

**TOWN OF SELMA
REGULAR COUNCIL MEETING
DECEMBER 8, 2015**

PRESENT: Mayor Cheryl Oliver, Mayor Pro-Tem Jackie Lacy, Councilmembers Eric Sellers, Tommy Holmes and William Overby, Town Manager Jon Barlow, Town Attorney Alan “Chip” Hewett, and Interim Town Clerk Brenda Thorne. Also present, Councilmember-Elect Mark Petersen.

OTHER STAFF PRESENT: Planning Director Julie Maybee, Fire Chief Phillip McDaniel, Police Chief Richard Cooper, and Public Services Director Alex Fuller.

CONVOCATION (Present Council): Mayor Oliver called the meeting to order at 6:00 p.m. in the Selma Jernigan Building and declared a quorum present.

Johnston County Commissioner Ted Godwin offered the invocation.

PLEDGE TO FLAG: Mayor Pro-Tem Jackie Lacy led in the pledge of allegiance to the flag.

CONSENT AGENDA: Minutes
Special Council Meeting – November 5, 2015
Regular Council Meeting – November 10, 2015

A motion was made by Councilmember Eric Sellers and seconded by William Overby to approve the consent agenda as presented. Motion carried unanimously.

SPECIAL PRESENTATION – Recognition of Councilmember Eric Sellers: Mayor Oliver read and presented the following plaque to Councilmember Eric Sellers.

Recognition of Service

ERIC SELLERS

WHEREAS, Councilmember Eric Sellers has been a member of the Selma Town Council for nearly nine years beginning by being appointed on May 8th, 2007 and continuing by being elected and re-elected since November 2007; and

WHEREAS, Councilmember Eric Sellers served the Town of Selma and its citizens during a time that numerous projects were completed that will impact our citizens for many years to come, including the expansion of the Selma Public Library, a new

building for the Selma Police Department, renovation of the Selma Fire Department, and renovation of a Richard B. Harrison Campus Building to house the Harrison Center for Active Aging; and

WHEREAS, He has supported the implementation of numerous projects and policies that improved our physical, organizational and technological infrastructures; and,

WHEREAS, Councilmember Eric Sellers has exhibited leadership, exercised sound judgment and fiduciary responsibility, and has been consistent in reminding Councilmembers of the importance of making informed decisions; and,

WHEREAS, He has demonstrated in many other ways his genuine love for our Town, its citizens, and employees.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Town Council of the Town of Selma, North Carolina, express to Eric Sellers our appreciation and gratitude for his dedicated service to our Town and extend to him our very best wishes for success and prosperity in his future endeavors.

IN TESTIMONY WHEREOF, we have hereunto caused the Seal of the Town of Selma to be affixed the 8th day of December 2015 to this Resolution of Appreciation.

OATHS OF OFFICE:

Mayor Oliver recognized Judge Knox Jenkins who was present to administer the oath of office to the newly elected Councilmember Mark Petersen, and Clerk of Court Michelle Ball who was present to administer the oaths of office to Mayor Cheryl Oliver, Councilmember Tommy Holmes, and Town Clerk Brenda Thorne.

Judge Knox Jenkins administered the oath of office to Councilmember Mark Petersen.

Clerk of Superior Court Michelle Ball administered oaths of office to Mayor Cheryl Oliver, Councilmember Tommy Holmes and Town Clerk Brenda Thorne.

ELECTION OF MAYOR PRO-TEM AND OATH OF OFFICE:

A motion was made by Councilmember Tommy Holmes and seconded by Councilmember Mark Petersen to appoint Councilmember Jackie Lacy as Mayor Pro-Tem. Motion carried unanimously.

Clerk of Superior Court Michelle Ball administered the oath of office to Mayor Pro-Tem Jackie Lacy.

Councilmember Petersen, Councilmember Holmes, Mayor Pro-Tem Lacy, and Mayor Oliver thanked the voters and those that worked to help them with their election.

RECESS:

Mayor Oliver stated that Town Council would be taking a brief recess and would reconvene in about ten minutes.

Mayor Oliver called the meeting back to order at 6:39 p.m.

APPROVAL OF AGENDA:

Mayor Oliver stated that she had received a copy of an email from Mr. Andrew Hodge who requested that item 14b, Set a Public Hearing Date for a Municipal Code Text Amendment Regarding Sidewalks – Eason, be removed.

Councilmember William Overby requested that item 15a, Review and Consideration of a Resolution Adopting a Code of Ethics for the Selma Town Council, be removed.

A motion was made by Councilmember William Overby and seconded by Councilmember Tommy Holmes to approve the agenda as amended. Motion carried unanimously.

**SETTING OF COUNCIL
MEETING DAY AND TIME:**

Mayor Oliver asked if there were any recommendations for the setting of the Town Council meeting date and time.

A motion was made by Councilmember Tommy Holmes and seconded by Mayor Pro-Tem Jackie Lacy to set the Regular Council Meeting date and time for the second Tuesday of each month at 6:00 p.m. Motion carried unanimously.

**APPOINTMENT OF TOWN
ATTORNEY:**

Mayor Oliver stated that Attorney Chip Hewett is currently the Town's Attorney.

A motion was made by Councilmember Tommy Holmes and seconded by Councilmember William Overby to appoint Attorney Chip Hewett as Selma's Town Attorney. Motion carried unanimously.

**RECOGNITIONS/
PRESENTATIONS –**

**Introduction of New Finance
Director Karen Johnson:**

**Update on PEG Channel
from Majory Regan:**

**Presentation of Audit Report
for Fiscal Year 2014/2015 by
Mauldin & Jenkins, LLC:**

**OPEN FORUM/ CITIZENS
REQUESTS:**

**PUBLIC HEARINGS –
Review and Consideration of
a Selma Municipal Code Text
Amendment to Allow an
Outdoor Flea Market in the
GB Zoning District – Brown/
Uzzle:**

Planning Director Julie Maybee stated that a request was received for a Selma Municipal Code text amendment to allow an outdoor flea market as a permitted use in the General Business (GB) zoning district from Mr. Doug Brown and Mr. Jim Uzzle. Ms. Maybee requested that the staff report and exhibits be incorporated into the minutes.

INSERT STAFF REPORT AND EXHIBITS

Planning Director Julie Maybee reviewed with Town Council the areas that are currently zoned General Business, which consists of approximately 31 acres. She said that this area is located along the Town's strategic corridor and gateways. Ms. Maybee stated that this text amendment would apply to all those lands that are zoned GB. She reviewed the protocol for this meeting, which included:

Staff Presentation
Public Comments For and Against
Applicant Rebuttal
Staff Recommendation
Close of Public Hearing
Council Deliberation
Discussion of Consistency Statement Findings
Decision

Ms. Maybee stated that the reason for this hearing was for an amendment request to the Town's ordinance by a citizen.

A motion was made by Councilmember William Overby and seconded by Councilmember Mark Petersen to open the public hearing. Motion carried unanimously. 7:58 p.m.

Planning Director Julie Maybee:

In the General Business district, it is intended to provide for the development of commercial and service centers that are accessible to the general public, and from the surrounding neighborhood businesses in this district. It is intended to serve the daily convenience...

Ms. Ann Williams:

We cannot hear a word back here.

Planning Director Julie Maybee:

Again as I have mentioned before, we have approximately 31.96 acres in Town and also in our ETJ area that is zoned GB, and as I indicated, a lot of the land is located on our community gateways and our corridors of strategic importance. We have reviewed the Future Land Use Map. I just want to give you an example of the uses that are found in the GB zoning district. An example just to illustrate: veterinarian services, bed and breakfasts, shopping centers; this was directly from our ordinance provision. Travel and tourist oriented, bingo halls, clubs and lodges, country clubs, golf courses, dance schools, martial arts, public parks, fire stations, government offices, and I am just highlighting some of these items, specialty hospitals, advertising services, banking, savings and loan, barber shops, car washes, clothing alterations. You are seeing that a lot of it is really geared toward the daily convenience of citizens.

The Planning Board considered this text amendment, and the outcome of the text amendment as proposed was not approved by the Planning Board. Three members voted no and one member abstained, so it was not supported. In considering a request, you need to look at the consistency statement in compliance with the Future Land Use Plan. As I mentioned earlier, the areas along Pollock Street, a lot of the areas where the GB zoning district is in place, the strategic corridor, kind of similar to what we were looking at on 301 North with the solar farm. I've included a consistency statement findings for your consideration, as well as a draft motion and pause at the moment for your consideration and public comment.

Mr. Jim Uzzle owner of the property at 1555 Lizzie Street, which is presently a car wash and has been since 2002.

We are simply trying to look for a revenue source, and my friend and I that has 25 years of experience in a flea market environment in downtown Raleigh that was sold to the Food Bank of North Carolina. So therefore, I sought his expertise in trying to develop this possibility. I know there are flea markets all over Selma. There has been a lot of discussion about it not being a popular thing, being an eye sore. We did not have that kind of image at all in mind. We wanted it to be professionally done. There is a paved area on this particular piece of property that we could have vendors there. We do not want to do anything improper, that is the reason that why we are here. We think that we are already zoned to have flea markets inside of the building. If we chose to do so, we wanted to expand it to the outside so that obviously there could be additional people there. If you can't do it, you can't do it, but we think that we should be able to do it, and would like to do it in a first class manner. If

not, please tell us so, and we will put our tail between our legs and look for something else.

Councilmember Petersen:

This is going to be done in a parking area. Is that correct?

Mr. Jim Uzzle:

We have existing a half acre lot adjoining it for plenty of parking.

Councilmember Petersen:

That would be where parking would be.

Mr. Jim Uzzle:

That is correct.

**Review and Consideration of
a Selma Municipal Code Text
Amendment for a Church in
the I-2 Zoning District –
Stancil:**

**Review and Consideration of
a Selma Municipal Code Text
Amendment for a Truck
Terminal in the GB Zoning
District – Stancil:**

**Review and Consideration of
a Selma Municipal Code Text
Amendment Pertaining to
Utilities in the R-20 Zoning
District – Clooney:**

**Review and Consideration of
the Purchase of the American
Legion Building located at
300 North Webb Street:**

**PLANNING & ZONING
REPORT AND
RECOMMENDATIONS-**

**Set a Public Hearing Date for
a Municipal Code Text
Amendment for Maintenance
Yards and Outside Storage –
Stancil:**

**Set a Public Hearing Date for
a Municipal Code Text
Amendment Regarding
Sidewalks – Eason:**

This item was removed from the agenda under Approval of the Agenda.

**Set a Public Hearing Date for
Rezoning/Future Land Use
Plan Amendment for
Property Located at 809
South Raiford Street –
Stancil:**

**Appearance Committee
Update and Holiday
Decorating Contest:**

**TOWN MANAGER'S
REPORT AND
RECOMMENDATIONS-**

**Review and Consideration of
a Resolution Adopting a
Code of Ethics for the Selma
Town Council:**

**Review of Bid Results for the
Noble Street Sewer Project
with a Conditional Award to
R.D. Braswell Construction:**

**Request to Approve a
Resolution to the LGC for
Financing of the Noble Street
Sewer Project:**

**Committee Appointment to
the Triangle J Council of
Governments:**

Financial Statements:

Strategic Plan Update:

**TOWN ATTORNEY'S
REPORT:**

**MAYOR'S REPORT &
RECOMMENDATIONS-
Set Date for Community
Visioning Sessions:**

General Comments:

**COUNCILMEMBERS'
REPORTS &
RECOMMENDATIONS:**

This item was removed from the agenda under Approval of the Agenda.

ADJOURNMENT:

With no further business, a motion was made by Mayor Pro-Tem Jackie Lacy and seconded by Councilmember Tommy Holmes to adjourn. Motion carried unanimously.

The meeting adjourned at 8:00 p.m.

BRENDA W. THORNE, Interim Town Clerk