

**TOWN OF SELMA
SPECIAL COUNCIL MEETING
JUNE 11, 2015**

Present: Mayor Cheryl Oliver, Mayor Pro-tem Jackie Lacy, Councilmembers Eric Sellers, and William Overby, Town Manager Jon Barlow, Town Attorney Chip Hewett and Town Clerk Cynthia Richardson.

Councilmember Tommy Holmes was not in attendance due to illness.

Others Present: Planning Director Julie Maybee and Deputy Clerk Brenda Thorne.

Mayor Oliver called the meeting to order at 6:00 p.m. in the Jernigan Building located at 110 East Anderson Street and declared a quorum present.

**Request for
Approval of Excerpt
of Minutes From the
June 9, 2015
Regular Council
Meeting:**

Mayor Oliver stated that Council has before them a request to approve an excerpt of the June 9, 2015 Town Council Meeting Minutes. She said this section of the minutes was needed to go with an application to the Local Government Commission (LGC) for financing of the Town Hall Renovation Project, which needs to be sent to the LGC as soon as possible.

A motion was made by Councilmember William Overby and seconded by Mayor Pro-Tem Jackie Lacy to approve an excerpt of the June 9, 2015 Regular Council Meeting. Motion carried unanimously.

**Public Hearing for
Rezoning of
Property Located on
US Hwy. 301 North,
Selma, N.C. From
R-20, R-10, and GB
to All R-20 (SUD)
Special Use District
by North Webb
Solar, LLC and
Diane Hatcher
Narron (Owner):**

Mayor Oliver stated that the meeting would now move into a series of four public hearings. She said that the first public hearing was for a request to rezone property located on Highway 301 North from R-20, R-10, and General Business (GB) to all R-20 Special Use District (SUD). Mayor Oliver stated that the request came from North Webb Solar, LLC and Diane Hatcher Narron.

Planning Director Julie Maybee stated that this item was before Council for the consideration of rezoning request for property located on US Highway 301 North, Selma, North Carolina. She said that the protocol for this evening would be staff presentation, applicant presentation, public comments for the request, against the request, any other public comments, applicant rebuttal, staff recommendation, Council discussion, and Council decision.

Planning Director Maybee reviewed with Council a map of the property, which was located on Highway 301 North, and was just south of the North Webb Street intersection. Ms. Maybee stated that this rezoning request was being submitted concurrently with a special use permit (SUP) request. She reviewed an aerial photograph of the property, which was predominately open fields and wooded area. Ms. Maybee stated that the zoning of the property was zoned R-20. She said that the property fronting on 301 North has two different zoning designations, which were R-10 and

GB zoning district. Ms. Maybee stated that the applicant was requesting the rezoning of the entire property to a special use district to accommodate a solar farm. She said that this would be a special overlay.

A motion was made by Councilmember Eric Sellers and seconded by Councilmember William to open the public hearing. Motion carried unanimously. 6:05 p.m.

Planning Director Julie Maybee:

Just a general overview of where the property is located on Highway 301 North. She said that the acreage was approximately 32.68 acres. The property is owned by Ms. Diane Hatcher Narron, and working with North Webb Solar for the special use permit. The special use permit would be considered separate from the rezoning request. The Planning Board has looked at this request at their May meeting. They have reviewed the zoning in that area. The intent of an R-20 zoning district is intended to encourage the continuance of agricultural activities as well as ensure that residential development of appropriate intensities that are consistent with the suitability of land accessibility to major activity centers and transportation systems that are compatible with the surrounding development, and that will occur at the appropriate density to provide a healthful environment. A special use district overlay is for the specific use referenced. That would be for the solar farm.

Just to give you a little background information, the minimum lot size for a solar farm in an R-20 or an R-20 special use district would be a minimum of one acre. The lot would need to be a minimum of 100 feet wide. The front setback 25 feet, 10 feet on the sides, and 25 feet in the rear. Looking at the zoning map, showing the property in an R-20 zoning district with frontage on 301 that is General Business and also R-10. The Future Land Use Map in that area shows where the property has frontage on 301 North as commercial with the back of the property in a residential zoning district. Just looking at some photographs of the site. You'll see that it is open land; as it goes back in further, it is wooded. This property does not go all the way to the adjacent street to the south. It stops about 250 feet short of Highway 39. Just looking at some other adjacent properties. We have some residential uses. Going out of Town, there is Creech Electric, and across the street from that is a Convenience Store. As far as the site entrance, the entrance location is going to be on the side of Town at the end of the property going out of Town. The entrance location has received preliminary approval by DOT, of course they have to get a driveway permit. They are also showing adjacent to 301 North the buffering to be a much denser buffering. What our ordinance requires as far as buffering that you have an evergreen buffer capable of reaching a height of ten feet within three years of planting, with at least seventy-five percent opacity. No employees to work on site after installation is complete. I also wanted to share some additional information. In approximately this location, there is a subsurface drainage tile. In talking with Johnston County Water and Conservation Office, the tile was installed approximately in 1963 and that

was for the purpose of draining the land to make it more tillable. I talked with the Chair of the Moccasin Creek Board. This tile is not regulated by that organization, but in talking with staff with Johnston County Water and Soil Office, they said that you need to be really careful that you don't pierce this drainage tile. It could have a larger impact on that. What they recommended is having it explored further by an engineer to make sure that it is not disturbed. I've discussed this with the applicant, and they will be presenting some additional information on that.

REZONING REQUEST

RZ #4.1.15

TOWN COUNCIL SPECIAL MEETING -- JUNE 11, 2015

PROPERTY OWNER: DIANE HATCHER NARRON
APPLICANT: NORTH WEBB SOLAR, LLC AND DIANE HATCHER NARRON

APPLICATION:

North Webb Solar, LLC proposes to construct a solar farm on an approximately 32.68 acres owned by Diane Hatcher Holder Narron with frontage on US Hwy 301 North, Selma. It is in the town's extra-territorial jurisdiction.

The majority of the property is located in an R-20 Zoning district, except for a small portion on US Hwy 301 North zoned General Business and R-10.

A special use permit for a solar farm is being submitted concurrently with this request to zone the property to an R-20 SUD (Special Use District.) A special use permit is needed for a solar farm in this district.

The application and supplemental material are attached for the Council's consideration.

PUBLIC HEARING PROVISIONS

Chapter 17, Article VI, Section 17-122 of Selma's Municipal Code states: "Prior to approving any special use permit, the Town Council shall conduct a quasi-judicial public hearing where sworn testimony and evidence may be offered by the applicant and any interested party ..."

On a related note, in accordance with ordinance provisions: (a) legal notices were sent to the applicant, owner, and adjoining property owners; (b) public hearing notices were published in the newspaper; and (c) the property was posted.

BACKGROUND INFORMATION:

Surrounding Zoning: See attached map.

R-20 Zoning District: The R-20 District is intended to encourage the continuance of agricultural activities as well as to insure that residential development of appropriate intensities that are consonant with the suitability of land, accessibility to major activity centers and transportation systems, and are compatible with the surrounding development, will occur at the appropriate density to provide a healthful environment. A special use district overlay is for the specific use referenced.

Special Use District (SUD): Chapter 17, Article IV, Section 7-68 of Selma's Municipal Ordinance states: "For the zoning districts herein described, there are hereby established parallel special use districts, pursuant to GS Section 160A-382. Under each special use district, all uses allowed as permitted use or a special use, by this chapter for the parallel general district permitted only after issuance of a special use permit pursuant to Article VI of this Chapter."

Dimensional Provisions (Also See Special Requirements for Solar Farms, Chapter 17, Article IV, Section 17-127 (7)).

District	Area	Width	Min. Building/Parking Lot Setbacks Requirements			Height
			Front	Side	Rear	Maximum Building Height
R-20	43,560 sq. ft. See Note 1,3	100' Note 2	25'	10' Note 4	25'	40' See Note 5

Note 1: Minimum lot size for newly platted lots measured at the front building setback for single family dwelling is 20,000 sq. ft.; and minimum of 1 acre (43,560 sq. ft.) for mobile homes and all other uses.

Note 2: Minimum Width of lot for newly platted lots measured at the front building setback.

Note 3: Comply watershed provisions, min. lot size 1 acre for manufactured homes

Note 4: Add 5' feet if corner lot.

Note 5: Maximum of 25' in height as measured from the grade at the base of the structure to the apex of the structure

Existing Land Use: Photographs/maps of the existing land use will be presented at the meeting.

Transportation System: The subject lands have frontage US Hwy 301 North. Since the road is part of the state highway system, site entrance/exits must be approved/permitted by NC Department of Transportation. It should be noted that the

entrance and exit location has received preliminary approval from NCDOT.

Photographs of the site, proposed parking, drives and pattern of internal traffic circulation to be presented at the meeting.

- Buffering** See application. R20 Special Use District rezoning request was submitted concurrently with the special use permit request for a solar farm at this location. As required by ordinance, solar farms shall be fully screened from adjoining properties and adjacent roads by an evergreen buffer capable of reaching a height of 10' within three (3) years of planting, with at least seventy five percent opacity at the time of planting
- Utilities:** No employees will work on site after the installation is complete.
- Environmental:** The site is not located within a protected water supply watershed. See Exhibit #2.
- Future Land Use:** Future land use will be reviewed at the meeting.

STAFF RECOMMENDATIONS:

Staff recommendations will be presented at the meeting.

PLANNING BOARD RECOMMENDATION:

On April 27, 2015, the Planning Board recommended to approve the rezoning request to change the entire property to an R-20 special use district; and find that the request is consistent with the land use plan for the property located at Highway 301 owned by Diane Hatcher Naron.

An excerpt of the applicable section of the April 27, 2015 minutes is included as Exhibit #2.

REQUESTED TOWN COUNCIL ACTION:

Staff respectfully requests that Town Council conduct a public hearing on the rezoning request, that Council make findings consistency statement findings; and approve or deny the rezoning request to a R20 SUD. (A draft consistency statement and motion will be presented at the meeting.)

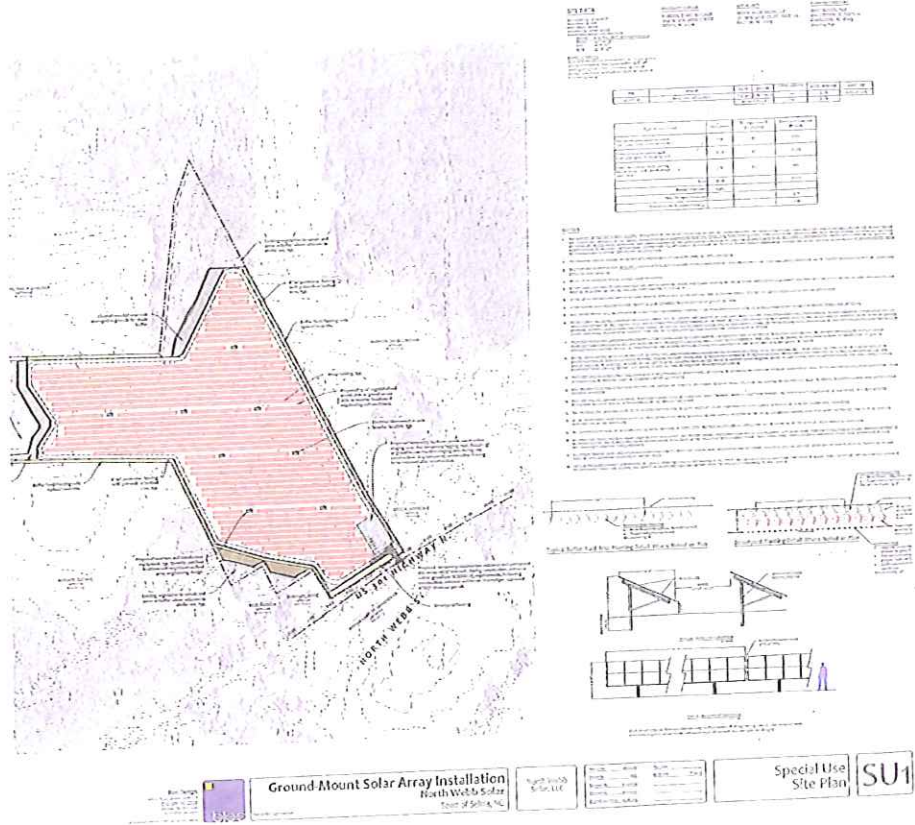
JOHNSTON COUNTY
PLANNING AND ZONING DEPARTMENT

*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.

Parcel 1
Id: 14M10077A
Tag: 14M10077A
Tax Unique Id: 4192892
NCPIN: 261500-78-7230
Mapsheet No: 2615
Owner Name 1: NARRON, DIANE HATCHER
Owner Name 2:
Mall Address 1: 2690 NORTH WEBB STREET
Mall Address 2:
Mall Address 3: SELMA, NC 27576-0000
Site Address 1:
Site Address 2:
Book: 02355
Page: 0441
Market Value: 204020
Assessed Acreage: 33.3
Calc. Acreage: 32.675
Sales Price: 0
Sale Date: 2002-07-08

Scale: 1:3054 • 1 in. = 320.43 feet
(The scale is only accurate when printed landscape on a 0.12 x 11 size sheet with no page scaling.)

Johnston County GIS
June 4, 2015



TOWNSMANAGER
Kathleen

MAYOR
Clyde C. Orr

Town of Selma

COURT CLERK
Brynn D. Dyer
DEPUTY CLERK
Teresa J. Hester
WEBSITE ONLY

TOWN ATTORNEY
Alyssa C. Hester

Planning & Economic Development Department

Submit Application: 100 N. Raleigh Street, Selma NC 27576
Contact: (919) 685-9811, Ext. 1003

Fees Effective July 1, 2014

Method of Payment: CASH _____ CHECK _____ Annual \$ _____ RZ/MAP # _____

APPLICATION FOR: REZONING & COMPREHENSIVE LAND USE PLAN (MAP) AMENDMENTS

Check all that apply:

REZONING FEES:

Rezoning:

- \$300.00 – Rezoning (less than 3 acres)
 \$500.00 – Rezoning (3 - 6 acres)
 \$1000.00 (+\$150/acre) – Rezoning (6+ acres)
 Comprehensive Land Use Plan/Map Amendment - Yes: _____ No:

Part 1 - Applicant Information:

Applicant (see part 7, note to property owners)		Applicant's Contact Person	
Name	North Webb Solar, LLC	Name	c/o Beth Trahos, Attorney
Firm		Firm	Smith Moore Leatherwood LLP
Address	176 Mine Lake Court, Ste. 100	Address	P.O. Box 27525
City, State, Zip	Raleigh, NC 27615	City, State, Zip	Raleigh, NC 27611
Phone (area code)		Phone (area code)	919.755.8760
E-mail		E-mail	beth.trahos@smithmoorelaw.com

Part 2 -- Parcel & Owner Information:			
Property Owner(s)	County Parcel Number(s)	Tag #'s	Area Calculated Acres
Name: Diane Hatcher Narron Address: 2690 N Webb Street City, State, Zip: Schma, NC 27576	2615-78-7250	14M10972A	32.68 ±
Name: Address: City, State, Zip:			
Name: Address: City, State, Zip:			
Name: Address: City, State, Zip:			
Total Acres			32.68 ±

Part 3 -- Location:	
General Location/Address Of Property:	US Hwy 301 N, just west of its intersection with N Webb Street; property also lies just east of NC Hwy 39.
Extra-Territorial Jurisdiction (ETJ):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Associated Annexation:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Part 4 -- Zoning:	
Base Zoning District(s)	Residential
Current Zoning: R20, GB & R10	Proposed Zoning: R20 SUD
Overlay Zoning District(s) if applicable:	
Zoning Condition(s)	
Existing zoning conditions (if applicable)	Proposed zoning conditions (if applicable) Rezone entire parcel to R20 to allow for use as a solar farm. (See attached R20 SUD Conditions.)

Part 5 -- Comprehensive Land Use Plan Designation and Land Use Plan/Map Amendment Request:

Is the proposal consistent with the adopted comprehensive land use plan? *If no specify conditions, please provide zoning if request.*

Yes No (if no, complete part 6, section B)
Adopted Comprehensive Land Use Plan Designation: Residential (US Hwy 301 N (N Pollock St.) corridor should remain additional thoroughfare, where low-intensity uses...are able to thrive. (2009 Schma Land Use Plan, p. 15))
Proposed Comprehensive Land Use Plan Designation:

Part 6 A

A. Applicant's Justification Statement for Rezoning:

How is the proposed request reasonable? In explaining how it is reasonable, please address the following questions:

1. Any issues with the tract, in relation to physical characteristics of site (e.g., size, shape, resource areas, topography)? Describe. Please see the attached brief in response to all of the questions below.
 2. How is the request compatible with the comprehensive plan?
 3. What are the benefits and detriments of the proposed rezoning to the owner, neighbors and the community?
 4. How are all the allowable uses with the proposed rezoning compatible with, or how do they relate to, the uses currently present on adjacent tracts?
 5. Is the rezoning being requested to correct a zoning district mapping error?
 6. Describe how the requested rezoning is warranted due to changes in conditions, forecasts, or assumptions since the adoption of the current Zoning Map?
 7. Describe how the requested rezoning is achieve the purposes of the comprehensive plan.
-

Part 6 B (Fill out only if Comprehensive Land Use Plan/Map Amendment is needed)

B. Applicant's Justification Statement for Land Use Plan/Future Land Use Map Amendment:

How is the proposed request reasonable? In explaining how it is reasonable, please address the following, if applicable:

1. Describe how the requested amendment is warranted due to changes in conditions, forecasts, or assumptions since the original Land Use Plan recommendations were developed?
2. Describe how the requested amendment is warranted due to new issues, needs, or opportunities that have arisen in this geographic area since the original Land Use Plan recommendations were developed?
3. Describe how the requested amendment is warranted due to changes in Town policies, objectives, or standards since the Land Use Plan recommendations were developed?
4. Describe how the requested amendment is warranted due to errors or omissions in the current Land Use Plan?

STATE OF NORTH CAROLINA BEFORE THE TOWN OF SELMA TOWN
COUNCIL.

COUNTY OF JOHNSTON

IN RE: North Webb Solar, LLC and Diane Hatcher Naron
Proposed Rezoning from R20, R10 and GB to R20 SUD
Johnston County Parcel Number: 261500-78-7250

Address: US 301 N, Selma, North Carolina

**BRIEF IN SUPPORT OF THE
REZONING APPLICATION**

NOW COMES THE PETITIONERS, by and through counsel of record, and respectfully requests approval of their application to rezone property on US 301 N (N. Pollock Street) near its intersection with North Webb Street in Selma, North Carolina from R20, R10 and GB to R20 Special Use District. In support of this request, Petitioner provides the following information:

I. Introduction

North Webb Solar, LLC and Diane Hatcher Naron propose to rezone 32.68 ± acres owned by Diane Hatcher Naron to R20 SUD. The great majority of the property is currently zoned R20 with much smaller portion of the being split between the GB and R10 zoning districts. It would be quite difficult to utilize the site given the varying setback requirements and permitted uses required by the three zoning districts that control land use of the site. Conforming the site to one zoning district makes sense.

A request for a special use permit to allow a solar farm is being processed concurrently with this rezoning request. A solar farm is permitted in the R20 district with a special use permit approved by the Town Council. Selma Municipal Code Section 17-127 (c) (7) entitled "Solar farms" includes standards for the development of a solar farm.

Solar farms are virtually silent. The solar arrays proposed have no moving parts. The only sound is the quiet hum of electrical transformers, invertors and substation that deliver the solar power to the power grid. Similar facilities are located in neighborhoods to deliver power to homes. At night, when the sun is not available, there is no energy being created and no noise on the site. Solar farms generate far fewer vehicle trips than one average single-family home. Employees visit the site once a week or even less frequently. Solar panels are designed to absorb light, rather than reflect it.

The proposed rezoning is reasonable and in the public interest. Solar farms allow property owners to maintain large lots while generating income for themselves and the County, which will be spent locally. Solar farms preserve rural character. The proposed solar farm will consume practically no services: no seats in county schools or on school

buses, virtually no refuse or recycling needs, no special sheriff protection, no light pollution, no emissions of any kind, no demand for water from depleted aquifers, and no sewage disposal.

H. Statement in Support of Application

1. Describe any issues with the tract in relation to physical characteristics of site (e.g. size, shape, resource areas, topography).

The property has similar characteristics to surrounding properties zoned R20. The property's physical characteristics are ideal for the uses permitted in the R20 zoning district.

2. How is the request compatible with the Comprehensive Plan?

The 2009 Town of Selma Land Use Plan provides that "[t]he N. Pollock St. corridor from downtown Selma to the intersection with North Webb St. should remain a transitional thoroughfare, where low-intensity uses such as single family homes, schools, churches, and a limited number of neighborhood commercial uses are able to thrive." The R20 is a low intensity zoning district that permits many of the uses encouraged in the town's comprehensive plan.

3. What are the benefits and detriments of the proposed rezoning to the owner, neighbors and the community.

The property owner, neighbors and the community will benefit by having the zoning district implement the Town of Selma Land Use Plan. Given that the great majority of tract is already zoned R20, we see no detriments to the property owner, the neighbors or the community to conforming the entire property to one zoning district.

4. How are all the allowable uses with the proposed rezoning compatible with, or how do they relate to, the uses currently present on adjacent tracts.

Surrounding land uses are residential and agricultural. The proposed R20 SUD is compatible with the uses present on adjacent tracts.

5. Is the rezoning being requested to correct a zoning district mapping error?

The proposed rezoning is not being proposed to correct a mapping error.

6. Describe how the requested rezoning is warranted due to changes in conditions, forecasts, or assumptions since the adoption of the current zoning map.

Surrounding properties are being utilized as home on large lots and farms. The R20 SUD zoning district continues this same land use pattern. Further, the land use plan encourages low intensity land uses such as those permitted under R20 SUD.

Z. Describe how the requested rezoning achieves the purposes of the Comprehensive Plan.

The proposed R20 SUD zoning district implements the goals of the Land Use Plan for this area. R20 provides the low intensity development sought by the Land Use Plan. The proposed rezoning would bring a single tract of land that is split-zoned R20, R10 and GB under one zoning district making the land easier to utilize by eliminating varied setbacks and permitted land uses.

The proposed solar farm is consistent with the rural land use pattern in the area today. We respectfully request approval of the proposed rezoning.

Mayor Cheryl Oliver:

Ms. Maybee, does that say anything about other potential uses? Because we know it is there, are there some limits we need to know about?

Planning Director Julie Maybee:

If this property is rezoned to an R-20 Special Use District, the only use that can go with that is a solar farm.

Mayor Cheryl Oliver:

So, we cannot just rezone it R-20, period?

Planning Director Julie Maybee:

What they have requested is an R-20 Special Use District for the purpose of the solar farm; and yes, you could.

What this does is with the special use district, this is what you would be including with the rezoning. If the special use was approved with it. If there were any substantial change, it would be brought back before the Board. As you know, we have residential properties in that area. I want to point out when you look at our Future Land Use Map, the area that you see outlined along 301 North, that is a strategic corridor. Just need to take that into consideration. It a gateway coming into our community.

Mayor Pro-Tem Jackie Lacy:

Where does 39 fit in here?

Planning Director Julie Maybee:

Highway 39 is in this direction. Here is the property being discussed.

At the April 27, 2015 Planning Board Meeting, the Planning Board recommended to approve the rezoning request to change the entire property to an R-20 Special Use District. They found that the request was consistent with the Land Use Plan for the property located at 301 North owned by Diane Hatcher Narron.

When you consider a rezoning request, you need to consider a consistency statement. As to whether it is going to be consistent with the Town's Comprehensive Land Use Plan. Before making a motion to approve or deny the request, make that finding. I'll be glad to discuss that further.

Attorney Beth Trahos, Smith Moore Leatherwood LLP, Raleigh, N.C.:

I'm here tonight on behalf of North Webb Solar, LLC to request the proposed rezoning and associated special use permit. I do have some materials to hand out relative to the special use permit. I will hold those until we complete this item. I have with me to speak to you primarily about the special use permit, although available to you in the zoning process. Mr. Rich Moretz, who is a representative of Cypress Creek Renewables, will be the company that constructs and owns the solar farm, as well as Mr. Tom Hester, who is a MAI Certified North Carolina Appraiser to talk to you about the impact of solar farms on property values, as well as Mr. David Klausman who is a North Carolina Professional Engineer to talk to you about the site design and meeting the requirements under your special use district. Of course, any question that you might have of them, I will be happy to call them forward.

We proposed the R-20 Special Use District, because the site was split zoned, and talking with the Planning staff, we felt it would be difficult to identify the appropriate set-backs in a variety of different districts. I think

the R-20 and R-10 allow a solar farm if I'm not mistaken, but GB does not. So we thought it made sense to bring the site under one comprehensive zoning district, and we added a special use so that we could provide certainty with what it is that we're proposing. We are proposing only a solar farm with all of the limitations and improvements that you see before you on the associated plan. We believe that solar farms make good neighbors, because they are quiet. They are lower than most any other improvement you might see on a piece of property. They don't generate traffic, and they contribute to renewable energy into our green future. I don't know about your house, but in my house, we have an ever increasing number of I devices, video game consoles, and other things and so there is a need to create renewable energy. We also looked at your Land Use Plan. We thought that your Land Use Plan would support an R-20 zoning district at this location. It says that this corridor should remain a transitional thoroughfare or low intensity use such as single family homes, schools, churches, and a limited number of commercial uses are able to thrive. We would submit to you that solar farms are low intensity use that preserves a large tract of land for future redevelopment rather than immediately developing today a number of small lots. It does preserve for you a large tract of land for future redevelopment. The improvements are so that it is quite easy to redevelop this site. We also thought given the great majority of the tract was already under this zoning district that it made sense to continue that. I do have some specifics that I would like to share with you relative to the special use district, but I think it might be more appropriate to wait until we get to that point. As I said, we are happy to answer any questions that you might have. We hope that you join your Planning Board in supporting the zoning district. Thank you.

Councilmember Eric Sellers:

Very good points that I think everybody has made. I think the action we have as a Board is fairly simple, and that is if you look at our Town, we have a Town that borders us from the south, we have a Town that borders us from the east, and we have a Town that borders us from the west.

Mayor Cheryl Oliver:

Ms. Maybee, in the staff recommendation is there anything that you need to say before we start. I think I skipped over you.

Planning Director Julie Maybee:

In looking at what our Ordinance has to state and at looking at our Future Land Use Plan, Ms. Trahos was correct in stating that our Future Land Use Plan does designate this as a transitional area between residential and a limited amount of commercial use low density development. As is proposed, they are looking at having a solar farm on the property for a limited period of time. It would preserve it for future development. At looking at the information that has been presented this evening and also considered by the Planning Board, provided that the matter is explored about the tile on that site, staff would recommend that it is consistent with our Future Land Use Plan as it is laid out. It would be in the public interest,

because they would be having a buffering around the perimeter of the site, and extra buffering as they proposed before the put any of the solar panels posts in the ground. It would be explored to make sure they were not disrupting the tile system.

A motion was made by Councilmember William Overby and seconded by Councilmember Eric Sellers to close the public hearing. Motion carried unanimously. 6:21 p.m.

Councilmember Eric Sellers stated that if they were looking out to the future, Selma has one direction to grow and that is towards the north. He said that they want to put this in the middle of the only place that Selma has to grow. Councilmember Sellers stated that he was not sure that having this where it is consistent with where a developer would want to go out and develop the property.

Mayor Pro-Tem Jackie Lacy stated that she could not see putting a solar farm in this area. She said that it was unattractive and does not give the Town a favorable look, as well as provide any jobs. Mayor Pro-Tem Lacy stated that she could not foresee where a solar farm in this area would enhance the Town of Selma as beautification.

Councilmember William Overby stated that the solar farm would not give any service to the Town of Selma.

Mayor Oliver stated that she echoed the comments that have been made. She said that it is the Town's area of future growth. She said that it seemed to be an inappropriate use for an area which they have thought to be good for residential development.

Mayor Pro-Tem Jackie Lacy stated that Ms. Trahos advised that the property could be used for redevelopment later on. She asked why would it be there temporarily and then try to redevelop it?

Mayor Oliver stated that Council had before them a request to rezone property located on US Hwy. 301 North, Selma, N.C. From R-20, R-10, and GB to all R-20 (SUD) special use district.

With no motion to approve, the request to rezone property located on US Hwy. 301 North, Selma, N.C. from R-20, R-10, and GB to all R-20 (SUD) special use district was denied.

Voting not to approve: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, Councilmember Eric Sellers, Councilmember Tommy Holmes, and Councilmember William Overby.

Planning Director Julie Maybee questioned if Council was considering that the request was inconsistent with the Town's Land Use Plan because this is a strategic corridor.

Mayor Oliver stated that was correct.

A motion was made by Councilmember Eric Sellers and seconded by Mayor Pro-Tem Jackie Lacy to deny the request to rezone the property located at US Hwy. 301 North, Selma, N.C. from R-20, R-10, and GB to all R-20 (SUD) due to it being inconsistent with the Town's Land Use Plan due to it being a strategic corridor. Motion carried unanimously.

Attorney Beth Trahos stated that one of the things that they did not focus on given the special use permit aspect was the plant material that was proposed. She said that they would like to present all the plants that are proposed to make this attractive. Attorney Trahos stated that the majority of the property is already zoned R-20.

Mayor Oliver stated that Council would accept it as presented; however, this was not the reason for denial. She said that the buffering was not the reason for denial of the request.

Due to the rezoning request being denied, this item was not discussed.

**Quasi-Judicial
Public Hearing for a
Special Use Permit
for a Solar Farm
Located on US Hwy.
301 North, Selma,
N.C. by North
Webb Solar, LLC
and Diane Hatcher
Narron (Owner):**