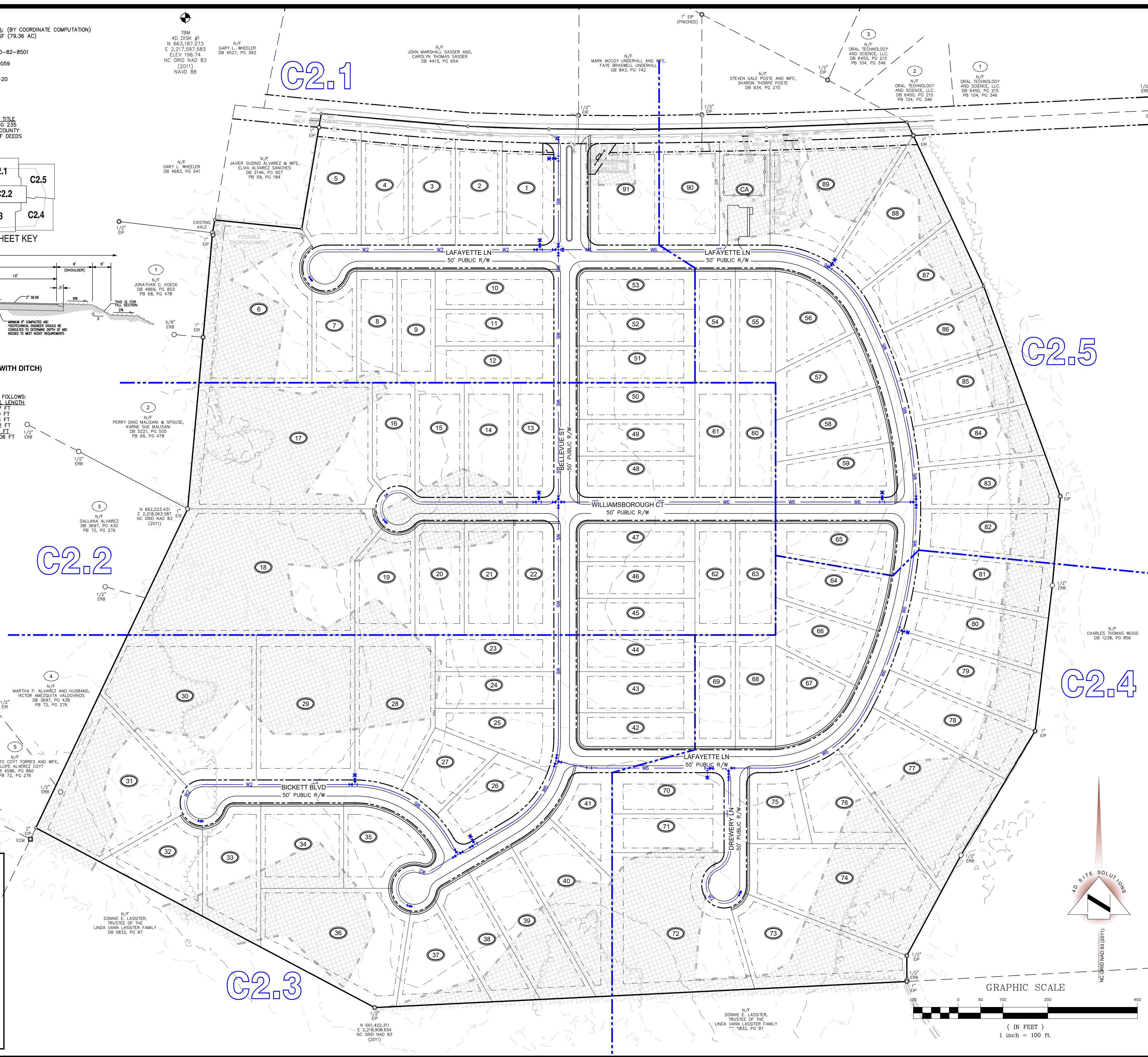
TOTAL AREA: (BY COORDINATE COMPUTATION) 3,456,804 SF (79.36 AC)
PIN: 261600-82-8501
TAG: 14M0059
ZONING: R-20
25' FRONT
10' SIDE
25' REAR
SOURCE OF TITLE: DB 6022, PG 235
JOHNSTON COUNTY REGISTER OF DEEDS



- LEGEND:
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING IRON STAKE
- EXISTING PK NAIL
- EXISTING REBAR
- COMPUTED POINT
- NOW OR FORMERLY
- RIGHT OF WAY
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAINAGE
- OVERHEAD UTILITY
- UNSUITABLE SOIL
- PERMANENT EASEMENT
- WOODEN FENCE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SIDEWALK
- LINEAR FEET OF ROADS AS FOLLOWS:
- ROAD NAME TOTAL LENGTH
- LAFAYETTE LN 2,887 FT
- BELLEVUE ST 1,850 FT
- WILLIAMSBOROUGH CT 1,176 FT
- BICKETT BLVD 672 FT
- QUEMERY LN 311 FT
- TOTAL 7,506 FT

- SITE NOTES:
1. EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
2. ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
3. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
5. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
6. ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER TOWN OF SELMA AND STATE REGULATIONS.

SITE DATA table with columns for OWNER, MAILING ADDRESS, CITY, STATE, PIN NUMBER, TOTAL SITE AREA, AREA TO BE DEVELOPED, CURRENT ZONING, EXISTING USE, PROPOSED USE, SMALLEST LOT, TOTAL IMPERVIOUS AREA, MAXIMUM IMPERVIOUS AREA/LOT, OPEN SPACE REQUIRED, OPEN SPACE PROVIDED, DISTURBED/DIVIDED AREA, SETBACKS REQUIRED, FRONT, SIDE, REAR.



REVISIONS

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

GLENFIELD

PRELIMINARY PLAT

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

Table with columns for DESIGNED BY, DRAWN BY, CHECKED BY, PROJECT NUMBER and values: SEAN, SEAN, SCOTT, 2280

DRAWING SCALE

HORIZONTAL: 1"=100'

DATE RELEASED

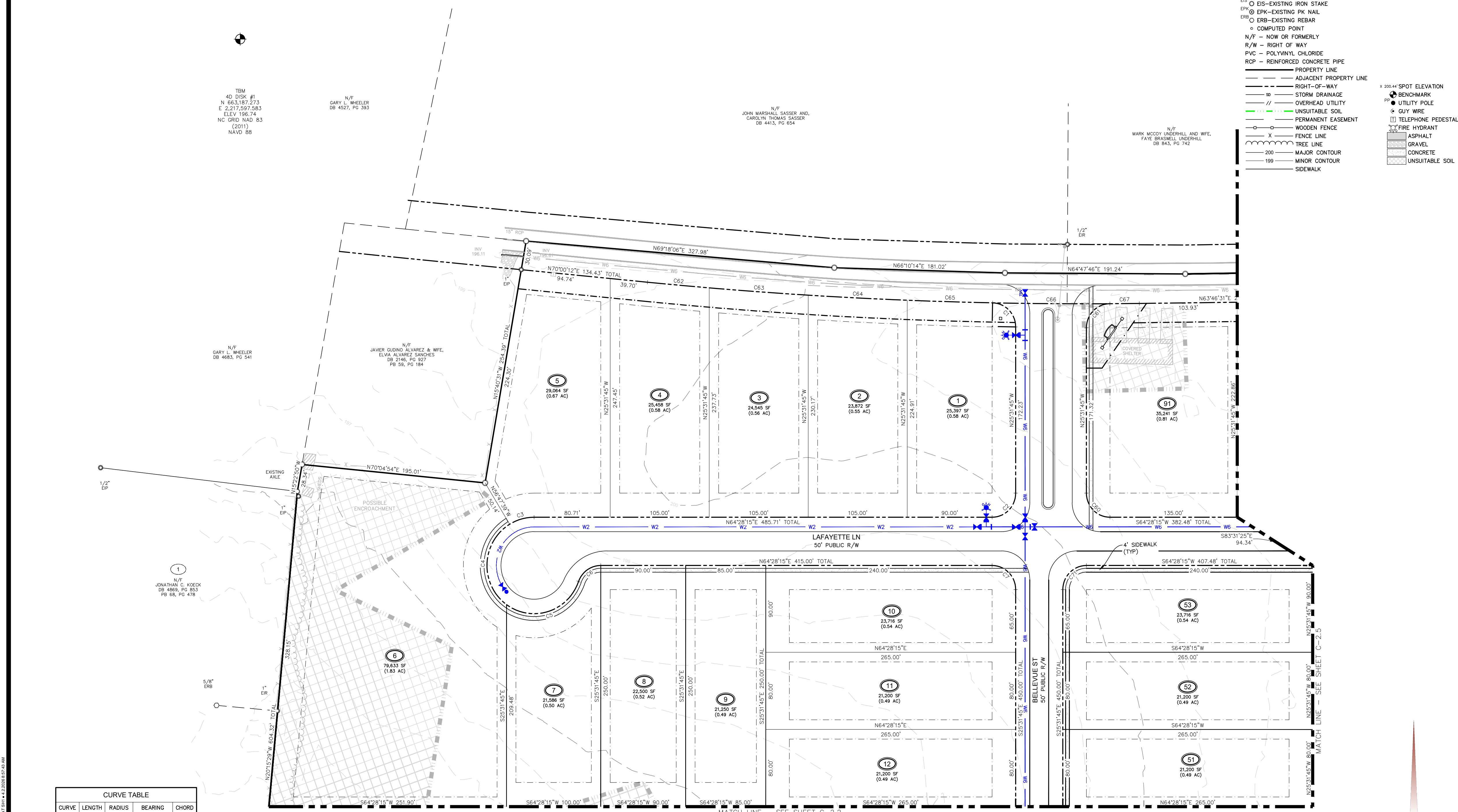
MARCH 24, 2026

SHEET NUMBER

C-2.0

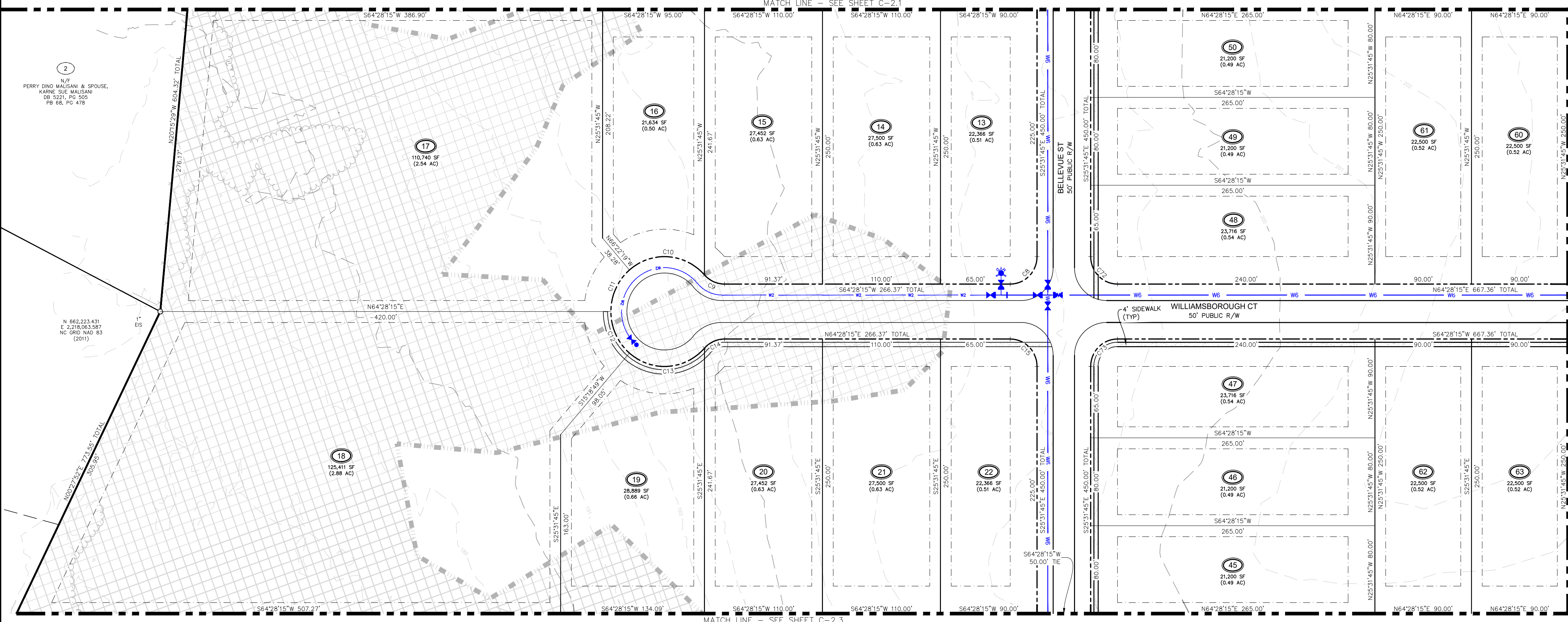


- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - ES - EXISTING IRON STAKE
 - EPK - EXISTING PK NAIL
 - ERB - EXISTING REBAR
 - COMPUTED POINT
 - N/P - NW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PVC - POLYVINYL CHLORIDE PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - STORM DRAINAGE
 - OVERHEAD UTILITY
 - UNSUITABLE SOIL
 - PERMANENT EASEMENT
 - WOODEN FENCE
 - FENCE LINE
 - TREE LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SIDEWALK
 - 200.44' SPOT ELEVATION
 - BENCHMARK
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - ASPHALT
 - GRAVEL
 - CONCRETE
 - UNSUITABLE SOIL



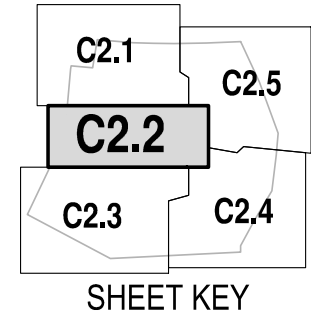


- LEGEND:**
- ECM-EXISTING CONCRETE MONUMENT
 - EP-EXISTING IRON PIPE
 - ER-EXISTING IRON ROD
 - ES-EXISTING IRON STAKE
 - EPK-EXISTING PIV NAIL
 - ERB-EXISTING REBAR
 - CP-COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
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 - FENCE LINE
 - TREE LINE
 - 200 MAJOR CONTOUR
 - 199 MINOR CONTOUR
 - SIDEWALK
 - SPOT ELEVATION
 - BENCHMARK
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - ASPHALT
 - GRAVEL
 - CONCRETE
 - UNSUITABLE SOIL



CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|-------------|-------|
| C8 | 39.27 | 25.00 | N19°28'15"E | 35.36 |
| C9 | 21.03 | 25.00 | S88°33'57"W | 20.41 |
| C10 | 77.70 | 50.00 | S68°08'40"W | 70.11 |
| C11 | 42.90 | 50.00 | S00°57'02"E | 41.59 |
| C12 | 42.90 | 50.00 | S50°06'28"E | 41.59 |
| C13 | 77.70 | 50.00 | N60°47'51"E | 70.11 |
| C14 | 21.03 | 25.00 | S40°22'34"W | 20.41 |
| C15 | 39.27 | 25.00 | N70°31'45"W | 35.36 |
| C72 | 39.27 | 25.00 | S70°31'45"E | 35.36 |
| C73 | 39.27 | 25.00 | S19°28'15"W | 35.36 |



REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

GLENFIELD

DETAILED SITE PLAN

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

| | |
|-----------------|-------|
| DESIGNED BY: | SEAN |
| DRAWN BY: | SEAN |
| CHECKED BY: | SCOTT |
| PROJECT NUMBER: | 2280 |

DRAWING SCALE

HORIZONTAL: 1"=50'

DATE RELEASED

MARCH 24, 2026

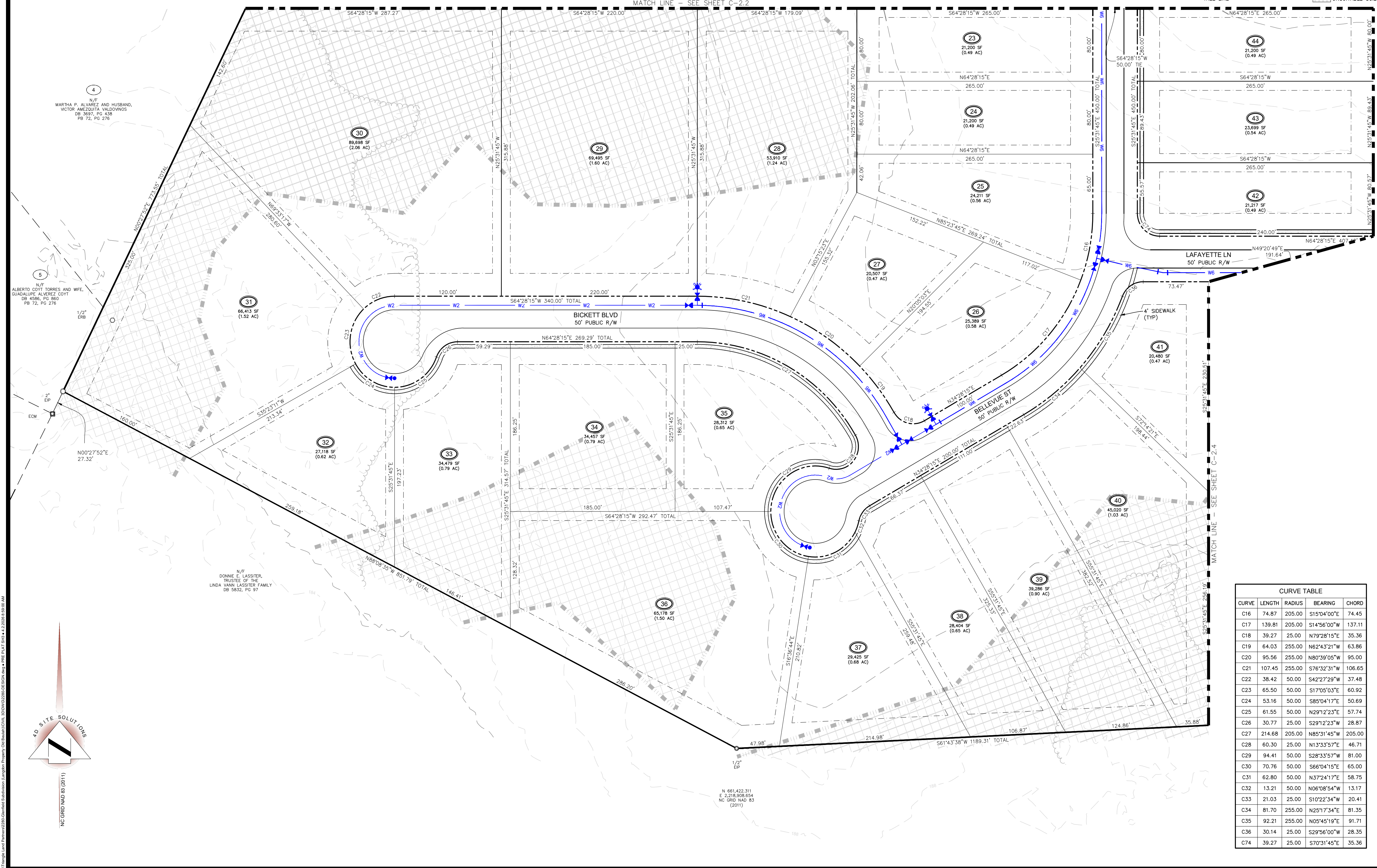
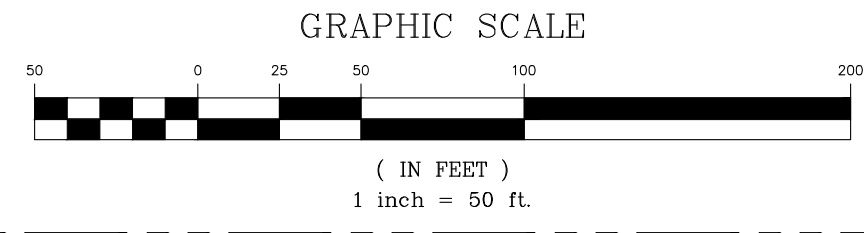
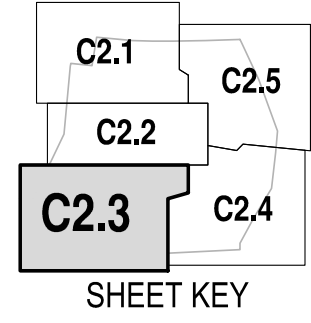
SHEET NUMBER

C-2.2

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- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
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 - FIRE HYDRANT
 - ASPHALT
 - GRAVEL
 - CONCRETE
 - UNSATURABLE SOIL



| CURVE TABLE | | | | |
|-------------|--------|--------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C16 | 74.87 | 205.00 | S15°04'00"E | 74.45 |
| C17 | 139.81 | 205.00 | S14°56'00"W | 137.11 |
| C18 | 39.27 | 25.00 | N79°28'15"E | 35.36 |
| C19 | 64.03 | 255.00 | N62°43'21"W | 63.86 |
| C20 | 95.56 | 255.00 | N80°39'05"W | 95.00 |
| C21 | 107.45 | 255.00 | S76°32'31"W | 106.65 |
| C22 | 38.42 | 50.00 | S42°27'29"W | 37.48 |
| C23 | 65.50 | 50.00 | S17°05'03"E | 60.92 |
| C24 | 53.16 | 50.00 | S85°04'17"E | 50.69 |
| C25 | 61.55 | 50.00 | N29°12'23"E | 57.74 |
| C26 | 30.77 | 25.00 | S29°12'23"E | 28.87 |
| C27 | 214.68 | 205.00 | N85°31'45"W | 205.00 |
| C28 | 60.30 | 25.00 | N1°33'57"E | 46.71 |
| C29 | 94.41 | 50.00 | S28°33'57"W | 81.00 |
| C30 | 70.76 | 50.00 | S66°04'15"E | 65.00 |
| C31 | 62.80 | 50.00 | N37°24'17"E | 58.75 |
| C32 | 13.21 | 50.00 | N06°08'54"W | 13.17 |
| C33 | 21.03 | 25.00 | S10°22'34"W | 20.41 |
| C34 | 81.70 | 255.00 | N25°17'34"E | 81.35 |
| C35 | 92.21 | 255.00 | N05°45'19"E | 91.71 |
| C36 | 30.14 | 25.00 | S29°56'00"W | 28.35 |
| C74 | 39.27 | 25.00 | S70°31'45"E | 35.36 |

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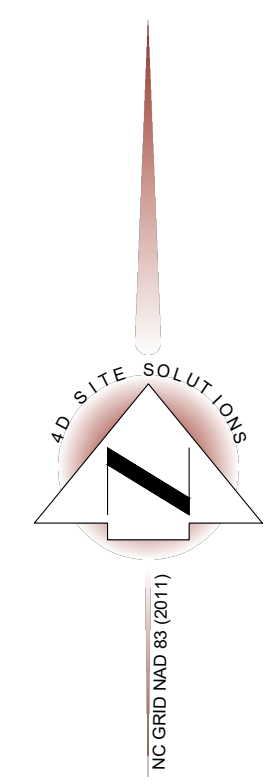
DATE RELEASED

MARCH 24, 2026

SHEET NUMBER

C-2.3

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REVISIONS

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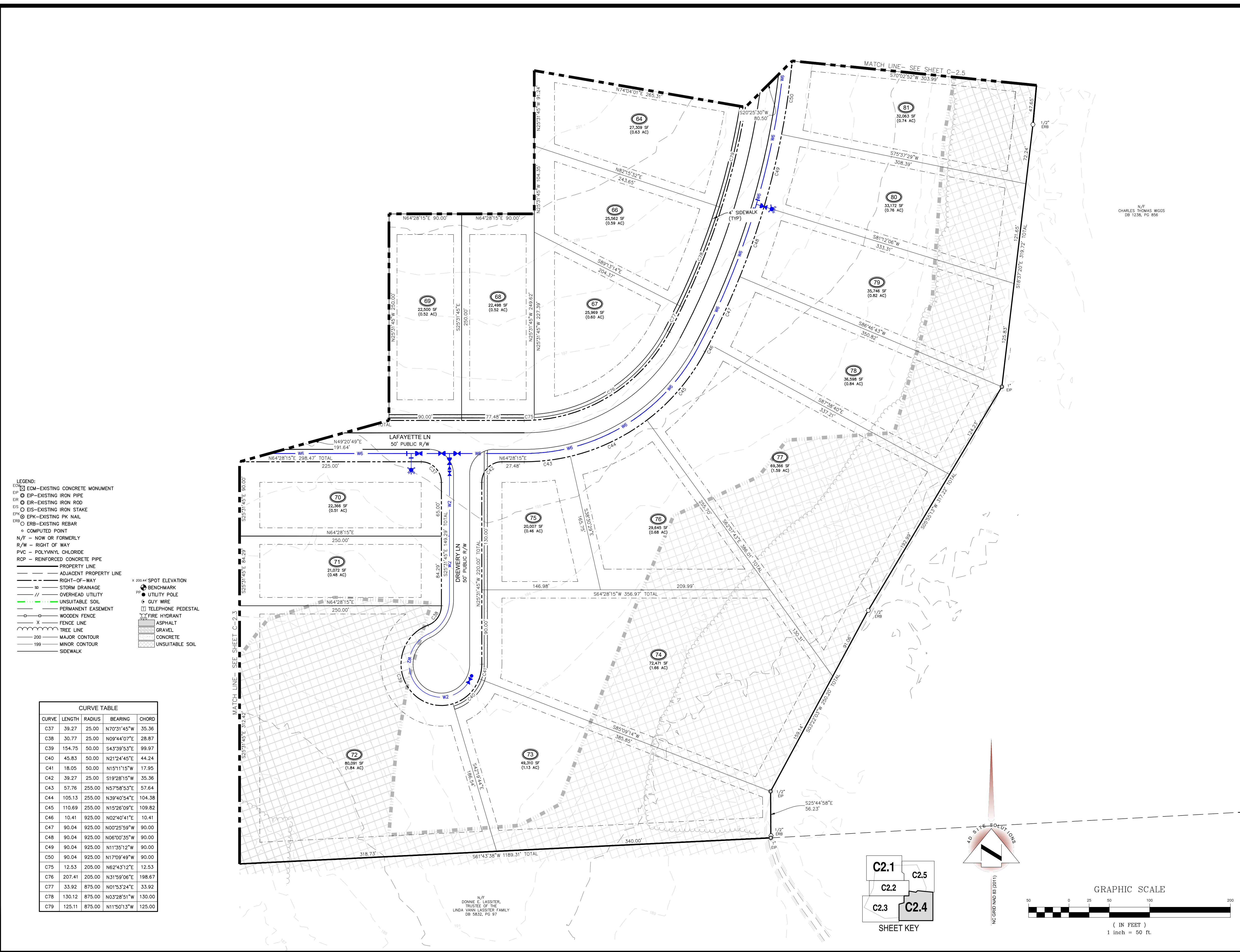
HORIZONTAL: 1"=50'

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SHEET NUMBER

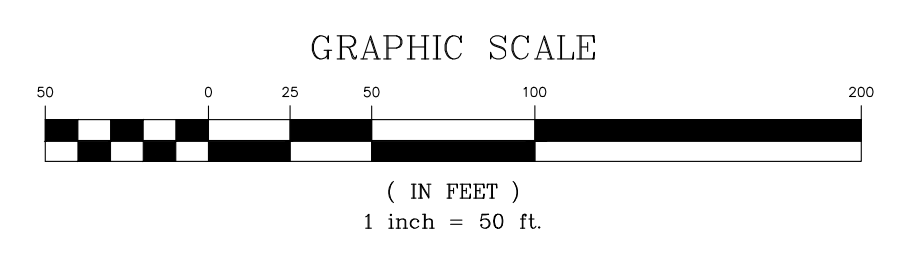
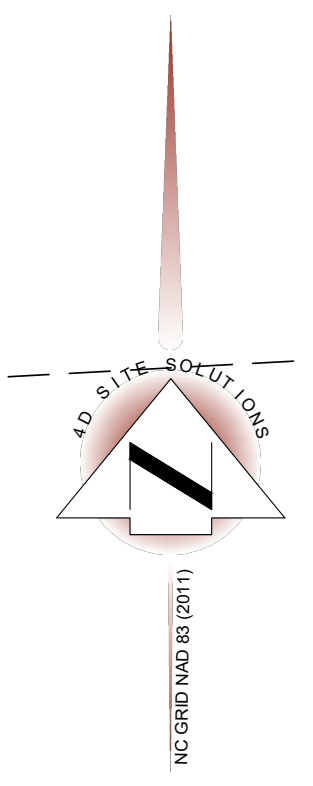
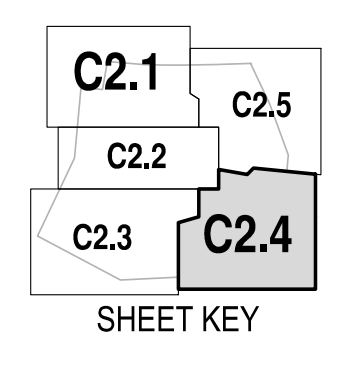
C-2.4



LEGEND:

- ECM-EXISTING CONCRETE MONUMENT
- EP-EXISTING IRON PIPE
- ER-EXISTING IRON ROD
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- EN-EXISTING IRON NAIL
- ERB-EXISTING REBAR
- CP-COMPUTED POINT
- N/F-NOW OR FORMERLY
- R/W-RIGHT OF WAY
- PVC-POLYVINYL CHLORIDE
- RCP-REINFORCED CONCRETE PIPE
- PL-PROPERTY LINE
- APL-ADJACENT PROPERTY LINE
- RO-RIGHT-OF-WAY
- SD-STORM DRAINAGE
- OU-OVERHEAD UTILITY
- US-UNSUITABLE SOIL
- PE-PERMANENT EASEMENT
- WF-WOODEN FENCE
- FL-FENCE LINE
- TL-TREE LINE
- 200-MAJOR CONTOUR
- 199-MINOR CONTOUR
- SW-SIDEWALK
- SE-SPOT ELEVATION
- B-BENCHMARK
- U-UTILITY POLE
- GW-GLY WIRE
- TP-TELEPHONE PEDESTAL
- FH-FIRE HYDRANT
- AS-ASPHALT
- GR-GRAVEL
- CO-CONCRETE
- US-UNSUITABLE SOIL

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|-------------|--------|
| C37 | 39.27 | 25.00 | N70°31'45"W | 35.36 |
| C38 | 30.77 | 25.00 | N09°44'07"E | 28.87 |
| C39 | 154.75 | 50.00 | S43°39'53"E | 99.97 |
| C40 | 45.83 | 50.00 | N21°24'45"E | 44.24 |
| C41 | 18.05 | 50.00 | N15°11'15"W | 17.95 |
| C42 | 39.27 | 25.00 | S19°28'15"W | 35.36 |
| C43 | 57.76 | 255.00 | N5°58'53"E | 57.64 |
| C44 | 105.13 | 255.00 | N39°40'54"E | 104.38 |
| C45 | 110.69 | 255.00 | N15°26'09"E | 109.82 |
| C46 | 10.41 | 925.00 | N02°40'41"E | 10.41 |
| C47 | 90.04 | 925.00 | N00°25'59"W | 90.00 |
| C48 | 90.04 | 925.00 | N06°00'35"W | 90.00 |
| C49 | 90.04 | 925.00 | N11°35'12"W | 90.00 |
| C50 | 90.04 | 925.00 | N17°09'49"W | 90.00 |
| C75 | 12.53 | 205.00 | N62°43'12"E | 12.53 |
| C76 | 207.41 | 205.00 | N31°59'06"E | 198.67 |
| C77 | 33.92 | 875.00 | N01°53'24"E | 33.92 |
| C78 | 130.12 | 875.00 | N03°28'51"W | 130.00 |
| C79 | 125.11 | 875.00 | N11°50'13"W | 125.00 |



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REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

PROJECT NAME

GLENFIELD

**DETAILED
SITE PLAN**

CLIENT

FD RALEIGH, INC.

PO Box 5548
Cary, North Carolina 27512
Phone: (919) 703-6203

PROJECT INFORMATION

| | |
|-----------------|-------|
| DESIGNED BY: | SEAN |
| DRAWN BY: | SEAN |
| CHECKED BY: | SCOTT |
| PROJECT NUMBER: | 2280 |

DRAWING SCALE

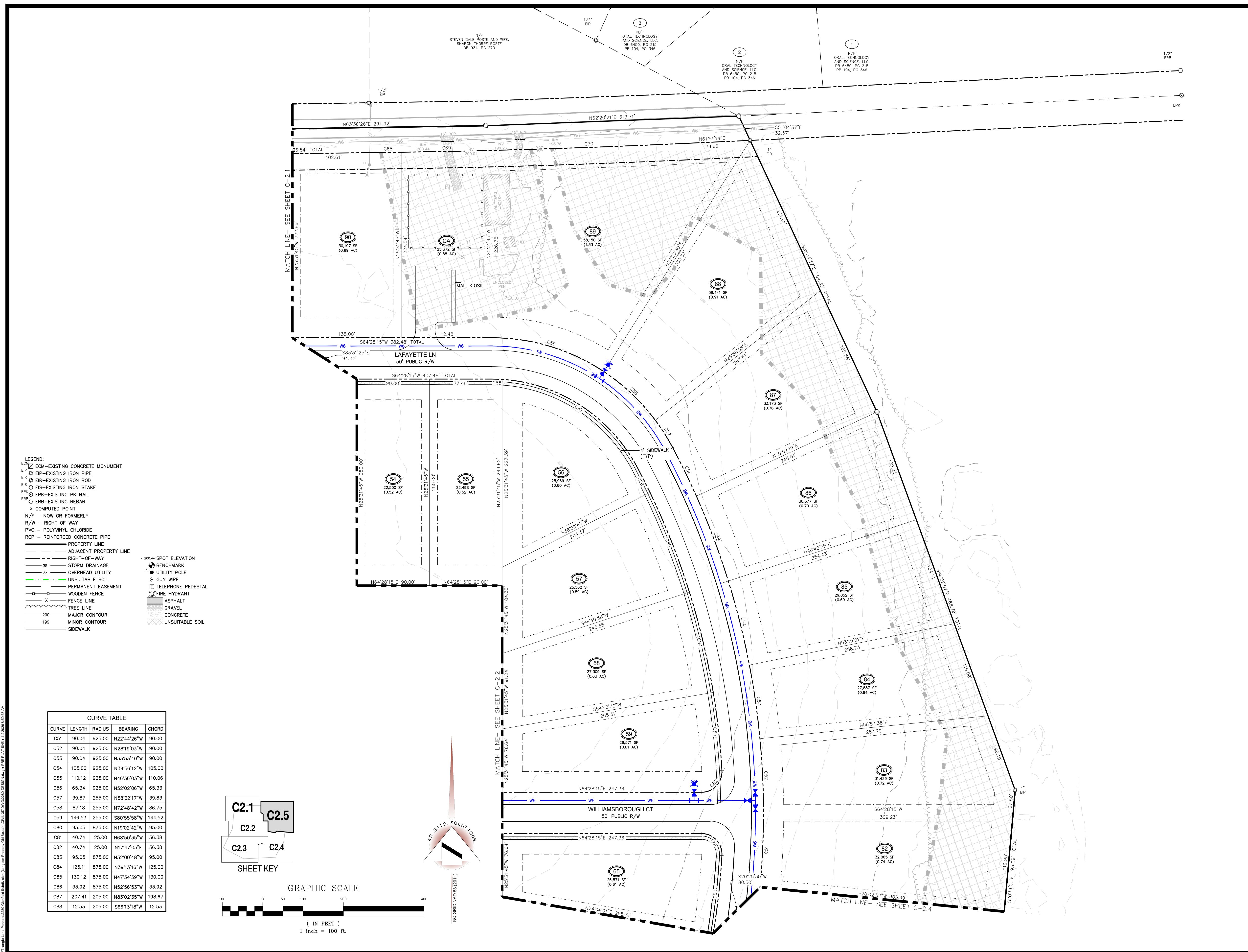
HORIZONTAL: 1"=50'

DATE RELEASED

MARCH 24, 2026

SHEET NUMBER

C-2.5

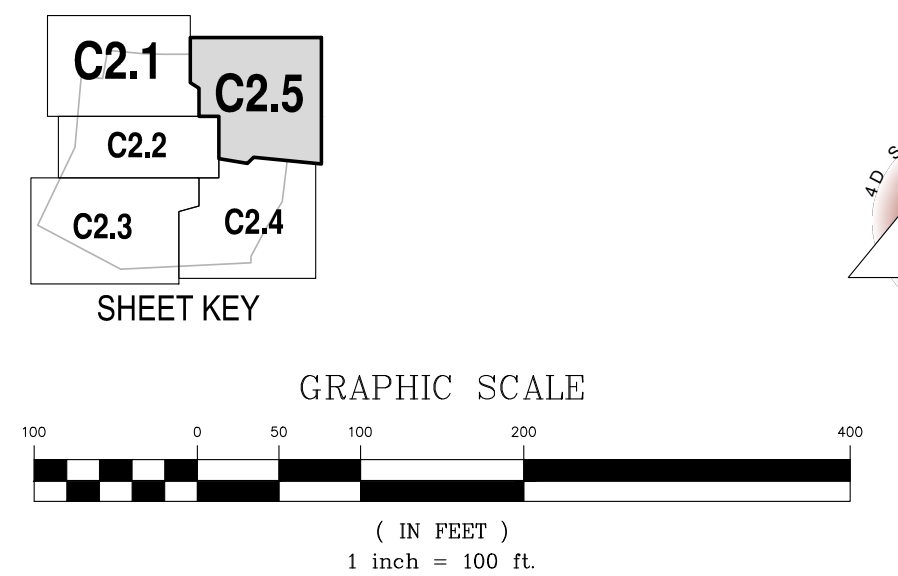


LEGEND:

| | | |
|-----|----------------------------|--------------------|
| ECM | EXISTING CONCRETE MONUMENT | SPOT ELEVATION |
| EP | EXISTING IRON PIPE | BENCHMARK |
| ER | EXISTING IRON ROD | UTILITY POLE |
| ES | EXISTING IRON STAKE | GUY WIRE |
| EPK | EXISTING PK NAIL | TELEPHONE PEDESTAL |
| ERB | EXISTING REBAR | FIRE HYDRANT |
| CP | COMPUTED POINT | ASPHALT |
| N/F | NOT FORMERLY | GRAVEL |
| R/W | RIGHT-OF-WAY | CONCRETE |
| PVC | POLYVINYL CHLORIDE PIPE | UNSATURABLE SOIL |
| ROP | REINFORCED CONCRETE PIPE | |
| PL | PROPERTY LINE | |
| APL | ADJACENT PROPERTY LINE | |
| ROW | RIGHT-OF-WAY | |
| SD | STORM DRAINAGE | |
| OU | OVERHEAD UTILITY | |
| US | UNSATURABLE SOIL | |
| PE | PERMANENT EASEMENT | |
| WF | WOODEN FENCE | |
| FL | FENCE LINE | |
| TL | TREE LINE | |
| 200 | MAJOR CONTOUR | |
| 100 | MINOR CONTOUR | |
| SW | SIDEWALK | |

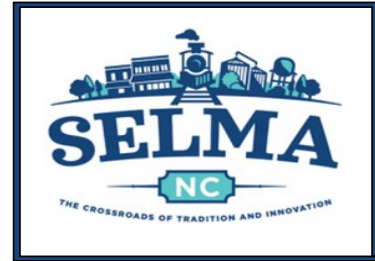
CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|--------------|--------|
| C51 | 90.04 | 925.00 | N22°44'26"W | 90.00 |
| C52 | 90.04 | 925.00 | N28°19'03"W | 90.00 |
| C53 | 90.04 | 925.00 | N33°53'40"W | 90.00 |
| C54 | 105.06 | 925.00 | N39°56'12"W | 105.00 |
| C55 | 110.12 | 925.00 | N46°36'03"W | 110.06 |
| C56 | 65.34 | 925.00 | N52°02'06"W | 65.33 |
| C57 | 39.87 | 255.00 | N58°32'17"W | 39.83 |
| C58 | 87.18 | 255.00 | N72°48'42"W | 86.75 |
| C59 | 146.53 | 255.00 | S80°55'58"W | 144.52 |
| C80 | 95.05 | 875.00 | N19°02'42"W | 95.00 |
| C81 | 40.74 | 25.00 | N68°50'35"W | 36.38 |
| C82 | 40.74 | 25.00 | N174°05'05"E | 36.38 |
| C83 | 95.05 | 875.00 | N32°00'48"W | 95.00 |
| C84 | 125.11 | 875.00 | N39°13'16"W | 125.00 |
| C85 | 130.12 | 875.00 | N47°34'39"W | 130.00 |
| C86 | 33.92 | 875.00 | N52°56'53"W | 33.92 |
| C87 | 207.41 | 205.00 | N83°02'35"W | 198.67 |
| C88 | 12.53 | 205.00 | S66°13'18"W | 12.53 |



C:\Users\sean\Desktop\2026\Glenfield\4D\SitePlan\4D_SitePlan.dwg, 2/20/2026 10:58:30 AM
 C:\Users\sean\Desktop\2026\Glenfield\4D\SitePlan\4D_SitePlan.dwg, 2/20/2026 10:58:30 AM

Planning Department



Date: April 27, 2026

Body: Planning Board

Requested Action: Planning Board review/recommendation of a Major Subdivision Preliminary Plat and Special Use Permit.

Applicant: FD Raleigh Inc

Property Address: 1704 Old Beulah Road

Property Owner: Carl Jr + Nancy Langdon

Parcel ID: 14M10059

Current Site Information:

| | |
|---------------------------|-------------------------------------|
| Size (Calculated Acreage) | 78.9 acres (GIS Calculated Acreage) |
| Current Zoning | R-20 (Low Density Residential) |
| Historic Preservation | NO |
| City or ETJ | ETJ |
| Watershed | YES |
| Flood Information | X-Minimal Flood Risk; Panel 2616 |

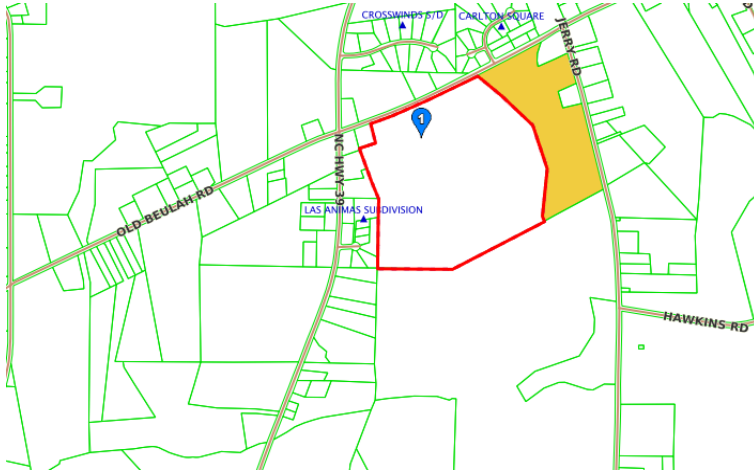
Lot Limitations for R-20 (Low Density Residential) Zone:

| | Rule | Compliance |
|---------------------------------|-----------------------------|------------|
| Impervious Surface | No more than 25% | ✓ |
| Min. Lot Size | At least 20,000 square feet | ✓ |
| Min. Lot Width | 75' | ✓ |
| Setbacks | | |
| Front | 25' | N/A |
| Side | 10' | N/A |
| Rear | 25' | N/A |
| Max Building Height (Principal) | 40' | N/A |

Other Notable Requirements:

| | | |
|-------------------|-----------------------|---|
| Usable Open Space | 20% minimum | X |
| Density | 2 dwelling units/acre | ✓ |

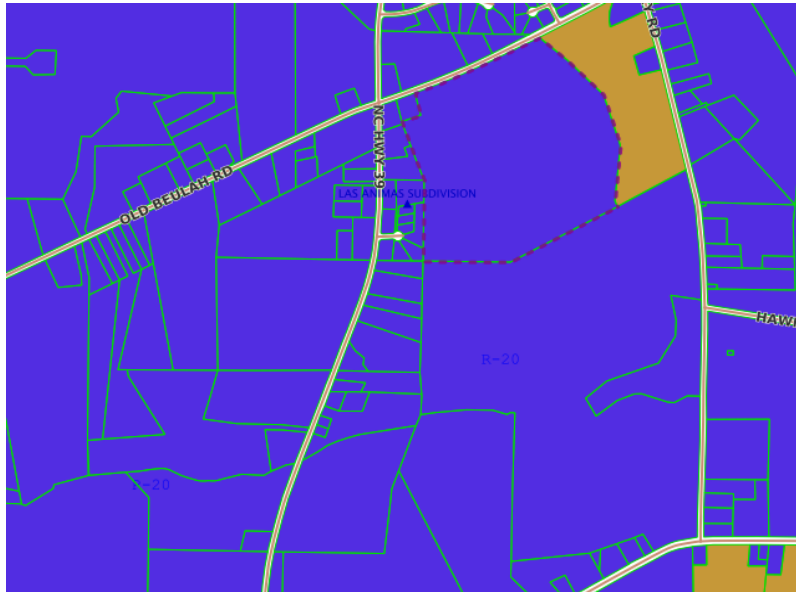
Location of Property:



Zoning Legend:

Purple= R-20 (Low Density Residential)

Tan = Voluntary Agricultural Districts/Qualifying Farms



Open Space:

ARTICLE XII. - OPEN SPACE

Except as provided in this article, all residential development shall be required to provide usable open space. For the purposes of this article, "subdivision" shall refer to the entire project developed on a single tract or contiguous multiple tracts under common ownership or control, regardless of whether the subdivision is constructed in phases or stages.

Sec. 17-1203.- Payment-in-lieu fees.

When the Town Council determines (upon the recommendation of the town Parks and Recreation Director) that the open space and recreational needs of a development required by this section to set aside open space could also be adequately met by public open space and/or facilities constructed on town property that is located close enough to such development to reasonably serve its residents, the town may authorize the developer to pay a fee to the town's open space fund in lieu of providing some or all of the required open space. For purposes of this subsection, "town property" means property that is owned by the town or that the town has made plans to acquire within a reasonable time.

Fee in lieu:

| | |
|--------------------------------------|------------|
| Fee in lieu for open space - per lot | \$2,000.00 |
|--------------------------------------|------------|

Applicant Proposal:

Single-family residential made of 91 lots.

Town of Selma Land Use Plan 2040:

Objective 12.3 Encourage attractive, aesthetically-pleasing development that entices new residents and visitors to come to Selma

Objective 12.4 Encourage development that 'grows the pie' by increasing options and opportunities for all

Staff Comments: Staff believes that this proposal is not consistent with the Town of Selma UDO and Comprehensive Land Use Plan by not reaching the open space requirements.

I ask the board to consider:

Do you recommend or not recommend this proposal to Town Council?

I also ask that my staff report and supporting document be entered into evidence as testimony.

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Town of Selma
Planning & Economic Development
114 N. Raiford St.
Selma, NC 27576
P: 919-965-9841
F: 919-965-4637
www.selma-nc.com

SPECIAL USE PERMIT APPLICATION COVER SHEET

This sheet shall be completed by the applicant and included with a completed application.

Name of Project: Glenfield **Date:** April 2, 2026

Applicant Name: FD Raleigh, Inc

Please complete the following checklist prior to submittal. Applications will not be reviewed until all required materials are received. If not applicable, write "n/a."

- Pre-Application Meeting held on: n/a
- Application Review Fee (check or money order), \$600

One (1) paper copy + one (1) digital copy of the following:

- | Provided | N/A | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Owner's Consent Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wastewater Allocation Request or Verification of Wastewater Allocation Request |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed/Sealed Traffic Impact Analysis (if required) |

One (1) paper copy + one (1) digital copy of the plan set which includes the following pages
FOR REQUESTS INCLUDING SITE PLAN REVIEW ONLY. ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting; More sheets/information may be provided as needed.

- | Provided | N/A | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cover Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signed & Sealed Boundary Survey |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing Conditions Sheet (if not included on survey) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Phasing Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Grading Plan Sheet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site/Subdivision Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landscape Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Architectural Elevations Sheet |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lighting Plan Sheet |

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SPECIAL USE PERMIT APPLICATION

Pursuant to Section 17-610 of the Selma Unified Development Ordinance, An application for a special use permit shall be considered by the Town Council by filing a copy of the application with the Administrator in the Planning Department.

Application Fee: \$600

Fees are due at the time of application submittal and are non-refundable

Note: Preliminary plat approval by the Town of Selma does not imply compliance with Johnston County or any other applicable regulatory agencies. It is the applicant's obligation to seek any required permits/approvals.

SITE INFORMATION

Write "N/A" if not applicable.

Name of Project: Glenfield Acreage of Property: 79.36

Johnston County Tag #(s): 14M10059

Zoning District: R-20

Existing Use: Farmland & dwelling Proposed Use: Single family residential

Explanation of Project: 91 lot residential single family subdivision

Overlay District: Historic District Watershed Protection Overlay District None

Electric Provider: Duke Energy

Wastewater: Septic Sewer Water: Well Public/Private Water

Flood Zone (verify by FIRM Map): N/A FIRM Panel: 3720261600J

Wastewater Allocation Requested: N/A

Construction Cost (including all site work and buildings): N/A

STAFF USE

Date Received: 4/6/2026 Amount Paid: \$ 600 Permit #: 2026-000077

DocuSign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is not the property owner.

Applicant Name: FD Raleigh, Inc

Contact Person: Kirby LaForce

Mailing Address: 341 Kilmayne Drive, Suite 201, Cary, NC 27511

Phone Number: 704-608-3085

Email Address: carolinalandgroup@outlook.com

Property Owner (if different than applicant):

Name: Carl Langdon, Jr & Nancy Langdon

Mailing Address: 1704 Old Beulah Road, Selma, NC 27576

Phone Number: ?? 919-291-8162

FINDINGS OF FACT

Section 17-610 of the Unified Development Ordinance requires that certain findings must be made by the Town Council before a Special Use Permit may be approved. Responses will be presented to the Town Council and must provide material, substantial, and competent evidence. Outline below (you may attach additional sheets) how the application addresses each of the following findings.

1. The development will not endanger the public health or safety:

The project should not endanger the public health or safety. The property will be served by public water. No road improvements are anticipated. NCDOT will review and make the final decision.

2. The development will not substantially injure the value of adjoining or abutting property.

The development should not substantially injure the value of the adjoining property. The development is similiar to the surrounding farmland and residences. The development should increase the value of the surrounding property.

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3. The development will be in harmony with the area in which it is to be located.

The development is in harmony will the surrounding area. The development is in compliance with the subdivision and zoning ordinance. The surrounding property is residential or farmland.

4. The development will be in general conformity with the future land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Council.

The development will be in general conformity with the land use plan. The surrounding area is residential and agriculture.

APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Special Use Permit. I certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma and will not be returned.

FD Risher, Inc
Jim Saputo
Print Name

By: [Signature] Vice President
Signature of Applicant

April 2, 2026
Date

DocuSign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30

STAFF ANALYSIS (completed by staff)

Zoning District: R-20 City Limits Extraterritorial Jurisdiction

Lot Size: 78.9

Associated Project Approval Project #(s): 2026-078

Flood Zone and FIRM Map #: X, 2616

Water Supply Watershed Protection District: Yes No

Historic District: Yes No

Is Structure in the Right-of-Way of any of the following (check all that apply):

City Utilities Railroad NCDOT or City Road Proposed Thoroughfare None

| | Required | Provided |
|---------------------------------|--------------------------------------|----------|
| Lot Area | 20,000 sq ft 20,000 sq ft | ✓ |
| % of Impervious Surface | 25.0% | ✓ |
| Lot Width | 75 | ✓ |
| Setbacks | | |
| Front | N/A | N/A |
| Side | N/A | N/A |
| Rear | N/A | N/A |
| Max Building Height - Principal | N/A | N/A |
| Max Building Height - Accessory | N/A | N/A |
| Accessory Building Setbacks | N/A | N/A |

Comments:

DocuSign Envelope ID: 5B450047-0ACE-4071-862B-04B709309D30



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AGENT AUTHORIZATION / OWNER'S CONSENT FORM

Pursuant to Section 17-602 of the Town of Selma Unified Development Ordinance, written authorization is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

AGENT/APPLICANT INFORMATION:

FD Raleigh, Inc (Name) PO Box 5548 (Address)
Cary, North Carolina 27512 (City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Major subdivision preliminary plat
Special use permit

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Carl Langdon Jr. (Name) PO Box 848 (Address)

Signed by: Carl Bennette Langdon Jr. (Owner's Signature) Selma, North Carolina 27576-0848 (City, State, Zip)