

MAYOR
Byron James McAllister

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Joe Scarboro

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William Overby



TOWN MANAGER
Alexis Carter

TOWN CLERK
Dalton Larsen-Batten

TOWN ATTORNEY
Alan "Chip" Hewett

2025-026-O: AN ORDINANCE TO AMEND CHAPTER 17 OF THE CODE OF ORDINANCES OF THE TOWN OF SELMA

WHEREAS, Town of Selma staff has initiated text amendments to Chapter Seventeen of the Town Code of Ordinances to amend Section 17-620.- Reconsideration of town council action. and Sec. 17-1706.- Reconsideration of zoning map amendments. and

WHEREAS, On October 27, 2025, the Planning Board reviewed the amendment(s); and made a motion to recommend to Town Council with a statement that the proposal is consistent with the Town of Selma Land Use Plan; and

WHEREAS, On January 13, 2026, the Town of Selma Town Council conducted a public hearing after due notice was provided, reviewed the formal amendment(s) and unanimously voted to approve all proposals as submitted.

NOW, THEREFORE, BE IT ORDAINED THAT:

Section 1. The Town of Selma Code of Ordinance is hereby amended to read as follows:

Sec. 17-620.- Reconsideration of town council action. ~~Reserved.~~

~~A. A.~~

~~Whenever (i) the Town Council disapproves an application for a special use permit, or (ii) the Board of Adjustment denies an application for a variance, on any basis other than the failure of the applicant to submit a complete application, such action may not be reconsidered by the respective board for one (1) calendar year unless the applicant clearly demonstrates that:~~

~~1.~~

~~Circumstances affecting the property that is the subject of the application have substantially changed; or~~

~~2.~~

~~New information is available that could not with reasonable diligence have been presented at a previous hearing. A request to be heard on this basis must be filed with the Administrator within the time for an appeal to superior court (see Art XV "Enforcement Section, 17-1506, "Judicial Review"). However, such a request does not extend the period within which an appeal must be taken.~~

~~B.~~

Notwithstanding subsection A., the Town Council may at any time consider a new application affecting the same property as an application previously denied. A new application is one that differs in some substantial way from the one previously considered.

Sec. 17-1706. --Reconsideration of zoning map amendments. Reserved.

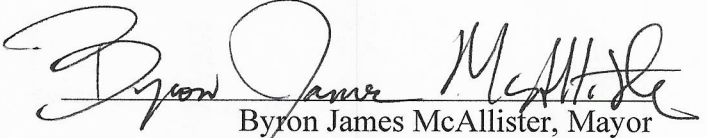
Whenever the Town Council holds a legislative public hearing on an application for a zoning map amendment initiated by a party other than the town itself (i.e., the Town Council, the Planning Board, Board of Adjustment or Town Administration), and on the day of or after the public hearing either the applicant withdraws the application or the Town Council approves or denies the rezoning, then the town will not accept an application for a zoning map amendment affecting the same property or any portion thereof submitted by any party other than the town itself within one (1) year from the date such application was withdrawn, approved or denied.

Section 2. The Clerk is hereby authorized to insert such amendments into the official Code of Ordinances of the Town of Selma kept on file in the Office of the Clerk.


Section 3. This ordinance shall become effective upon adoption.

This is the 13th day of Jan, 2026.




Byron James McAllister, Mayor

ATTEST:


Dalton Larsen-Batten, Town Clerk