



**Town of Micro**  
**Board of Commissioners Meeting AGENDA**  
**Tuesday - July 9, 2024**  
**7:00 p.m.**  
**Micro Town Hall**

**1. CALL TO ORDER**

- Call to Order
- Pledge of Allegiance
- Invocation

**2. PUBLIC COMMENT**

**3. ADJUSTMENT/ADOPTION OF THE AGENDA**

- a. Adjustments to the Agenda
- b. Adoption of the Agenda

**POTENTIAL ACTION:** Adoption of Agenda

**4. CONSENT AGENDA**

*(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Board may request to have an item removed from the consent agenda for further discussion.)*

- a. Draft Minutes
  - *June 11, 2024 – Regular Meeting*

**POTENTIAL ACTION:** Adoption of Consent Agenda as Presented

**5. SPECIAL PRESENTATION/INTRODUCTIONS**

**6. FINANCIAL REPORT**

**7. PLANNING BOARD REPORT**

- a. Planning Board/BOA Report  
*Presenter: Garrett Mitchell, Planning Board Chair*

**POTENTIAL ACTION:** None - Informational Only

**8. OLD BUSINESS**

**9. PUBLIC HEARINGS**

- a. 2024-19-RZ – Rezoning – Agri Direct  
*Presenters: Kimberly Moffett, Interim Town Clerk & Michael McQuillen*
  - *Application*
  - *Planning Board Recommendation*
  - *Newspaper Ad*
  - *Public Notice Letters*
  - *Ordinance*

**POTENTIAL ACTION:** Adoption of Ordinance #2024-07-01

**10. NEW BUSINESS**

- a. Agri Direct Major Site Plan  
*Presenter: Michael McQuillen*
- *Zoning Permit Application*
  - *Construction Drawing/Plans*
  - *Draft Approval*

**POTENTIAL ACTION:**

Approval of Major Site Plan

**11. COMMISSIONER REPORTS**

- a. Special Events Report  
*Presenter: Katy Garcia, Commissioner*

**POTENTIAL ACTION:**

None - Informational Only

**12. CLOSED SESSION**

**13. ADJOURNMENT**

- a. Adjourn the Meeting

**POTENTIAL ACTION:**

Motion to Adjourn



**Town of Micro**  
**Board of Commissioners Meeting MINUTES**  
**Tuesday -June 11, 2024**  
**7:00 p.m.**  
**Micro Town Hall**

**ELECTED OFFICIALS PRESENT:**

Marty Parnell, Mayor  
Kevin Worley\*, Mayor Pro Tem  
Tim Earp, Commissioner  
Katy Garcia, Commissioner  
\*Arrived at 7:23 p.m.

**OTHERS PRESENT:**

Lee Worsley, Central Pines COG  
Tyler Queen, Central Pines COG  
Lisa Lee, Deputy Town Clerk  
Yiecenia Joyner, Deputy Town Clerk  
Kimberly Moffett, Interim Town Clerk

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**1. CALL TO ORDER**

- Call to Order
- Pledge of Allegiance
- Invocation

**2. PUBLIC COMMENT**

Ms. Becky Phillips, resident, was present and requested the board consider turning the current tennis court into a pickleball court. She stated there were many residents who would enjoy this. The mayor stated that Jerome Park was the next project to be undertaken for revitalization and they would definitely consider the request.

Another resident addressed her concerns regarding the lack of a police department. Mayor Parnell stated the board completely understood the concerns and advised the decision to do without a police department at this time was not an easy decision. He stated they looked at every possible scenario but the budget, at this time, does not allow for a police department. He stated the town is still trying to get caught up with previous year audits that were never completed. Annual audits are required by NCGS. He further stated that as much as everyone wants a police department, the funding is just not available right now. It is the hope of the board that we will be able to bring back the PD in the next two years. He stated the town does have police protection through the Johnston County Sheriffs Office and will continue to have that. Should anyone need law enforcement, they simply have to call 911.

Resident, John Schullery, was in attendance and offered his thanks and appreciation to Lenny for the great job he had done with the yard refuge.

There was a question asked regarding Wellons Park and clean fill. Mayor Parnell explained the situation and that it was hoped the dirt would meet compaction and project would begin in September.

**3. ADJUSTMENT/ADOPTION OF THE AGENDA**

- a. Adjustments to the Agenda
- b. Adoption of the Agenda

**ACTION:**

Adoption of Agenda as Presented

Motion:

Commissioner Earp

Second:

Commissioner Garcia

Vote:

Unanimous

#### 4. CONSENT AGENDA

*(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Board may request to have an item removed from the consent agenda for further discussion.)*

- a. Draft Minutes
- *May 14, 2024 – Regular Meeting*
  - *May 14, 2024 – Special Meeting*
  - *May 14, 2024 – Closed Session*
  - *May 23, 2024 – Special Meeting*

**ACTION:** Adoption of Consent Agenda as Presented

Motion: Commissioner Earp  
Second: Commissioner Garcia  
Vote: Unanimous

#### 5. SPECIAL PRESENTATION/INTRODUCTIONS

- a. Introduction of New Employee & Issuance of Oath of Office  
*Presenter: Marty Parnell, Mayor*
- *Yiecenia Joyner – Deputy Town Clerk*

Mayor Parnell introduced Yiecenia Joyner as the new Deputy Town Clerk. Ms. Joyner started with the town on May 22, 2024. The mayor issued the Oath of Office to Ms. Joyner.

#### 6. FINANCIAL REPORT

#### 7. PLANNING BOARD REPORT

- a. Planning Board/BOA Report  
*Presenter: Garrett Mitchell, Planning Board Chair*

Mr. Mitchell provided a report of the May 28, 2024 Planning Board meeting. He stated the Planning Board approved minutes from previous minutes and heard report on 2024-17-OA. He stated the text amendment was in reference to updating the Zoning Ordinance Use Table. Amendment would include allowing all town owned facilities to operate within all zoning districts. He stated it was the unanimous decision of the Planning Board to recommend approval of the text amendment to the Board of Commissioners.

#### 8. OLD BUSINESS

#### 9. PUBLIC HEARINGS

- a. FY 2024-2025 Budget  
*Presenter: Lee Worsley, Central Pines COG*

Mayor Parnell noted this as a public hearing and opened it at 7:20 p.m.

Mr. Worsley presented information about the proposed budget and provided a Power Point presentation. He stated this was a tough budget and very difficult decisions

needed to be made. He spoke about statutory mandates that need to be met. He shared information about the Local Government Commission (LGC) and their powers. He stated Micro was 4 years behind in audits and that bank reconciliations had not been completed for 3 years. He stated at this time we were close to being caught up. He further stated that at this time there is not enough revenue coming into support services. He further advised that the town is still under an agreement with the LGC and all budgets are required to be reviewed and signed off by the LGC. He added the town has made great strides and progress but cautioned there is still work to be done.

He shared details about the budget process and added the board had met several times about the budget creation and process. The board met on April 18, May 14 and May 23 as well as holding the public hearing this evening. He stated a budget must be adopted by June 30 of each year.

He shared details about the two main funds: the General Fund and the Water Sewer Fund. He stated the Water Sewer Fund, also known as an enterprise fund, must be able to stand on its own. He further stated there have been many required repairs this year and this has caused the reserves to drop. He reminded us we are still facing significant financial challenges and services cannot be supported with current revenues.

A graph was shared that showed fund balances of municipalities across the state. He stated that currently Micro is way under the average fund balance. He further stated the ARPA funds helped to maintain the balance. A 50/50 budget for both General and Water Sewer is required to stabilize the fund balance. He added if the town continued without making necessary cuts the town would be bankrupt within 4 years.

Also addressed were opportunities to build the fund balance, which require tough decisions. It was also stated that there is money in the contingency fund for the first time in years and added the town is well on its way to getting to the average fund balance.

He stated for the first time the town was going to offer health benefits to employees. He stated there were no pay raises and no tax rate increase included. There is a 15% increase in water sewer costs as well as a 10% increase in solid waste. The solid waste is simply a pass through of what increase the town is seeing.

Resident, Byron Smith, was present and asked when the last time there a tax increase was. Mayor Parnell stated he believed the last increase was in 2021. It was stated an increase was looked at as a possibility to retain the Police Department. Unfortunately, the tax increase would have had to be quite significant. Mr. Worsley stated a 1 cent tax increase would only equate to \$2,500. It was stated again that the hope is to be able to build back a police department in two years.

It was stated it was important to get the message out about how far we have come. The mayor stated that he recently had to attend a hearing by the LGC with reference to the town's financial situation and past due audits. He stated that the State Treasurer was in attendance and questioned if Micro needed to still be a town. Mayor Parnell stated the town was trying desperately to fix a situation that was created prior to the current board. He further stated we would not give up. The mayor added that he and Mr.

Worsley had submitted all requested documentation and answered all questions asked at the hearing and stated they both felt good following the hearing.

With there being nothing further, the hearing was closed at 7:53 p.m. and the item was turned over to the board for their deliberation.

**ACTION:** Adoption of Ordinance #2024-06-01

Motion: Commissioner Earp  
Second: Mayor Pro Tem Worley  
Vote: Unanimous

2024-17-OA – Text Amendment Section 3-103-3(c)

b. *Presenter:* Kimberly Moffett, Interim Town Clerk

Ms. Moffett provided details about the proposed text amendment. The proposed amendment to the Zoning Code Use Table would amend the code to allow any town owned facility to be in all zoning districts. During the process of the refurbishing of the Community Center, it was determined that community center is in a R-10 zoning, which current use table would not allow for a community center to be located. It was stated there were two different ways to handle this situation, one being going through a Special Use Permit Process and the other requesting a rezone. This item was discussed at length and after realizing several town facilities would not be following the current zoning use table, it was agreed that it would be a cleaner option to amend the code to ensure that town owned facilities/buildings be allowed in all zoning districts. This would clean up the current situation as well as any future development/refurbishing of town owned buildings/facilities.

Members of the Planning Board heard and discussed this item at their last meeting, and it was the decision of the board to recommend approval of the text amendment.

Commissioner Garcia asked about current zoning of other town facilities and it was stated that Jerome Park is currently zoned R-15, Police Department is zoned CD, and the Public Works/Business Center is currently zoned LI.

**ACTION:** Adoption of Ordinance #2024-06-02

Motion: Mayor Pro Tem Worley  
Second: Commissioner Earp  
Vote: Unanimous

## 10. NEW BUSINESS

## 11. COMMISSIONER REPORTS

a. Special Events Report  
*Presenter:* Katy Garcia, Commissioner

Commissioner Garcia stated the Endless Yard Sale was coming up this weekend. She stated the town would be hosting tables in the parking lot of the Public Works/Business Center Building on Saturday from 10:00 a.m. – 2:00 p.m.

She added the next Movie in the Park would be on June 29, 2024, at 8:00 p.m. She stated it would be Taylor Swift and the movie was 3 hours in length.

**12. CLOSED SESSION**

**13. ADJOURNMENT**

- a. Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 8:00 p.m.

**ACTION:** Motion to Adjourn

Motion: Commissioner Garcia

Second: Commissioner Earp

Vote: Unanimous

Duly adopted this the 9<sup>th</sup> day of July, 2024 while in regular session.

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Marty Parnell  
Mayor

ATTEST:

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Kimberly A. Moffett, CMC, NCCMC  
Interim Town Clerk



TOWN OF MICRO  
PO Box 9  
450 US Highway 301 N  
Micro, NC 27555  
Office: 919-284-2572

## REZONING APPLICATION

### **\$250 FLAT FEE PLUS ADDITIONAL ACREAGE AS BELOW**

Up to 2 acres - \$25.00  
2.1 - 4 acres - \$50.00  
4.1 - 7 acres - \$75.00

7.1 - 12 acres - \$100  
Above 12 acres - \$200 PLUS \$25.00

### **APPLICANT INFORMATION:**

Name of Applicant/Petitioner: Capital Civil Engineering / Michael McQuillen

Mailing Address of Applicant/Petitioner: 126 North Salem Street, Apex NC 27502

Telephone Number of Applicant/Petitioner: 919-249-8587

Email Address of Applicant/Petitioner: mmcquillen@capitalcivil.com

### **PROPERTY INFORMATION:**

Owner(s) Name(s): Partlo Micro, LLC

Mailing Address of Owner: PO Box 799, Garner NC 27529

Telephone Number of Owner: 919-614-2067

Email Address of Owner: jcoward@ncddi.com

Site Address of Property: 582 Lowell Mill Road, Selma NC 27576

Property Tax ID #: 10 O 07087A

Deed Book/Page: 05289; 0396



**ZONING INFORMATION:**

Current Zoning District: RA / LI

Requested Zoning District: LI

# Acres Being Rezoned: ~64.6 acres

Total Acres in Parcel: 120.37 acres

List of Requested Uses or Reasons for Rezoning: To allow for industrial type uses within the property

**Application must include a map indicating the area where rezoning is being requested. A printout from the Johnston County GIS will suffice.**

**PROCEDURE INFORMATION:**

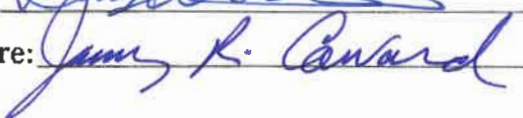
Applications for a rezoning shall be referred to the Planning Board. The Planning Board will report its recommendation to the Board of Commissioners. After proper notice has been given pursuant to Section 2-103-2, a legislative public hearing shall be held by the Board of Commissioners. Final decision of either approval or denial shall be made by the Board of Commissioners. Applicant should be prepared to attend both the Planning Board and Board of Commissioners\* meetings to present their request.

*\*Public Hearing*

**Certification:** I certify that all the information presented on this application is true and accurate to the best of my knowledge, information and belief. Further, I understand that should this application be approved by the Town Council, no site activity can take place until a site plan or other land development permits are issued/approved. Additionally, I allow town staff access to the petition property while conducting review of this petition. All property owners must sign. Add additional sheets if needed.

Owner Signature: 

Date: 5/28/2024

Applicant Signature: 

Date: 5/29/24

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_

Amount/Fee Paid: \$450<sup>x2</sup>

File#: 2024-19-R22

## **NOTICE OF PUBLIC HEARING**

The Micro Board of Commissioners will conduct a Rezoning Public Hearing for the following application on Tuesday July 11, 2024 at their 7:00 p.m. meeting. The hearing will be held in the Meeting Room of the Public Works/Business Center located at 450 US 301.

Application to rezone a total of 64.6(+/-) acres. located at 582 Lowell Mill Road; NC Pin # 263550-85-0884 from RA to LI.



Town of Micro  
P.O. Box 9  
450 US Highway 301 N.  
Micro, NC 27555  
Office: 919-284-2572  
Police: 919-284-1355

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June 26, 2024

Dear Micro Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Micro for a map amendment (rezoning) involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records.

The proposed application is for rezoning of a property located 582 Lowell Mill Road.

Request is to rezone from Residential-Agricultural / Light Industrial (RA/LI) to Light Industrial (LI).

This will be a legislative public hearing. Any resident or property owner are welcome to speak at the hearing. Following the close of the public hearing, the Board of Commissioners may decide on the rezoning request/application.

The public hearing will be held on **Tuesday, July 9, 2024**. The meeting will be held at the Town of Micro Public Works/Business Center Building located at 450 US Highway 301 N. and will begin at 7:00 p.m.

As per NCGS § 143-318.10 all meetings are open to the public.

Should you have any questions or concerns, please do not hesitate to contact the office at 919-284-2572.

Sincerely,

*Kimberly A. Moffett*

Kimberly A. Moffett, CMC, NCCMC  
Interim Town Clerk

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
AND ZONING MAP  
OF THE TOWN OF MICRO, NORTH CAROLINA**

WHEREAS a petition has been filed with the Board of Commissioners of the Town of Micro requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Micro to include in the Light Industrial (LI) zone the properties described below, property formerly being zoned both Residential-Agricultural (RA) and Light Industrial (LI); and

WHEREAS said property is owned by Partlo Micro, LLC; and

WHEREAS the Planning Board of the Town of Micro has reviewed the proposed change(s) and made a recommendation there upon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2-112-4 (A) of the Micro Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land adjacent parcels within a 100' radius of the entire boundary of the effected parcel of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class mail, as required by Section 2-103-2 (D) of the Micro Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2-103-2 (F) of the Micro Zoning Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS the said public hearing was conducted at 7:00 p.m. on July 9, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duly considering the matter, THE BOARD OF COMMISSIONERS OF THE TOWN OF MICRO DOES HEREBY ORDAIN:

**SECTION 1.** That the Zoning Ordinance of the Town of Micro is hereby amended to include in the Light Industrial (LI) zone the following described properties:

***General Description:***

582 Lowell Mill Road, Selma NC 27576

***Specific Description:***

NC Parcel TAX Number(s): 10007087A      NC PIN# 263500-85-0884

**SECTION 2.** That the official Town of Micro Zoning Map is hereby amended to include in the Light Industrial (LI) zone the above-described property and will be so marked.

**SECTION 3.** That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

**SECTION 4.** That the Board of Commissioners hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

*We find this rezoning to be reasonable and in the public interest because any potential impacts of the proposed amendment are compatible with existing and permissible uses surrounding the subject land.*

**SECTION 5.** That this ordinance shall become effective immediately upon its adoption

Duly adopted this 9<sup>th</sup> day of July 2024 while in regular session.

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Marty Parnell  
Mayor

ATTEST:

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Kimberly A. Moffett, CMC, NCCMC  
Interim Town Clerk



TOWN OF MICRO  
PO Box 9  
450 US Highway 301 N  
Micro, NC 27555  
Office: 919-284-2572

## ZONING PERMIT APPLICATION

**Residential Fees - \$75.00 initial PLUS**  
**the following:**

- 0-1200 sq. ft - \$25.00
- 1201 - 1900 sq. ft - \$50.00
- 1901 - 1999 sq. ft - \$75.00
- 2000- 2999 sq. ft. - \$100.00
- 3000 sq. ft. & over - \$150.00

**Decks/Storage Buildings, etc.: - \$30.00**

**Duplex - \$150.00**

**Commercial Zoning Permit - \$400.00**

**Sign/Wall Zoning Permit - \$20.00**

**Fence Zoning Permit - No Charge**

### **PERMIT INFORMATION:**

Type of Permit Requested: Commercial Zoning Permit

Date of Request : 5/14/2024 Current Zoning District: RA

Parcel #: 263500-85-0884 City Limits or ETJ: ETJ

Address/Location: 582 Lowell Mill Road, Selma NC 27529

**Reason for Permit Request:**

Building additions to building in southwest corner of existing development.  
Building additions consist of 42'x42 addition on the north face and a 100' x 200'  
addition on the south face. Truck loading docks provided to the south. No new parking

**Any Additional Information You Feel Would be Helpful:**

Per the owner, there will be no new employees as part of this expansion. A parking  
summary is provide on sheet C2 to demonstrate building has adequate parking.

***If Applicable:***

**Front** Setback Off: n/a Street/Road # Feet of Setback: n/a

**Side** Setbacks: # Feet of **Left** n/a # Feet of **Right** n/a

**Rear** Setback: # Feet of Rear Setback n/a

Town Water:  Yes  No Town Sewer:  Yes  No

**OWNER/APPLICANT INFORMATION:**

Owner/Applicant: Partlo Micro LLC

Mailing Address: PO Box 799, Garner NC 27529

Phone: \_\_\_\_\_

Contact Person Name: Jimmy Coward Phone: 919-284-6354

Email: jcoward@ncddi.com

**Per Section 2-109 Zoning Permit**

A zoning permit is required to verify that a proposed use and development will comply with the Code of Ordinance before any activity can begin on a lot. Applications for a zoning permit shall be filed with the written consent of the property owner. Applications shall be reviewed and decided by the Zoning Administrator who shall approve the permit upon finding the application and plans are in compliance with the zoning regulations applicable to the proposed use and lot and any quasi-judicial approval.

**Note:** If information on this application is found to be incorrect after submission, the permit can be found null and void any stop work orders issued.

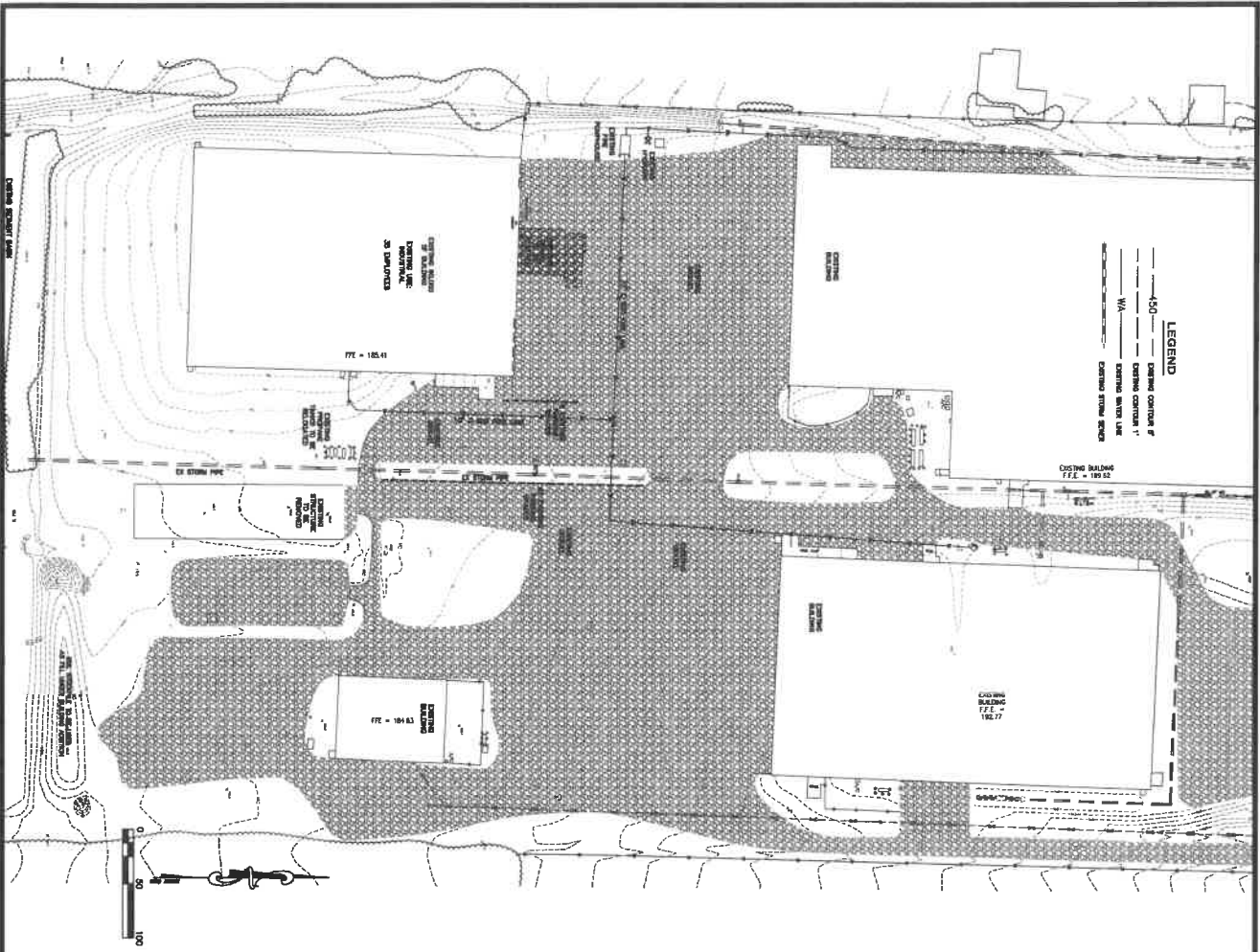
**OFFICE USE ONLY:**

Date Received: 5/20/24 Amount Paid: \$400 File Number: 2024-16-20

Reviewed/Completed By: \_\_\_\_\_

Permit Approval: \_\_\_\_\_

Date: \_\_\_\_\_



# CONSTRUCTION DRAWINGS

## AGRI DIRECT BUILDING ADDITION

582 LOWELL MILL ROAD  
 SELMA, NORTH CAROLINA 27576  
 JOHNSTON COUNTY

**OWNER:** PAVLO WOOD LLC  
 6000000  
 GARDNER NC 27628

**ENGINEER:** CAPITAL CIVIL ENGINEERING  
 4020 W. 10TH  
 ASHEBORO NC 27814  
 919-245-0877

**ARCHITECT:** RONI COOK ARCHITECTURE  
 6000 W. 10TH STREET  
 FLORENCE NC 27534  
 919-421-0028

**SITE INFORMATION:**

**PROPERTY ADDRESS:** 582 LOWELL MILL ROAD  
 SELMA NC 27576

**PROPERTY SIZE:** 120.27  
 ACRES

**PROPOSED USE:** MANUFACTURING

**DISTURBED AREA:** 2.0 ACRES

THE PROPERTY DOES NOT CONTAIN WETLANDS, FLOODPLAIN OR CHANGES

**LEGEND**

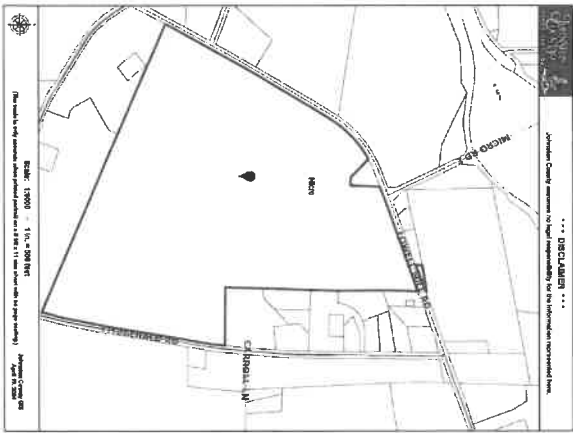
--- PROPERTY LINE

--- EXISTING CONTOUR

--- EXISTING DRAIN LINE

--- EXISTING STORM SEWER

**NOTES:**  
 EXISTING CONDITIONS AND TOPOGRAPHY IS FROM CAD FILE PROVIDED BY CLIENT. FIELD MEASUREMENTS, SITE VISITS BY CE & FIELD DATA AND OTHER SOURCES.



**COMMITMENT REQUIREMENTS**

REGULATORY PERMITS

CONTRACT SCHEDULE

CONTRACT SCHEDULE

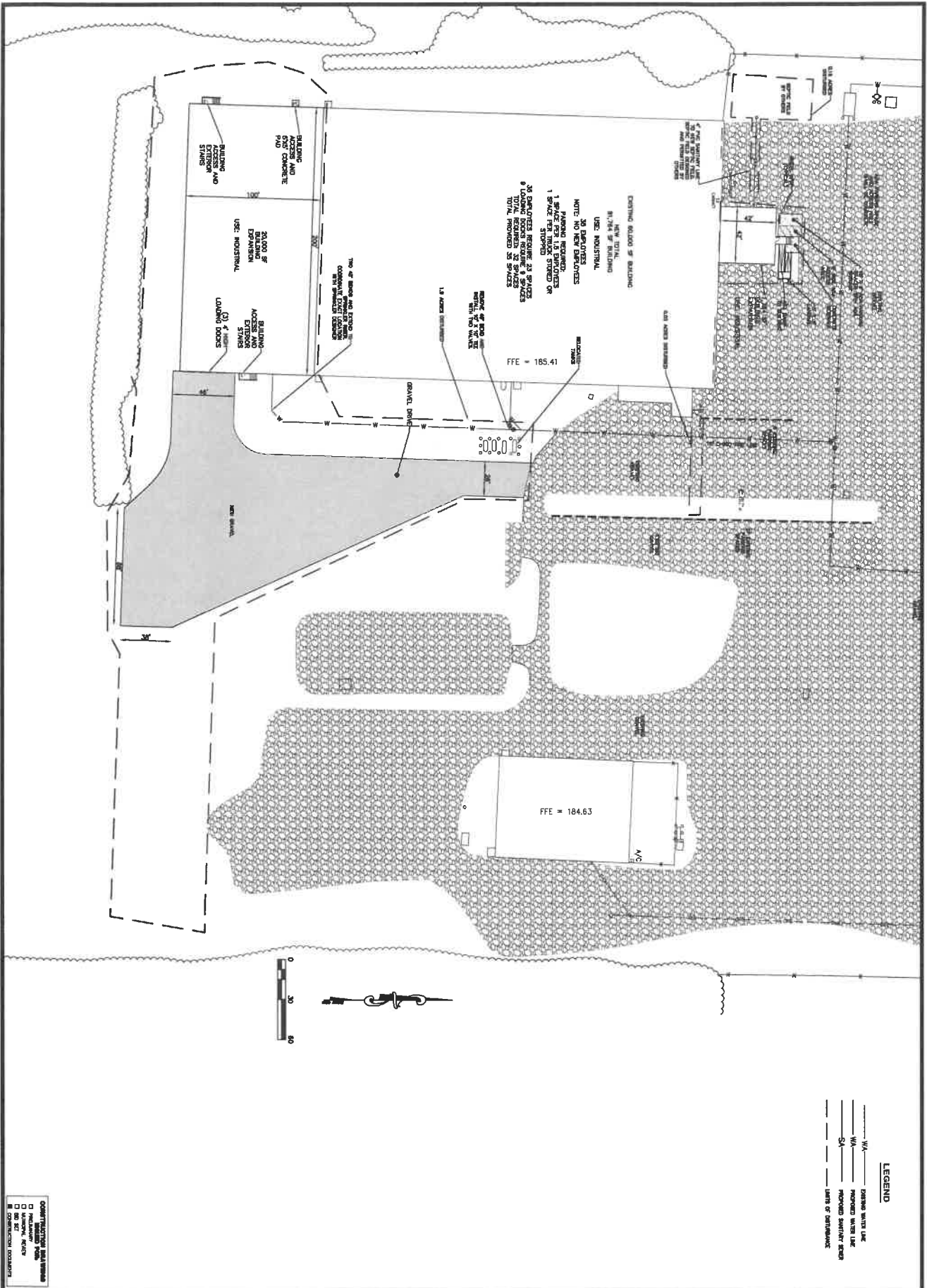
Project Number: <b>C1</b> V.P. JOB NUMBER: <b>014-013</b>	Contract No.: <b>AGRI DIRECT BUILDING ADDITIONS</b> <b>582 LOWELL MILL ROAD</b> <b>SELMA, NC 27529</b> <b>EXISTING CONDITIONS</b>	Date: <b>8/14/2024</b>	Revision: _____
		Scale: <b>AS SHOWN</b>	_____

**CCE**

CAPITAL CIVIL ENGINEERING

308 NORTH WALSH STREET, 8TH FLOOR, ASHEBORO, NC 27814  
 PH 919 245-0877 FX 919 245-0877  
 COPYRIGHT 2022 CAPITAL CIVIL ENGINEERING, PLLC P-0809




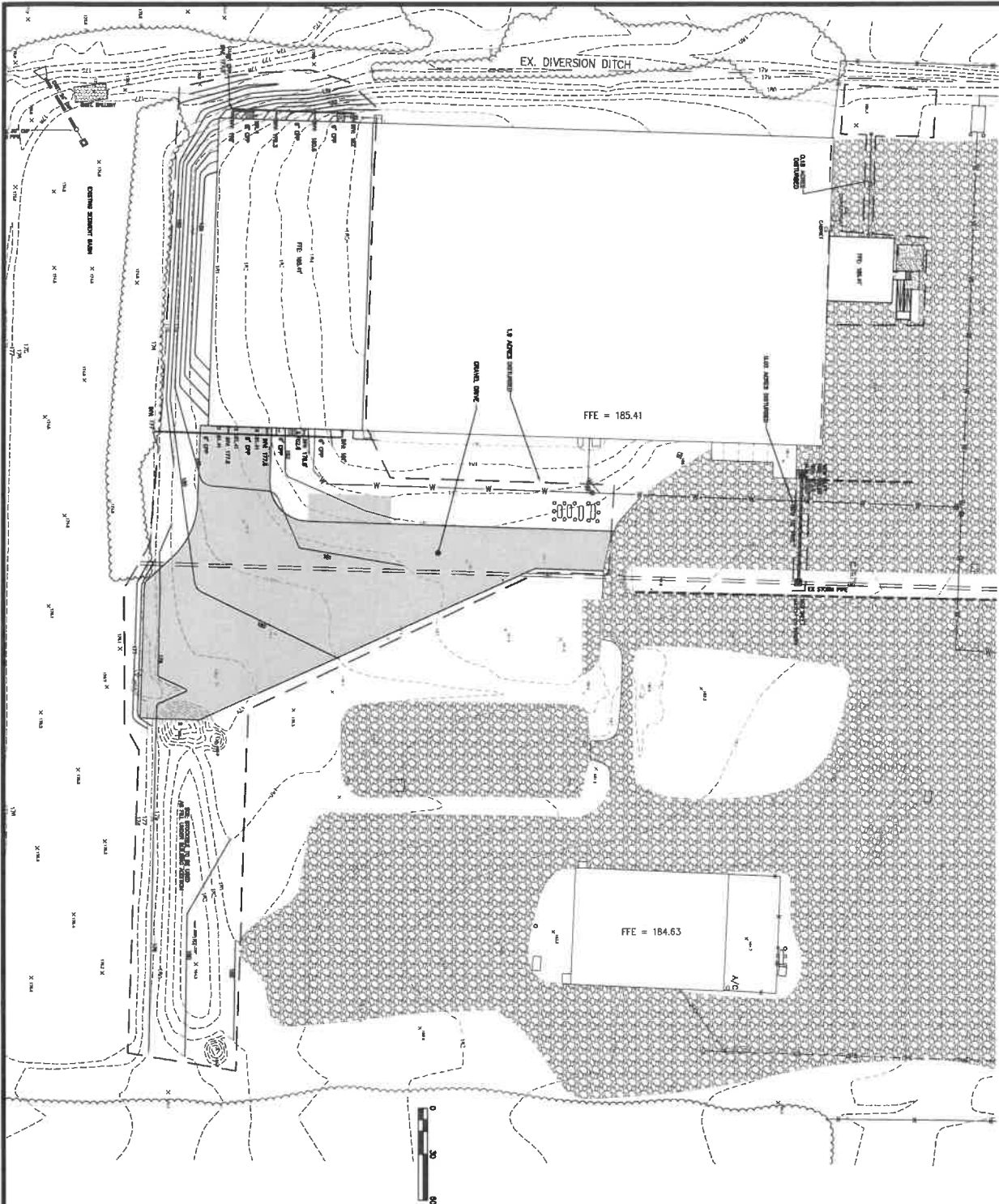


**LEGEND**

--- EXISTING WATER LINE  
 --- PROPOSED WATER LINE  
 --- EXISTING SANITARY SEWER  
 --- PROPOSED SANITARY SEWER  
 --- LIMITS OF DISTURBANCE

COMMITTEE ON BUILDING  
 REGULATORY  
 REGULATORY  
 REGULATORY  
 REGULATORY

Drawing Number: <b>C2</b> Project Name: <b>AGRI DIRECT BUILDING ADDITIONS</b> <b>582 LOWELL MILL ROAD</b> <b>SELMA, NC 27529</b> <b>SITE / UTILITY PLAN</b>	Date: <b>8/14/2024</b> Drawn by: <b>MPM</b>	Scale:  Proportion:  	 <b>CCE</b> CAPITAL CIVIL ENGINEERING 308 NORTH SALUDA STREET, STE. 205, APOEC, NC 27502 PH 919 246-8877 FX 919 246-1887 COPYRIGHT 2023 CAPITAL CIVIL ENGINEERING, PLLC P-0228
	Drawing Title: <b>C2</b> Project Name: <b>AGRI DIRECT BUILDING ADDITIONS</b> <b>582 LOWELL MILL ROAD</b> <b>SELMA, NC 27529</b> <b>SITE / UTILITY PLAN</b>		



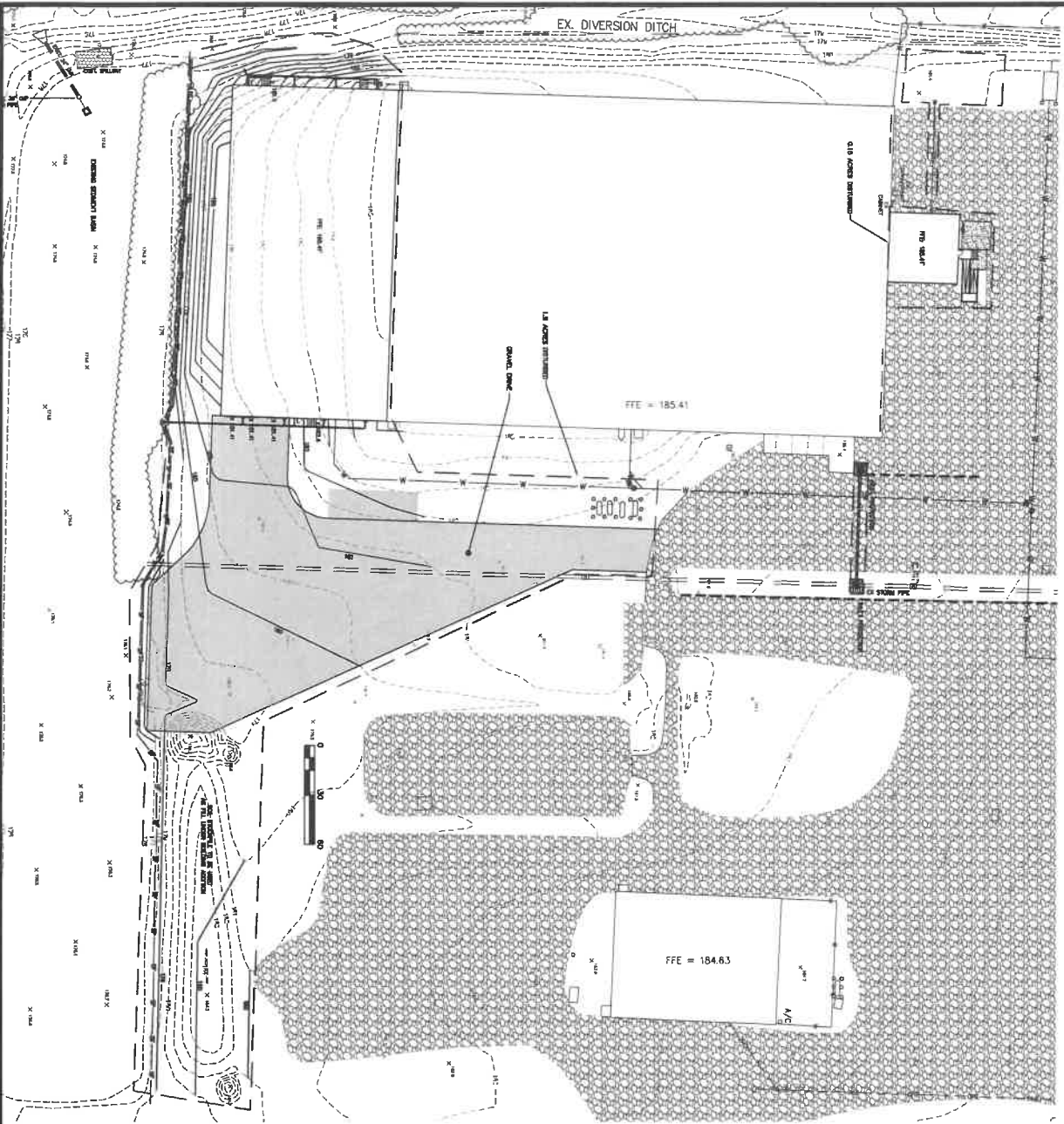
- LEGEND**
- EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING CENTRAL
  - PROPOSED CENTRAL
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING EASEMENT
  - PROPOSED EASEMENT

- COMPLETED EXISTING
- PROPOSED EXISTING
- PROPOSED NEW
- EXISTING EASEMENT
- PROPOSED EASEMENT

Drawing Number: **C3**  
 Project Name: **AGRI DIRECT BUILDING ADDITIONS**  
 582 LOWELL MILL ROAD  
 SELMA, NC 27529  
**GRADING PLAN**

Scale:	Revision:
1" = 40'	
Date: 8/14/2024	
Drawn by: MFM	

**CCE**  
 CAPITAL CIVIL ENGINEERING  
 809 NORTH SALM STREET, STE 200, APD, NC 27502  
 PH: 919-348-8887 FAX: 919-348-8882  
 COPYRIGHT 2022 CAPITAL CIVIL ENGINEERING, PLLC P-0808



**LEGEND**

WA	EXISTING WATER LINE
WA	PROPOSED WATER LINE
SA	PROPOSED SANITARY SEWER
---	EXISTING CURB
---	PROPOSED STONE BARRIER
---	PROPOSED SLOPE BARRIER
---	LOT/LOT OF CONFORMANCE
---	PROPOSED SILT FENCE
---	EXISTING SILT FENCE
---	EXISTING PROTECTION
---	PROPOSED PROTECTION
---	EXISTING TRUCK OUTLET
---	PROPOSED TRUCK OUTLET

**CONSTRUCTION SEQUENCE**

1. PER SPECIFICATIONS, A MAIN GRADE SILT INSPECTION AND PROTECTION PLAN SHALL BE SUBMITTED TO THE AGENCY FOR REVIEW AND APPROVAL. THIS PLAN SHALL BE PLACED IN A PROMINENT LOCATION ON THE SITE.
2. INSTALL SILT FENCE AND OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAN ONLY AS NECESSARY TO INSTALL THESE MEASURES.
3. BEGIN GRADING AND CONSTRUCTION MEASURES AS NEEDED.
4. REPAIR GRASSY AREAS AND INSTALL STORM DRAINAGE, PIPES AND SLOPE-OUTLET PROTECTION, IMMEDIATELY AFTER SLOPE PROTECTION.
5. REPAIR GRASSY AREAS AND OTHER AREAS INSTALLED, PROCEED WITH RECONSTRUCTION OF FAILING PAWS.
6. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH SOILS. REPAIR AND MAINTAIN SLOPE PROTECTION AND SLOPE-OUTLET PROTECTION THROUGHOUT CONSTRUCTION.
7. PROTECTORS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTORS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTORS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

- EROSION CONTROL, WATER AND MAINTENANCE**
1. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE AGENCY FOR REVIEW AND APPROVAL.
  2. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE AGENCY FOR REVIEW AND APPROVAL.
  3. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE AGENCY FOR REVIEW AND APPROVAL.
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**NOISE ABATEMENT INSPECTION PROGRAM**

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**CONSTRUCTION SCHEDULE**

□	PRELIMINARY
□	REVISION
□	CONSTRUCTION COMMENTS

Project Number: **C4**

Project Name: **AGRI DIRECT BUILDING ADDITIONS**

Address: **582 LOWELL MILL ROAD, SELMA, NC 27529**

Project ID: **014-018**

**AGRI DIRECT BUILDING ADDITIONS**

**582 LOWELL MILL ROAD**

**SELMA, NC 27529**

**EROSION CONTROL PLAN**

Date: **8/14/2024**

Drawn by: **[Signature]**

**CCE**

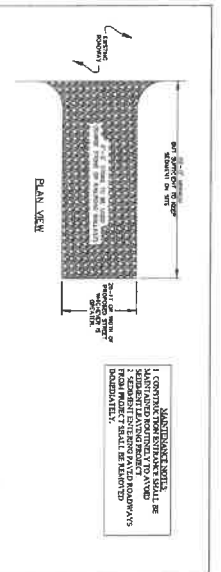
CAPITAL CIVIL ENGINEERING

308 NORTH SALEM STREET, STE 200, APOX, NC 27503

TEL: 919-542-5555 FAX: 919-542-5555

COPYRIGHT 2024 CAPITAL CIVIL ENGINEERING, PLLC P-0006





**STANDARD CONSTRUCTION ENTRANCE**

1. CONCRETE CURB SHALL BE 4" THICK AND FINISHED WITH A BROOM FINISH. THE CURB SHALL BE SET BACK 10" FROM THE EDGE OF THE DRIVEWAY.

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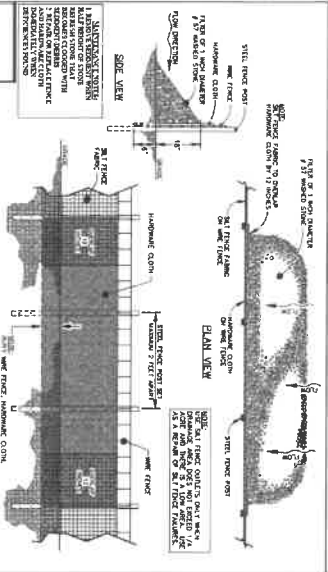
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**STANDARD SILT FENCE OUTLET**

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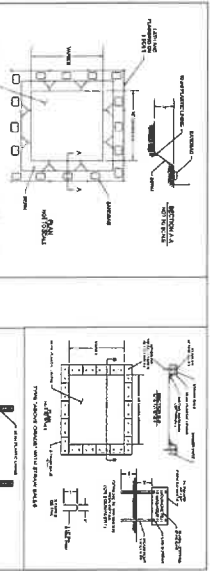
Species	Rate (lb/acre)	Dates
Rye (grain)	120	January 1 - May 1
Annual lespedeza (kobe)	50	May 1 - August 15
Ceriman millet	40	August 15 - December 31
Rye (mild)	120	August 15 - December 31

**Soil Amendments**  
Application of soil from or equal to 2000 lb/acre ground application  
Application of 250 lb/acre (0-10-10) fertilizer

**Mulch**  
Apply 4,000 lb/acre cover. Another layer of mulch with organic matter or a month later. A wet with mulch not made straight can be used as a mulch sandwiching tool.

**Maintenance**  
Fertilizer if growth is not fair, adequate. Re-seed, re-stake and re-plant immediately following erosion or other damage.

**TEMPORARY SEEDING/MULCHING SPECIFICATIONS**



**STANDARD CONCRETE/PAINT WASHOUT**

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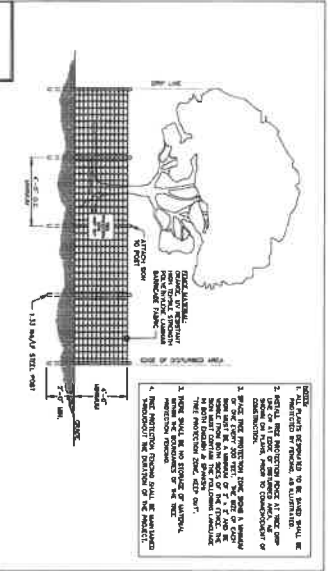
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**TREE PROTECTION FENCE**

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**ALL DISTURBED AREAS**

Area	Disturbance	Restoration
March 1 - August 31	Disturbance	Restoration
September 1 - February 28	Disturbance	Restoration
March 1 - August 31	Disturbance	Restoration
September 1 - February 28	Disturbance	Restoration

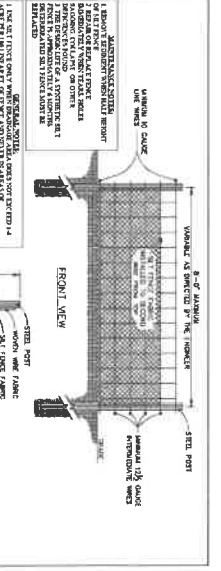
**WASTE AND BORROW AREAS**

Area	Disturbance	Restoration
March 1 - August 31	Disturbance	Restoration
September 1 - February 28	Disturbance	Restoration
March 1 - August 31	Disturbance	Restoration
September 1 - February 28	Disturbance	Restoration

Note: Sign of Disturbance may be indicated for other. Computer or Benford's only upon request. On or out of slope, 2:1 or steeper. Computer shall be applied at the rate of 3 lb/acre and 200 lb of Sequester-Lepespeda from January 1 - December 31.

Fertilizer shall be 10-20-20 analysis. A different analysis of fertilizer may be used provided the 10-20-20 analysis is maintained.

**PERMANENT SEEDING/MULCHING SPECIFICATIONS**



**STANDARD SILT FENCE**

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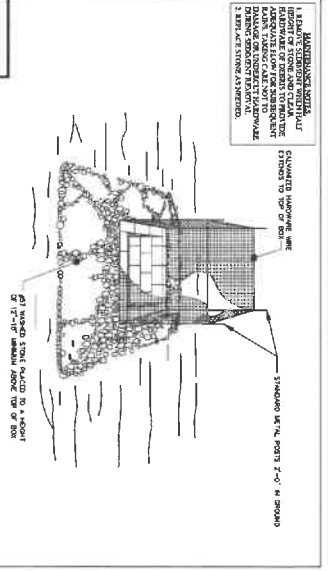
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**STANDARD CATCH BASIN/YARD INLET PROTECTION**

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**COMMITTEE FOR THE PROTECTION OF THE ENVIRONMENT**

**AGRI DIRECT BUILDING ADDITIONS**

**582 LOWELL MILL ROAD**

**SELMA, NC 27529**

**EROSION CONTROL DETAILS**

DATE: 8/14/2024

BY: [Signature]

PROJECT: [Project Name]

SCALE: [Scale]

DATE: 8/14/2024

BY: [Signature]

PROJECT: [Project Name]

SCALE: [Scale]





**TOWN OF MICRO  
MAJOR SITE DEVELOPMENT  
AGRI DIRECT  
GRANTED**

On the date listed below, the Board of Commissioners for the Town of Micro met and heard a presentation to consider the following application:

**Applicant:** Partlo Micro, LLC

**Project Name:** Agri Direct

**Property Location:** 582 Lowell Mill Road

**Tax Parcel Number:** 263500-85-0884

**Proposed Use of Property:** Two Bldg. Additions

**Meeting Date:** July 9, 2024

Having heard all the information provided at the meeting regarding the above project, the Board of Commissioners finds that the application is complete, that the application complies with all of the applicable requirements of the Micro Zoning Ordinance for the project as proposed and that, therefore, the application for the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the following conditions:

(1) The applicant shall complete the project strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Town of Micro office.

(2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval shall be void and of no effect.

(3) Approval and permits for said major site development shall be valid for one (1) year from date of approval.

The Town Council imposed **the following conditions** of the Subdivision Approval:

**None**

IN WITNESS WHEREOF, the Town has caused this approval to be issued in its name on this the 9<sup>th</sup> day of July, 2024 while in regular session.

TOWN OF MICRO

BY: \_\_\_\_\_

Marty Parnell  
Mayor

ATTEST:

\_\_\_\_\_(SEAL)

Kimberly A. Moffett, CMC, NCCMC  
Town Clerk