



**Town of Micro**  
**Board of Commissioners Meeting AGENDA**  
**Tuesday -December 10, 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
  - *November 12, 2024*
- b. Ordinance #2024-12-01 – Christmas Parade – NCDOT Street Closure
  - *Ordinance*

**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*

**8. OLD BUSINESS**

- a. Solid Waste & Yard Waste Policy  
*Presenter: Jason Banks, Public Works Director*

- *Policy*
- *Resolution*

**POTENTIAL ACTION:**

Adoption of Resolution # 2024-11

**9. PUBLIC HEARINGS**

- a. 2024- 30-SUB – Bizzell Grove Church Subdivision  
*Presenter: Planning Board Member*
  - *Application*
  - *DRAFT Approval*

**POTENTIAL ACTION:**

Approval of 2024-30-SUB

- b. 2024-31-RZ – Portion of Maci Creek Rezoning  
*Presenter:* Planning Board Member

- *Application*
- *Newspaper Notice*
- *Ordinance*

**POTENTIAL ACTION:**

Adoption of Ordinance #2024-12-02

**10. NEW BUSINESS**

**11. COMMISSIONER REPORTS**

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

**12. CLOSED SESSION**

**13. ADJOURNMENT**

- a. Adjourn the Meeting

**POTENTIAL ACTION:**

Motion to Adjourn

**AN ORDINANCE DECLARING A ROAD CLOSURE FOR TOWN OF MICRO  
2024 CHRISTMAS PARADE**

**WHEREAS**, the Micro Board of Commissioners acknowledges a long tradition of sponsoring events for the pleasure of its citizens; and

**WHEREAS**, the Micro Board of Commissioners acknowledges its citizens realize benefits from hosting a Christmas Parade and holding a special Community Event; and

**WHEREAS**, the Micro Board of Commissioners acknowledges an event requires additional time prior to and after the event to include installing traffic control, removing traffic control and litter removal; and

**WHEREAS**, the Micro Board of Commissioners acknowledges that safety precautions and detour signage are being handled by both town staff and various police personnel from surrounding municipalities.

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of the Town of Micro pursuant to the authority granted by N.C.G.S. 20-169 that they do hereby declare a temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

<b>Date:</b>	Saturday – December 7, 2024
<b>Event:</b>	2024 Christmas Parade / Start Time of 4:00 p.m.
<b>Time:</b>	3:00 p.m. – 6:00 p.m.
<b>Closure Description:</b>	Main Street & Intersection of Main Street with US 301

This ordinance becomes effective when signs are erected giving notice of the limits and times of the event, and implementation of adequate traffic control to guide vehicles around the event site.

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Marty Parnell  
Mayor

ATTEST:

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Kimberly A. Moffett, CMC, NCCMC  
Interim Town Clerk

# TOWN OF MICRO



## SOLID WASTE & YARD WASTE POLICY

## **YARD WASTE**

Yard Waste will be picked up on a weekly basis. The normal pick-up day is Tuesday.

All yard waste must be bagged or in some sort of container that can easily be dumped by hand. All yard waste must be placed at the curb the evening prior to the normally scheduled pick-up day. Any branches and/or limbs must be cut into pieces no larger than 24" in length. Bundling of branches/limbs is preferred, however, they may be placed in an orderly fashion close to the curb.

**No yard waste is to be placed in the roadway.**

There is no additional charge to residents for this weekly pickup.

## **SOLID WASTE**

### **Regular Pick-up:**

Solid waste will be picked up once a month on the last Friday of each month.

All solid waste left at the curb will be picked up. There is a fee of \$50 for each pick-up and this fee will be added to the resident's monthly utility bill following the pick-up. If multiple pick-up trips are required, there will be an additional charge of \$50 per trip.

### **Special Request (On Demand) Pick-up:**

If a resident would like solid waste picked up at a time other than the regularly scheduled pick-up schedule, they **MUST** contact the Public Works Department and arrange for a scheduled pick-up.

The minimum fee for a special solid waste pick-up is \$65.00. If the amount of solid waste to be removed requires more than one trip, each trip/load pick-up is an **additional** \$65.00.

**TOWN OF MICRO  
SOLID & YARD WASTE POLICY**

**WHEREAS**, it is the recommendation and desire of the Town of Micro Board of Commissioners that a policy be in place reference Solid Waste and Yard Debris; and

**WHEREAS**, having a policy in place related to Solid & Yard Waste that outlines procedures is the best practice in local governments; and

**WHEREAS**, this policy will outline the schedule and procedures for both solid and yard waste pick up.

**NOW THEREFORE**, this Solid & Yard Waste Policy will become effective immediately upon adoption this 10th day of December, 2024 while in regular session.

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Marty Parnell  
Mayor

ATTEST:

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Yiecenia Joyner  
Utility Clerk/Deputy Town Clerk



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

## **MAJOR SUBDIVISION APPLICATION**

*See Zoning Ordinance Section 2-102 for additional information.*

**FEES:** \$100.00 for Major Subdivision PLUS \$10.00 per lot

### **APPLICANT INFORMATION:**

Name of Property Owner: Stone Creek Farms, LLC

Mailing Address of Property Owner: 5208 Meadowbrook Road, Benson, NC 27504

Telephone Number of Property Owner: 919-820-0317

Email Address of Property Owner: jcleefarms@gmail.com

Name of Applicant (if different): RRT Development, LLC

Mailing Address of Applicant: PO Box 190, Clayton, NC 27528

Telephone Number of Applicant: 919-880-0058

Email Address of Applicant: dennispeacock@carolinacomfortair.com

### **PROJECT INFORMATION:**

Name of Subdivision: BIZZELL GROVE Church Rd. Tract

Developer Name: RRT Development, LLC

Developer Phone: 919-880-0058 Email: dennispeacock@carolinacomfortair.com

Property Tax ID: 10007068, 10007065B

Location of Subdivision: Intersection of Bizzell Grove Church Rd and I-95

Total Acreage: 125.60 Ac. Number of Lots to Be Developed: ~~98~~ 101

Water Supply: Public (Town of Micro) Sewage Type: Private (Individual Septic)

**PROCEDURE INFORMATION:**

Plans for development of major site development plan review shall be reviewed by the Zoning Administrator for compliance with the requirement of the Zoning Code prior to submittal to the Planning Board and Board of Commissioners.

The Zoning Administrator will present Site Plans to the Planning Board for review and comment. The Planning Board shall review the Site Plans for compliance with the requirements of the Zoning Code and any other applicable Ordinances and laws. Comments and recommendations from the Planning Board shall be forwarded to the Board of Commissioners. Applications for major site development plan are subject to final review and approval by the Board of Commissioners.


**Certification:** I/We, the undersigned make application and petition to the Board of Commissioners of the Town of Micro to approve the Major Subdivision Application. request. It is hereby certified that I/We have full legal right to request this action. Further, all statements and information provided herewith are true and correct to the best of my knowledge. I/We understand this application, related material and any attachments become official records of the Town of Micro and will not be returned.

Jeffrey C. Lee, Manager  
\_\_\_\_\_  
Owner Name (Print)

DocuSigned by:  
*Jeffrey Lee*  
\_\_\_\_\_  
Owner Signature

10/22/2024  
\_\_\_\_\_  
Date

*RRT Development*  
\_\_\_\_\_  
Applicant Name (Print)

  
\_\_\_\_\_  
Applicant Signature

*10/22/24*  
\_\_\_\_\_  
Date

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount/Fee Paid: \_\_\_\_\_ File#: \_\_\_\_\_





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Jeffrey C. Lee, Manager	<small>DocuSigned by:</small>  <hr/> <small>Owner Signature</small>	10/22/2024
<i>Owner Name (Print)</i>		<i>Date</i>

<i>RRT Development</i>	 <hr/> <small>Applicant Signature</small>	<i>10/22/24</i>
<i>Applicant Name (Print)</i>		<i>Date</i>

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount/Fee Paid: \_\_\_\_\_ File#: \_\_\_\_\_

**TOWN OF MICRO  
PRELIMINARY PLAT  
BIZZELL GROVE ROAD SUBDIVISION  
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:** RRT Development, LLC

**Project Name:** Bizzell Grove Church Road Tract Subdivision

**Property Location:** Intersection of Bizzell Grove Church Road & I-95

**Tax Parcel Number:** NC Pin #'s 264600-11-9096 & 264600-22-0378

**Proposed Use of Property:** Residential Subdivision ( 101 single family homes )

**Meeting Date:** December 10, 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 Subdivision Ordinance for the subdivision as proposed, and that, therefore, the application to subdivide the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Subdivision Ordinance and the following conditions:

(1) The applicant shall complete the subdivision 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.

The Board of Commissioners imposed **the following conditions** of the Subdivision Approval:

- The developer will be responsible for costs related to connecting town water.
- Septic tanks will be installed/utilized for sewer.
- The applicant has agreed to voluntary annexation.

IN WITNESS WHEREOF, the Town has caused this approval to be issued in its name on this the 12<sup>th</sup> day of December, 2024.

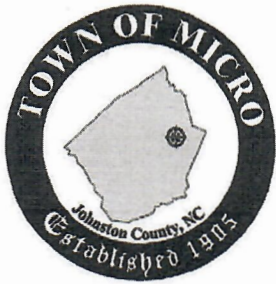
TOWN OF MICRO

BY: \_\_\_\_\_  
Marty Parnell  
Mayor

ATTEST:

\_\_\_\_\_(SEAL)  
Yiecenia Joyner  
Utility Clerk/Deputy Town Clerk

*September 21, 2023 is being completed as a retroactive document based on minutes from the Micro Board of Commissioners meeting of November 9, 2021.*



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

## REZONING APPLICATION

### **\$275 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  
for every acre over 12

### **APPLICANT INFORMATION:**

**\$275 + \$100 = #375 DUE**

Name of Applicant/Petitioner: Scott Lowe

Mailing Address of Applicant/Petitioner: 2767 Government road Clayton, NC 27520

Telephone Number of Applicant/Petitioner: 919/235/7200

Email Address of Applicant/Petitioner: admin@Scotts-Customs.com

### **PROPERTY INFORMATION:**

Owner(s) Name(s) : JHL Trust

Mailing Address of Owner: 2767 Government road Clayton, NC 27520

Telephone Number of Owner: 919/235/7200

Email Address of Owner: admin@Scotts-Customs.com

Site Address of Property: Micro Road West Maci Creek

Property Tax ID #: 10007043

Deed Book/Page: \_\_\_\_\_

**ZONING INFORMATION:**

Current Zoning District: RA Requested Zoning District: RA-R10  
# Acres Being Rezoned: 11.57 Total Acres in Parcel: 11.57  
List of Requested Uses or Reasons for Rezoning: residential homes

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: 11/18/2024  
Applicant Signature:  Date: 11/18/2024

**OFFICE USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount/Fee Paid: \_\_\_\_\_ File#: \_\_\_\_\_

## **NOTICE OF PUBLIC HEARING**

The Micro Board of Commissioners will conduct a Rezoning Public Hearing for the following application on Tuesday, December 10 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 11.57 (+/-) acres. located at Micro Road West; NC Pin # 263600-54-7308 from RA-R10.

**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 Residential-10 (R10\_ zone the properties described below, property formerly being zoned Residential-Agricultural (R-A); and

**WHEREAS** said property is owned by JHL Trust; 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 December 10, 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 Residential-10 (R-10) zone the following described properties:

***General Description:***

Micro Road West (Maci Creek)



***Specific Description:***

NC Parcel TAX Number(s): 10007043      NC PIN# 263600-54-7308

**SECTION 2.** That the official Town of Micro Zoning Map is hereby amended to include in the Residential-10 (R-10) 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 10<sup>th</sup> day of December, 2024 while in regular session.

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Marty Parnell  
Mayor

ATTEST:

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Yiecenia Joyner  
Utility Clerk/Deputy Town Clerk