



**Town of Micro
Board of Commissioners Meeting MINUTES
Tuesday –April 9, 2024**

Micro Town Hall

OFFICIALS PRESENT:

Marty Parnell, Mayor*
Kevin Worley, Mayor Pro Tem
Tim Earp, Commissioner
Katy Garcia, Commissioner
*Arrived at 7:15 p.m.

OTHERS PRESENT:

Kimberly A. Moffett, Interim Town Clerk

1. CALL TO ORDER

- Call to Order
- Pledge of Allegiance
- Invocation

Mayor Pro Tem Worley called the meeting to order at 7:05 p.m. He led everyone in the Pledge of Allegiance and Johnston County Commissioner Godwin offered the Invocation.

2. PUBLIC COMMENT

Mr. Richard Durham was present to discuss the Wellons Park Subdivision and property owned by his family. He shared concern about entrance to his family land. He stated that when initial approval of development was granted, he was advised there would be entry made either from 1st or 2nd Street. He wanted to ensure that was still the plan. Mayor Pro Tem Worley stated he would reach out to the developer and confirm. It was stated that entry from 1st Street would be the best option.

3. ADJUSTMENT/ADOPTION OF THE AGENDA

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

ACTION: Motion to Adopt Agenda

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
 - March 12, 2024 – Regular Session

ACTION: Motion to Adopt Consent Agenda as Presented

Motion: Commissioner Garcia
 Second: Commissioner Earp
 Vote: Unanimous

5. SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL REPORT

7. PLANNING BOARD REPORT

- a. Planning Board/BOA Report
Presenter: Chad Holloman, Board of Adjustment Chair

Mr. Holloman provided an update regarding the March meeting of the Planning Board and Board of Adjustment.

8. POLICE REPORT

9. OLD BUSINESS

- a. Rescind Resolution – Disposal/Sale Via Public Auction Town Vehicle (Ford F-250)
Presenter: Marty Parnell, Mayor

It was stated that Resolution #2024-02 was adopted on March 12, 2024 with reference to disposal of surplus property, specifically a 20023 Ford F250. Since that time, decision was made not to dispose of this property, and it is the desire of the council to rescind the Resolution. Resolution presented this evening would rescind the previous Resolution and there would be no disposal of the property.

ACTION: Motion to Adopt Resolution #2024-02A (Rescinding #2024-02)

Motion: Commissioner Garcia
Second: Commissioner Earp
Vote: Unanimous

10. PUBLIC HEARINGS

- a. 2024-08-RZ – Rezoning Request from R-10 to CD
Presenter(s): Chad Holloman, Planning Board & Elgareh Sebaey Mohamed, Applicant

This was noted as a public hearing and the public hearing was opened at 7:12 p.m.

Mr. Holloman presented on behalf of the Planning Board. He stated the Planning Board received and reviewed the application for rezoning of the above property at their March meeting. The property is currently zoned Residential-10 (R-10). The applicant was present at the planning board meeting and requested rezoning to Downtown Commercial District (CD). It was stated this property was previously used as a church, which closed December of 2022. The current zoning ordinance would not allow for the use of a church. It was stated the request for rezoning to CD is consistent with surrounding area and is adjacent to other parcels that are also zoned CD.

It was the consensus of the Planning Board to recommend approval of the rezoning.

The applicant was present to answer any questions.

There were no questions for the applicant. There was no one else that wished to address the council. With there being nothing further, the hearing was closed at 7:17 p.m. and turned over to council for their deliberation.

ACTION: Motion to Adopt Reasonableness & Consistency Statement

Motion: Commissioner Garcia
Second: Commissioner Earp
Vote: Unanimous

ACTION: Motion to Adopt Ordinance #2024-04-01

Motion: Commissioner Earp
Second: Commissioner Garcia
Vote: Unanimous

b.

2024-09-OA – Text Amendment – Zoning Ordinance

Presenter: Chad Holloman, Planning Board

This was noted as a public hearing and the hearing was opened at 7:18 p.m.

Mr. Holloman presented on behalf of the Planning Board. He stated the Planning Board had been looking into this proposed text amendment for a few months. He stated that copies of the proposed amended language to Section 6-102-03 Zoning Ordinance were included in the agenda.

He stated that currently the zoning ordinance does not allow single-wide mobile homes to be placed in R-10 or R-15 residential zoning. The language would amend the current section of the zoning ordinance to allow a currently non-conforming manufactured or mobile home, that was serving as a principal use, to be replaced with another nonconforming manufacture or mobile home provided the replacement met the following criteria;

- 12' or wider
- To be in place within 180 days of the removal of the prior nonconforming manufactured or mobile home.

It is the recommendation of the Planning Board that the Zoning Ordinance be amended as noted above.

Mr. Chuck Warren was present and stated he would like to see this ordinance amendment to protect his investment. He stated he believed there was only a total of 7-8 single wide mobile homes this amendment would apply to.

There was a lengthy discussion. Mayor Parnell stated he believed there were a total of 10 single wide mobile homes this would apply to. He shared his concerns about rental property vs. owner occupied. He shared his concerns about tax base and how he

understood this type of decision was difficult but needed to be business based vs. sympathetic. Commissioner Garcia stated she understood and wanted to see the town move forward, but she was torn. Commissioner Earp stated he was concerned that when folks can't afford an upgrade, lots can be let go and deteriorate. There was additional discussion about how the 180 days would be enforced. There was also discussion regarding Ms. Sims who recently had to go through the SUP process to upgrade her single wide to a double wide in compliance with the current zoning ordinance. Discussion continued with everyone in agreement that this was a tough decision.

ACTION: Motion to Adopt Ordinance #2024-04-02

Motion: Commissioner Earp
Second: Commissioner Garcia
Vote: Unanimous

11. NEW BUSINESS

- a. Budget Amendments
Presenter: Marty Parnell, Mayor

Mayor Parnell shared information about each of the proposed budget amendments.

ACTION: Adoption of Ordinance #2024-04-03

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

ACTION: Adoption of Ordinance # 2024-04-04

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

ACTION: Adoption of Ordinance # 2024-04-05

Motion: Commissioner Garcia
Second: Commissioner Earp
Vote: Unanimous

- b. Approval of Appointment to Johnston County Economic Development Board
- *Application – Donnie Lassiter*

Ms. Moffett stated that Johnston County had posted for multiple volunteer board positions. An application for appointment to the Johnson County Economic Development Board was submitted by Mr. Donnie Lassiter. This appointment would be to serve a 2-year term as the

Town of Micro representative on the board. It is the desire of the County to get consensus from the town of their approval of the appointment.

ACTION: Motion to Approve Appointment

Motion: Mayor Pro Tem Worley

Second: Commissioner Earp

Vote: Unanimous

12. COMMISSIONER REPORTS

a. Special Events Report

Presenter: Katy Garcia, Commissioner

Commissioner Garcia stated there would be a Latino Festival held in Selma on May 12 from 1:00 – 7:00 p.m. She stated there would be food and entertainment.

She also shared information about the upcoming movie nights for the town. She stated the dates would be June 29, July 6, July 20 and August 3, 2024. The time for all dates would be 8:00 p.m. at Jerome Park.

She stated the 3rd annual Town Day would be September 2nd from 4:00 – 8:00 p.m.

She also stated we need to begin work on the rental fees for the Community Center once it is completed. We also need to create a rental application.

13. CLOSED SESSION

14. ADJOURNMENT

a. Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 8:08 p.m.

ACTION: Motion to Adjourn

Motion: Commissioner Garcia


Second: Mayor Pro Tem Worley

Vote: Unanimous

Duly adopted this the 14th day of May, 2024 while in regular session.


Marty Parnell, Mayor

ATTEST:


Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

