



**Town of Micro
Board of Commissioners Meeting
MINUTES
Tuesday -February 10, 2026
7:00 p.m.
Micro Town Hall**

Elected Officials Present:

Marty Parnell, Mayor
Kevin Worley, Commissioner
Katy Garcia, Commissioner

Others Present:

Christy Thomas, Finance Officer
Kimberly Moffett, Town Clerk
Mike Wilber, Town Attorney

1. CALL TO ORDER

- Call to Order
- Pledge of Allegiance
- Invocation

Mayor Parnell called the meeting to order at 7:00 p.m. He led everyone in the Pledge of Allegiance and offered the Invocation.

2. PUBLIC COMMENT

3. ADJUSTMENT/ADOPTION OF THE AGENDA

- a. Adjustments to the Agenda

It was requested that Item 6c be removed as Public Works Director Banks was unable to attend the meeting.

- b. Adoption of the Agenda

ACTION: Adoption of Agenda w/amendment as noted above

Motion:	Commissioner Garcia
Second:	Commissioner Worley
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
 - January 13, 2026 - Staff Meeting
 - January 23, 2026 - Special Meeting

ACTION: Adoption of Consent Agenda as Presented

Motion:	Commissioner Worley
Second:	Commissioner Garcia
Vote:	Unanimous

5. SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL & WATER SEWER REPORT

- a. Billing Adjustment Report
Presenter: Christy Thomas, Finance Officer

Ms. Thomas provided a printed report and stated there were a total of 4 adjustments made for leaks.

- b. Monthly Financial Report Update
Presenter: Christy Thomas, Finance Officer

Ms. Thomas provided printed reports of both the Budget vs. Actual as well as General Ledger. She stated we are in good shape. She stated all bank reconciliations are current and up to date. There were no questions.

- c. ~~Water Sewer Report~~
~~*Presenter:* Jason Banks, Public Works Director~~

7. PLANNING BOARD REPORT

- a. Planning Board Report
Presenter: Planning Board Representative

There was no Planning Board meeting in January due to inclement weather, however, Ms. Moffett stated that Planning Board members had reviewed the application for 2026-01-SUP for completeness.

8. OLD BUSINESS

9. PUBLIC HEARINGS

- a. 2026-01-SUP – 108 W. Fayetteville Street - *Quasi-Judicial*
Presenter: Kimberly A. Moffett, Town Clerk & Applicant

Town Attorney Wilber was present and provided an overview of a Quasi-Judicial process. He stated all testimony must be given under oath. All decisions made by the Council must be made based on Findings of Fact, testimony and evidence provided at the meeting.

Attorney Wilber issued the oath to applicant, translator for applicant and Ms. Moffett.

ACTION: Open Public Hearing at 7:08 p.m.

Motion:	Commissioner Garcia
Second:	Commissioner Worley
Vote:	Unanimous

Ms. Moffett stated application for 2026-01-SUP was received on January 13, 2026. The name of the project is Selma Islamic Center Inc., and the applicant is Elgareh Sebaey Mohamed. Request is for use of an accessory apartment to be located at 108 W. Fayetteville Street, Micro. Current zoning at this location is CD – Commercial Downtown.

Section 3-103-3 – Table of Permitted Uses allows the use of a dwelling, attached house via the Special Use Permit Process in the CD zoning district, with additional requirements per 4-101-20 as follows:

"An attached house may consist of a single-family dwelling located on floors, above, below or behind a street-level floor"

The application was reviewed for completeness by staff, as well as the Planning Board. Ms. Moffett stated a Special Use Permit requires the following:

Findings of Facts must be addressed and met to receive an approval.

Notice as required by 2-103-2 was completed – all property owners within a 100' radius of subject parcel were notified of public hearing via US postal service.

Signage was posted at parcel location at least 10 days prior to hearing

A quasi-judicial hearing shall be held pursuant to 2-104.

A simple majority of the Board of Commissioners is required for approval.

Any conditions for approval shall be specified in motion and on permit.

At this time, each Finding of Fact was read and applicant, Elgareh Sebaey Mohamed, via his interpreter, stated all Finding of Facts had been met.

Ms. Moffett stated the application would be entered into evidence as Exhibit "A".

At this time the following Finding of Facts was read:

FINDING OF FACT #1:

The proposed use and development comply with the applicable regulations of this Ordinance.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #2:

The proposed use and improvements are compatible with the character of the surrounding area and the capacity of neighboring lands to develop as permitted in the applicable zoning district.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #3:

The proposed use will have minimal adverse impact on surrounding land regarding service delivery, traffic circulation, aesthetics, odor, noise, glare, and vibration.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #4:

The use will not deteriorate or otherwise adversely impact water, air, scenic, and other natural resources.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #5:

The use will maintain safe ingress and egress to the site. Commissioner Worley voiced his concerns about parking on sidewalks that has taken place. He stated he would like to add a condition ensuring there would be NO parking on sidewalks.

ACTION: Motion to Approve with Condition

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #6:

The use will be served by adequate road and infrastructure to support development of the site.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #7:

The use will protect property values and preserve public safety and welfare of the surrounding area and community at-large.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

FINDING OF FACT #8:

The use complies with other applicable town, state, and federal laws regulating development of land within the Town's jurisdiction.

ACTION: Motion to Approve

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

ACTION: Close Hearing at 7:18 p.m.

Motion: Commissioner Worley
Second: Commissioner Garcia
Vote: Unanimous

ACTION: Approve #2026-01-SUP w/ Condition as listed in FOF #5

Motion: Commissioner Worley
Second: Commissioner Garcia
Vote: Unanimous

10. NEW BUSINESS

- a. Ordinance – Fats, Oil, Grease (FOG) & Great Trap
Presenter: Jason Banks, Public Works Director

Ms. Moffett stated that Mr. Banks was unable to attend the meeting. She provided a brief overview on the draft ordinance that was presented at the January meeting. There were no questions or concerns.

ACTION: Adoption of Ordinance # 2026-02-01

Motion: Commissioner Worley
Second: Commissioner Garcia
Vote: Unanimous

- b. Ordinance – Budget Amendments
Presenter: Christy Thomas, Finance Officer

Ms. Thomas provided information regarding the budget amendments. She stated that she had worked with Mr. Worsley on these.

ACTION: Adoption of Ordinance #2026-02-02

Motion: Commissioner Garcia
Second: Commissioner Worley
Vote: Unanimous

- c. Options for Part-Time Utility Billing Clerk

Ms. Moffett provided information about opportunity to apply for a fellow apprenticeship from School of Government. It was agreed to hold off.

- d. Hours of Operation

There was discussion about current hours, and it was agreed to maintain current office hours of Monday – Thursday from 10:00 a.m. – 4:00 p.m., and office closed to public on Fridays. Ms. Moffett stated that staff are in the office beginning at 8:00 a.m. each day and if there is someone at the front door, staff always unlocks the door and assists.

11. COMMISSIONER REPORTS

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

Commissioner Garcia stated she would be reaching out to Kingdon Builders to begin planning Easter Event in Jerome Park.

Mayor Parnell stated there had been a slight delay in concrete pouring for fence at Jerome Park due to inclement weather.

Commissioner Godwin stated the county was aware of several municipalities' concerns regarding the cost share for the Fire Department. He stated the commissioners were open to having additional discussion regarding this to hear feedback as well as alternative solutions.

12. CLOSED SESSION

13. ADJOURNMENT

- a. Adjourn the Meeting

With there being nothing further the meeting was adjourned at 7:41 p.m.

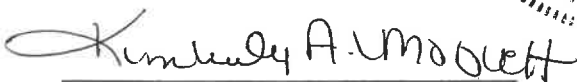
<u>ACTION:</u>	Motion to Adjourn
Motion:	Commissioner Garcia
Second:	Commissioner Worley
Vote:	Unanimous

Duly adopted this the 10th day of March, 2026 while in regular session.




Marty Parnell
Mayor

ATTEST:


Kimberly A. Moffett, CMC, NCCMC
Town Clerk