



Town of Micro
Board of Commissioners Meeting AGENDA
Tuesday -December 12, 2023
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 14, 2023 – Regular Session*
 - *November 14, 2023 – Closed Session*
- b. Certification of 2023 Municipal Election
 - *Certification*
- c. Certification of Annexation #2023-30-ANX
 - *325 US 301 South (Newly Assigned Address)*
- d. Resolution to Set Public Hearing for Annexation
 - *Resolution #2023-18*

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

5. SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL REPORT

- a. Financial Update

7. PLANNING BOARD REPORT

- a. Planning Board Report
Presenter: Planning Board Representative

POTENTIAL ACTION: None - Informational Only

8. POLICE REPORT

- a. Police Department Monthly Update
Presenter: Macon Jones, Police Chief

POTENTIAL ACTION: None - Informational Only

9. OLD BUSINESS

- a. Central Pines Regional Council Assistance to Micro Update
Presenter: Lee Worsley, Exec. Director – Central Pines Regional Council

POTENTIAL ACTION: None - Informational Only

10. ORGANIZATIONAL MEETING

- a. Recognition of Outgoing Commissioner
- Coy Stanley – Served as Commissioner 2022-2023

Each outgoing Commissioner will have an opportunity to share a few words.

- b. Swearing-In of New Elected Mayor & Commissioners
- Mayor Marty Parnell – Oath to be issued by Kimberly Moffett, Interim Town Clerk
 - Commissioner Kevin Worley – Oath to be issued by
 - Commissioner Katy Garcia – Oath to be issued by
 - Commissioner Tim Earp – Oath to be issued by Kimberly Moffett, Interim Town Clerk

Each newly sworn-in elected official will have an opportunity to share a few words.

11. RECESS & RECEPTION

- a. Recess the Meeting

POTENTIAL ACTION: Motion to Recess Meeting

The meeting will be recessed, and a reception will be held in the lobby of Town of Micro Business Center/Town Hall.

- b. Return to Regular Session

POTENTIAL ACTION: Motion to Return to Open Session

Upon return to the meeting, newly sworn-in elected officials will be seated at the front of the room on the dais.

12. MAYOR PRO TEM SELECTION AND COMMISSIONER APPOINTMENTS

- a. Nomination & Selection of Mayor ProTem
Presenter: Marty Parnell, Mayor

POTENTIAL ACTION: Nomination & Approval of Mayor ProTem

- b. Department Liaison Assignments
Presenter: Marty Parnell, Mayor

- Police Department – Commissioner Kevin Worley

- Parks & Recreation - Commissioner Katy Garcia
- Public Works - Commissioner Tim Earp
- Administration - Mayor Parnell
- Central Pines Regional Council of Governments Board
 - Commissioner Katy Garcia – Delegate
 - Mayor Marty Parnell – Alternate

POTENTIAL ACTION:

Assignments as Presented

13. PUBLIC HEARINGS

- a. Annexation #2023-32-ANX - Wellons Park Subdivision
- *Application*
 - *Resolution to Set Public Hearing*
 - *Public Notice*
 - *DRAFT Ordinance*

POTENTIAL ACTION:

Adoption of Ordinance #2023-12-01

- b. Special Use Permit #2023-33-SUP - Ramirez Roofing Warehouse – (Quasi-Judicial)
Continued from November 14, 2023
A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. The Board of Commissioners acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Board of Commissioners must make findings of fact based upon the evidence presented. The Board of Commissioners refrains from "ex parte communication" about these cases, as the Town Council must decide based solely on the evidence presented at the hearing itself.
- *Application*
 - *Certification of Mailing*
 - *Letters of Notice for Public Hearing*
 - *DRAFT Approval*

POTENTIAL ACTION:

Approval of SUP #2023-33-SUP

- c. Code of Ordinance Text Amendment - Section 4-102-1 – Fences & Walls
- *Red Line Version*
 - *Clean Copy Version*
 - *DRAFT Ordinance*

POTENTIAL ACTION:

Adoption of Ordinance #2023-12-02

14. NEW BUSINESS

a.

15. COMMISSIONER REPORTS

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

POTENTIAL ACTION:

None - Informational Only

16. CLOSED SESSION

17. ADJOURNMENT

a. Adjourn the Meeting

POTENTIAL ACTION:

Motion to Adjourn



Town of Micro
Board of Commissioners Meeting AGENDA
Tuesday –November 14, 2023
7:00 p.m.
Micro Town Hall

BOARD MEMBERS PRESENT:

Mayor Marty Parnell
Mayor ProTem Kevin Worley
Commissioner Coy Stanley

STAFF & OTHERS PRESENT:

Kimberly A. Moffett, Interim Town Clerk
Lisa Lee, Deputy Town Clerk
Chip Hewett, Town Attorney
Macon Jones, Police Chief
Tyler Queen, Lead for NC Fellow

BOARD MEMBERS ABSENT:

Commissioner Katy Garcia

1. CALL TO ORDER

- Call to Order
- Pledge of Allegiance
- Invocation

Mayor Parnell called the meeting to order at 7:03 p.m. Mayor Parnell led everyone in the Pledge of Allegiance and Commissioner Stanley offered the Invocation.

2. PUBLIC COMMENT

3. ADJUSTMENT/ADOPTION OF THE AGENDA

- a. Adjustments to the Agenda

Ms. Moffett requested that Item 4b Certificate of Sufficiency for #2023-30-ANX and Item 4c Resolution #2023-18 be removed from the agenda. They will be placed on the December agenda. Additionally, it was requested that Item 10b be removed, as staff have additional work to complete on this project. It was requested that Items 11a and 12a also be removed.

- b. Adoption of the Agenda

ACTION: Adoption of Agenda with Amendments as listed above

Motion: Mayor ProTem Worley

Second: Commissioner Stanley

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

- b. Certificates of Sufficiency

- ~~2023-30-ANX – 325 US 301 South~~
- 2023-32-ANX – Wellons Park Subdivision

- c. Resolutions to Set Public Hearings

- ~~Resolution #2023-18~~
- Resolution #2023-19

ACTION: Adoption of Consent Agenda

Motion: Commissioner Stanley

Second: Mayor ProTem Worley

Vote: Unanimous

SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL REPORT

- a. Financial Update

Will be presented under Old Business – Central Pines Update

7. PLANNING BOARD REPORT

- a. Planning Board Report

Presenter: Garrett Mitchell, Planning Board Chair

Mr. Mitchell was present and provided an update for the Planning Board and Board of Adjustment October 24, 2023 meetings. Additionally, a written copy was included in the agenda packet.

8. POLICE REPORT

- a. Police Department Monthly Update

Presenter: Macon Jones, Police Chief

Chief Jones was present and provided an update. He stated that there has been an increase in water issues during this past month. He requested that the after-hours office answering system include Mayor Parnell's contact information regarding any emergency water issue. Chief Jones stated he would be receiving turkeys. He stated anyone who may be in need for a turkey for the holiday should reach out and he is happy to make arrangements for distribution.

9. PUBLIC HEARINGS

- a. 2023-33-SUP – Ramriez Roofing Warehouse (*Quasi-Judicial Proceeding*)

Presenter: Duke Thurston, Applicant

Attorney Hewett was present and provided details about a QJ proceeding. Attorney Hewett issued the Oath to those who wished to offer testimony.

The applicant, Duke Thurston, was present. He shared a brief history about the property that was originally purchase by a church. He stated there is currently a building located on the property. The size of the building on the property is 60X150. He stated the location will be used as a warehouse and there would be 3 employees at the location. He stated there would not be any customers visiting the location.

Mayor Parnell asked if there would be tractor trailers entering the business. Mr. Thurston stated there would be, however, not on a regular basis. He stated there is a concrete base and parking lot. He stated it would be an open yard, but if required they would be happy to install a fence.

Mr. Thurston stated there would be no more than two trailers per week and that was a high estimate. Mayor Parnell asked if the current entrance would be sufficient. Mr. Thurston stated there were two entrances and both would be a minimum of 40' at each.

Mayor ProTem Worley asked if there had been any discussion with neighbors. The applicant stated there were no discussions. He further stated that it would be a quiet business and the standard work hours would be from 8:00 a.m. – 5:00 p.m.

Attorney Hewett confirmed this item was sent to the Planning Board and Town Clerk Moffett stated it was on the October 24, 2023 agenda for the Planning Board. The Planning Board reviewed the application. Since this was a QJ proceeding, the Planning Board was not asked to offer a recommendation.

There was brief discussion regarding the item, and it was consensus that the item be tabled to the December 12, 2023 meeting and refer the item back to the Planning Board for determination if any type of re-zoning would be required.

ACTION: Table to December 12, 2023 Meeting

Motion: Mayor ProTem Worley
Second: Commissioner Stanley
Vote: Unanimous

ACTION: Refer to Planning Board to Determine if Re-Zoning is Required

Motion: Commissioner Stanley
Second: Mayor ProTem Worley
Vote: Unanimous

10. NEW BUSINESS

- a. Resolution Adopting Proposed Planning Board By-Laws
Presenter: Kimberly A. Moffett, Interim Town Clerk

Ms. Moffett presented a copy of the proposed By-Laws for the Planning Board. She stated the board had reviewed an initial draft of by-laws at their September meeting. There was lengthy discussion at that meeting and the board requested language be added to allow for a hybrid meeting format if necessary. An amended draft was presented to the board at the October meeting that included such language. It was further stated that hybrid meetings could not be held if the board was hearing a Variance as the Board of Adjustment.

ACTION: Adoption of Resolution #2023-20

Motion: Mayor ProTem Worley
Second: Commissioner Stanley
Vote: Unanimous

- b. ~~Discussion Regarding Re-Adoption of Town of Micro Zoning Map~~
~~*Presenter:* Tyler Queen, Lead for NC Fellow~~

c. Discussion Regarding Changing to Bi-Weekly Paycheck Schedule

Presenter: Lisa Lee, Utility/Billing Clerk

Ms. Lee was present and shared information about the possibility of changing the payroll schedule. Currently payroll is done on a weekly basis. It was stated the time spent on additional reports on a weekly basis is time-consuming. Ms. Lee stated she would like to start doing payroll on a bi-weekly schedule versus weekly and would like to start this new process in January, with first being payroll run January 5, 2024. Ms. Lee stated she shared this suggestion with all employees, and all were fine with possible change. There was a brief discussion regarding bi-weekly versus bi-monthly. Ms. Lee stated she would be working with FMS, our current software, to make all necessary changes.

ACTION: Authorize Staff to Proceed with Schedule Change

Motion: Commissioner Stanley

Second: Mayor ProTem Worley

Vote: Unanimous

d. Discussion Changing Format for Utility Bills

Presenter: Lisa Lee, Utility/Billing Clerk

Ms. Lee stated postcards were currently being used for monthly utility billing. It seems recently that many of our residents folks are not receiving the postcards. Ms. Lee suggested that bills be changed to a full 8.5"X11" paper sized billing invoice. Ms. Lee shared samples of the proposed invoice and envelope templates, Ms. Lee stated she would reach out to the Post Office to see if about possibility of lowering the cost of postage. She also shared that there would be two places for messages to be included on the invoices.

ACTION: Authorize Staff to Proceed with Format Change

Motion: Mayor ProTem Worley

Second: Commissioner Stanley

Vote: Unanimous

11. OLD BUSINESS

a. ~~Central Pines Regional Council Assistance to Micro – Monthly Update/Report~~

~~*Presenter:* Lee Worsley, Exec. Director – Central Pines Regional Council~~

b. Micro Utility Billing Policy

Presenter: Lisa Lee, Utility Billing Clerk

The proposed draft updated utility billing policy was presented at the October board meeting and at that time the board requested the town attorney review the policy. Attorney Hewett has reviewed the policy. Ms. Lee provided information and stated the biggest change in the policy would be the billing due date being extended from the 10th of the month to the 15th of the month. She stated letters would be sent to everyone sharing information about the new policy that would become effective January 2024.

ACTION: Adoption of Resolution #2023-21

Motion: Commissioner Stanley
Second: Mayor ProTem Worley
Vote: Unanimous

12. COMMISSIONER REPORTS

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

13. CLOSED SESSION

- a. Closed Session Pursuant to NCGS 143-318 . 11(a)(3)

ACTION: Go Into Closed Session at 7:42 p.m.

Motion: Mayor ProTem Worley
Second: Commissioner Stanley
Vote: Unanimous

14. ADJOURNMENT

- a. Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 8:39 p.m.

ACTION: Motion to Adjourn

Motion: Mayor ProTem Worley
Second: Commissioner Stanley
Vote: Unanimous

Duly adopted this the 12th day of December 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett CMC, NCCMC
Interim Town Clerk



**2023 MUNICIPAL ELECTION
11/07/2023
ABSTRACT OF VOTES
FOR
JOHNSTON COUNTY, NORTH CAROLINA**

INSTRUCTIONS

The county board shall prepare abstracts of all the ballot items in triplicate originals. The county board shall retain one of the triplicate originals, and shall distribute one each to the city or town clerk for the municipality and the State Board of Elections. The State Board of Elections shall forward the original abstract it receives to the Secretary of State. (GS § 163-182.6)

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the attached is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 17th day of November, 2023.

Board Chair

Board Secretary

Board Member

Board Member

Board Member

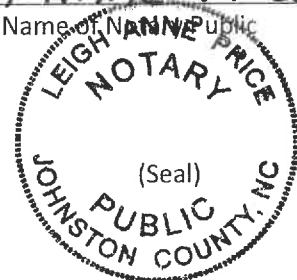
This day personally appeared before me, Gordon Woodruff, Chairman of the County Board of Elections, who being duly sworn, says the abstract of votes herein contained is true and correct, according to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the 17th day of November, 2023.

Official Signature of Notary Public

Leigh Anne Price
Printed/Typed Name of Notary Public

My Commission Expires: 1-20-2028



November 07, 2023 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOWN OF MICRO MAYOR	Marty Parnell		28	24	3	0	1
TOWN OF MICRO TOWN COMMISSIONERS	Tim Earp		34	30	3	0	1
	Kevin Worley		31	27	3	0	1
	Katy Garcia		26	23	2	0	1

**TOWN OF MICRO
CERTIFICATE OF SUFFICIENCY
Annexation Petition 2023-30-ANX**

To the Board of Commissioners of the Town of Micro, North Carolina:

I, Kimberly A. Moffett, Interim Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C. G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Micro, this the 12th day of December 2023

Kimberly A. Moffett

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk
Town of Micro

DESCRIPTION/ ADDRESS:
ANNEXATION # 2023-30-ANX
325 US 301 S. (Newly Assigned Address)
Owner: Hunter Blackwell
Contiguous; 1.25 acres

ANNEXATION # 2023-30-ANX
325 US 301 S. (Newly Assigned Address)
Owner: Hunter Blackwell
Contiguous; 1.25 acres

**TOWN OF MICRO
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G. S.160A-31**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Town of Micro, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at Micro Public Works Building at 7:00 PM on Tuesday, January 9, 2023.

Section 2. Lying and being in Micro Township, Johnston County, North Carolina and being more particularly described as follows:

Lying and being in the Town of Micro, Micro Township, Johnston, County, North Carolina and being described more fully as follows to wit:

Beginning at the northwest corner of tract 1 as recorded in PB 99 PG 173, said point being in the southern right of way of US 301 and being a common corner between Tract 1 and Donald Martin tract as recorded in DB 3532 PG 832 said point being the POINT OF BEGINNING, thence along a curve the southern right of way of US 301 concave to the north, having a radius of 2669.79', a central angle of 02 Deg 30 Min 52 Sec, and a chord of 117.16' bearing N 73 Deg 58 Min 50 Sec E to an iron set in the southern right of way of US 301 being the Northwest corner of Lot 2 as recorded in PB 99 PG 173; thence along the Lot 2 the following calls S 24 Deg 33 Min 04 Sec E, a distance of 123.47' to an iron stake set; thence S 14 Deg 22 Min 59 Sec E, a distance of 58.24' to a computed point in the southern line of former lot recorded in DB 1032 PG 832 (second tract); thence continuing along the line of Lot 2 S 14 Deg 22 Min 59 Sec E, a distance of 81.27' to an iron stake set; thence N 76 Deg 06 Min 57 Sec E, a distance of 25.23' to an iron stake set; thence S 24 Deg 40 Min 03 Sec E, a distance of 43.82' to an existing iron pipe; thence S 52 Deg 39 Min 46 Sec E, a

distance of 106.66' to an iron pipe in the ditch; thence along the ditch S 16 Deg 01 Min 45 Sec E, a distance of 3.48' to an existing iron pipe in the Northern right of way of CSX Railroad; thence along the Northern right of way of CSX S 64 Deg 58 Min 22 Sec W, a distance of 191.96' to an existing iron stake; thence along the east line of Leland E. Batten as recorded in DB 1744 PG 347 N 20 Deg 59 Min 14 Sec W, a distance of 241.69' to an existing iron pipe; thence along the line of Donald E. Martin N 21 Deg 07 Min 07 Sec W, a distance of 184.88' to the POINT OF BEGINNING; said described tract containing 1.25 Acres. Being Tract 1 as recorded in PB 99 PG 173.

Section 3. Notice of the public hearing shall be published once in The Johnstonian Newspaper, a newspaper having general circulation in the Town of Micro, at least ten days prior to the date of the public hearing.

Duly adopted this the 12th day of December 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

2023-32-ANX
Wellons Park



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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Micro Planning Department.

APPLICATION FEE: \$100 Plus Cost of Advertising for Public Hearing

PROCESS:

Review : Staff and/or The Planning Board will review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats.

Board of Commissioners Meeting #1: The Board of Commissioners will pass a resolution directing the Town Clerk to investigate the annexation petition.

Board of Commissioners Meeting #2: The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Board of Commissioners Meeting: The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Micro.

Recordation: If the annexation is approved by the Board of Commissioners, the Annexation Plats shall be recorded at the appropriate County Register of Deeds.

Wellons Park

Petition for Voluntary Annexation Application:

- 1. Application Type: Individual Corporation LLC Partnership
- 2. The proposed annexation will be: Contiguous Annexation Non-Contiguous Annexation
- 3. Does the proposed annexed parcel(s) need to be rezoned? Yes No

Property Information:

To the Board of Commissioners of the Town of Micro, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Micro, North Carolina.

**If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.*

- 2. The area to be annexed is () contiguous OR () non-contiguous to the Town of Micro, North Carolina and the boundaries of such territory are as provided in the boundary plat which is attached to this application.
- 3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
- 4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total Acreage to be annexed: 46.556 Ac. Existing Housing Units: 0

Population of acreage to be annexed: 0 Fire District: Town of Micro

Existing Zoning District*: R-10 Proposed Town Zoning District*: R-10

County Recorded Plat Book and Page #: PB PG

Reason for petitioner to annex: Receive Town Services Other (please specify): _____

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

DATE RECEIVED: 9/26/23

AMOUNT PAID: \$100 *pd by check # 32988*

PETITION NUMBER: 2023-32-ANX

Will pay for advertising once cost is known.

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by an individual:

Please Print

Signature

Please Print

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this _____ day of __, 20__.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____

Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Jones Creek, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this September 22, day of 20 23.

Name of Limited Liability Company: Jones Creek, LLC

By: 
Signature of Member / Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this _____ day of __, 20__.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this __ day of _____, 20__.

Notary Public

SEAL

My Commission Expires: _____

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF MICRO" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF MICRO," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave 2-inch by 2-inch space for the County Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.

ANNEXATION PETITION 2023-32-ANX
Wellons Park Subdivision
Owner: Jones Creek, LLC.
Contiguous; 46.556 (+/-) acres

TOWN OF MICRO
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G. S.160A-31

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Town of Micro, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at Micro Public Works Building at 7:00 PM on Tuesday, December 12, 2023.

Section 2. Lying and being in Micro Township, Johnston County, North Carolina and being more particularly described as follows:

Lying and being in the Town of Micro, Micro Township, Johnston, County, North Carolina and being described more fully as follows to wit:

BEGINNING at an existing 1" axle, and being a common corner with Martin M. Rogers, having N.C. Grid Coordinates a Northing coordinate of 662,628.91 and an Easting coordinate of 2,236,895.99 based on NAD-83/2011 datum; thence the following three (3) property lines with Martin M. Rogers, South 76°57'04" West, 316.26 feet to a point at the base of an existing iron pipe, North 13°09'53" West, 151.07 feet to an existing iron pipe at the remains of a concrete monument, and South 76°47'14" West, 450.00 feet to an existing iron pipe, a corner in Jason J. Hill's eastern property line; thence North 12°54'37" West, 400.19 feet along the eastern lines of Jason J. Hill, Shelia Ann Jones, and Larry Henry Capps to an existing iron pipe; thence with the northern property line of aforesaid Capps, South 77°06'07" West, 150.02 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with aforesaid road right-of-way, North 12°53'53" West, 25.00 feet to an existing iron pipe on aforesaid road right-of-way, a corner with Gregory

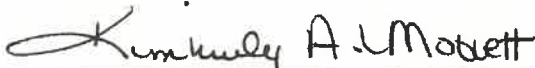
Wayne Coley; thence the following three (3) property lines with aforesaid Coley, North 77°06' 07" E, 150.02 feet to an existing iron pipe, North 12°54'37" West, 75.00 feet to an existing iron pipe, and South 77°06'07" West, 150.00 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with the eastern right-of-way of aforesaid road, North 12°53'53" West, 268.40 feet to an existing iron pipe on aforesaid eastern road right-of-way, a corner with McLaughlin-Holden Investments, LLC, thence the following two (2) property lines with McLaughlin-Holden Investments, LLC, South 88°43'29" East, 109.85 feet to an existing pipe, and North 00°15'14" East, 1749.01 feet to an existing iron pipe in the centerline of Great Branch; thence down the run of Great Branch the following twenty eight (28) courses and distances, South 56°43'56" East, 81.37 feet to a point, South 10°05'14" East 66.67 feet to a point, South 63°05'05" East, 42.02 feet to a point, South 24°57'57" East, 48.38 feet to a point, South 48°11'49" East, 24.31 feet to a point, North 81°59'57" East, 55.27 feet to a point, South 84°14'54" East, 50.45 feet to a point, South 33°11'45" East, 32.38 feet to a point, North 89°20'46" East, 97.68 feet to a point, South 26°52'51" East, 85.26 feet to a point, South 02°41'33" East, 87.97 feet to a point, South 29°01'34" East, 78.34 feet to a point, South 11°08'46" East, 69.29 feet to a point, South 62°58'53" East, 69.84 feet to a point, South 14°26'36" East, 60.19 feet to a point, South 56°20'42" East, 58.89 feet to a point, South 72°21'30" East, 28.59 feet to a point, South 48°40'05" East, 166.16 feet to a point, South 80°25'25" East, 93.45 feet to a point, North 62°26'04" East, 49.84 feet to a point, South 88°30'09" East, 49.66 feet to a point, South 55°11'02" East, 27.43 feet to a point, South 82°28'08" East, 56.62 feet to a point, South 76°36'14" East, 68.14 feet to a point, South 51°33'47" East, 46.63 feet to a point, South 03°43'40" West, 75.68 feet to a point, South 35°37'47" East 61.96 feet to a point, South 34°45'55" East, 23.32 feet to an existing iron pipe in centerline of branch, a corner with McLaughn-Holden Investments, LLC; thence with aforesaid owner South 10°57'53" West, 849.69 feet to point at an existing iron pipe, a corner of Martin M. Rogers; thence with the western line of aforesaid Rogers, South 01°35'33" West, 640.31 feet to the point and place of BEGINNING , and containing 46.55 acres more or less. The above described parcel of land as described in Deed Book 6198, Page 540. The property PIN 's are 263600-62-3968, 263600-63-5883, and 263600-63-6208

Section 3. Notice of the public hearing shall be published once in The Johnstonian Newspaper, a newspaper having general circulation in the Town of Micro, at least ten days prior to the date of the public hearing.

Duly adopted this the 14th day of November 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:


Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



PUBLIC HEARING

The Micro Board of Commissioners has called a public hearing at 7:00 p.m. on Tuesday, December 12, 2023 at Micro Public Works Building, 450 US Highway 301 N, on the question of annexing the following described contiguous area, requested by annexation petition #2023- 32-ANX, Wellons Park, filed pursuant to NCGS 160A-31.

The area proposed for annexation is described as the following: Lying and being in Micro Township, Johnston County, North Carolina and being more particularly described as follows:

BEGINNING at an existing 1" axle, and being a common corner with Martin M. Rogers, having N.C. Grid Coordinates a Northing coordinate of 662,628.91 and an Easting coordinate of 2,236,895.99 based on NAD-83/2011 datum; thence the following three (3) property lines with Martin M. Rogers, South 76°57'04" West, 316.26 feet to a point at the base of an existing iron pipe, North 13°09'53" West, 151.07 feet to an existing iron pipe at the remains of a concrete monument, and South 76°47'14" West, 450.00 feet to an existing iron pipe, a corner in Jason J. Hill's eastern property line; thence North 12°54'37" West, 400.19 feet along the eastern lines of Jason J. Hill, Shelia Ann Jones, and Larry Henry Capps to an existing iron pipe; thence with the northern property line of aforesaid Capps, South 77°06'07" West, 150.02 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with aforesaid road right-of-way, North 12°53'53" West, 25.00 feet to an existing iron pipe on aforesaid road right-of-way, a corner with Gregory Wayne Coley; thence the following three (3) property lines with aforesaid Coley, North 77°06' 07" E, 150.02 feet to an existing iron pipe, North 12°54'37" West, 75.00 feet to an existing iron pipe, and South 77°06'07" West, 150.00 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with the eastern right-of-way of aforesaid road, North 12°53'53" West, 268.40 feet to an existing iron pipe on aforesaid eastern road right-of-way, a corner with McLaughlin-Holden Investments, LLC, thence the following two (2) property lines with McLaughlin-Holden Investments, LLC, South 88°43'29" East, 109.85 feet to an existing pipe, and North 00°15'14" East, 1749.01 feet to an existing iron pipe in the centerline of Great Branch; thence down the run of Great Branch the following twenty eight (28) courses and distances, South 56°43'56" East, 81.37 feet to a point, South 10°05'14" East 66.67 feet to a point, South 63°05'05" East, 42.02 feet to a point, South 24°57'57" East, 48.38 feet to a point, South 48°11'49" East, 24.31 feet to a point, North 81°59'57" East, 55.27 feet to a point, South 84°14'54" East, 50.45 feet to a point, South 33°11'45" East, 32.38 feet to a point, North 89°20'46" East, 97.68 feet to a point, South 26°52'51" East, 85.26 feet to a point, South 02°41'33" East, 87.97 feet to a point, South 29°01'34" East, 78.34 feet to a point, South 11°08'46" East, 69.29 feet to a point, South 62°58'53" East, 69.84 feet to a point, South 14°26'36" East, 60.19 feet to a point, South 56°20'42" East, 58.89 feet to a point, South 72°21'30" East, 28.59 feet to a point, South 48°40'05" East, 166.16 feet to a point, South 80°25'25" East, 93.45 feet to a point, North 62°26'04" East, 49.84 feet to a point, South 88°30'09" East, 49.66 feet to a point, South 55°11'02" East, 27.43 feet to a point, South 82°28'08" East, 56.62 feet to a point, South 76°36'14" East, 68.14 feet to a point, South 51°33'47" East, 46.63 feet to a point, South 03°43'40" West, 75.68 feet to a point, South

35°37'47" East 61.96 feet to a point, South 34°45'55" East, 23.32 feet to an existing iron pipe in centerline of branch, a corner with McLaughn-Holden Investments, LLC; thence with aforesaid owner South 10°57'53" West, 849.69 feet to point at an existing iron pipe, a corner of Martin M. Rogers; thence with the western line of aforesaid Rogers, South 01°35'33" West, 640.31 feet to the point and place of BEGINNING , and containing 46.55 acres more or less. The above described parcel of land as described in Deed Book 6198, Page 540. The property PIN 's are 263600-62-3968, 263600-63-5883, and 263600-63-6208.

This is an open meeting and the public is invited to attend.

Return to:

Town of Micro– Town Clerk PO Box 9
Micro, NC 27555

ANNEXATION PETITION 2023-32-ANX

Wellons Park Subdivision

Owner: Jones Creek, LLC.

Contiguous; 46.556 (+/-) acres

Ordinance #2023-12-01

**TOWN OF MICRO
ORDINANCE TO EXTEND THE CORPORATE LIMITS**

WHEREAS, the Micro Board of Commissioners has been petitioned under NC GS 160A-31 to annex the area described below; and

WHEREAS, the Micro Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town of Micro Public Works Building, 450 US 301 Highway North, on Tuesday – December 12, 2023 after due notice by publication in the Johnstonian on November 22, 2023 and

WHEREAS, the Micro Board of Commissioners finds that the petition meets the requirements of NC GS 160A-31;

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners, Micro, North Carolina that:

SECTION 1 By virtue of the authority granted by NC GS 160A-31, the following described territory is hereby annexed and made part of the Town of Micro as of December 12, 2023:

BEGINNING at an existing 1” axle, and being a common corner with Martin M. Rogers, having N.C. Grid Coordinates a Northing coordinate of 662,628.91 and an Easting coordinate of 2,236,895.99 based on NAD-83/2011 datum; thence the following three (3) property lines with Martin M.

Rogers, South 76°57'04" West, 316.26 feet to a point at the base of an existing iron pipe, North 13°09'53" West, 151.07 feet to an existing iron pipe at the remains of a concrete monument, and South 76°47'14" West, 450.00 feet to an existing iron pipe, a corner in Jason J. Hill's eastern property line; thence North 12°54'37" West, 400.19 feet along the eastern lines of Jason J. Hill, Shelia Ann Jones, and Larry Henry Capps to an existing iron pipe; thence with the northern property line of aforesaid Capps, South 77°06'07" West, 150.02 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with aforesaid road right-of-way, North 12°53'53" West, 25.00 feet to an existing iron pipe on aforesaid road right-of-way, a corner with Gregory Wayne Coley; thence the following three (3) property lines with aforesaid Coley, North 77°06' 07" E, 150.02 feet to an existing iron pipe, North 12°54'37" West, 75.00 feet to an existing iron pipe, and South 77°06'07" West, 150.00 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 2130 (Micro Road W); thence with the eastern right-of-way of aforesaid road, North 12°53'53" West., 268.40 feet to an existing iron pipe on aforesaid eastern road right-of-way, a corner with McLaughlin-Holden Investments, LLC, thence the following two (2) property lines with McLaughlin-Holden Investments, LLC, South 88°43'29" East, 109.85 feet to an existing pipe, and North 00°15'14" East, 1749.01 feet to an existing iron pipe in the centerline of Great Branch; thence down the run of Great Branch the following twenty eight (28) courses and distances, South 56°43'56" East, 81.37 feet to a point, South 10°05'14" East 66.67 feet to a point, South 63°05'05" East, 42.02 feet to a point, South 24°57'57" East, 48.38 feet to a point, South 48°11'49" East, 24.31 feet to a point, North 81°59'57" East, 55.27 feet to a point, South 84°14'54" East, 50.45 feet to a point, South 33°11'45" East, 32.38 feet to a point, North 89°20'46" East, 97.68 feet to a point, South 26°52'51" East, 85.26 feet to a point, South 02°41'33" East, 87.97 feet to a point, South 29°01'34" East, 78.34 feet to a point, South 11°08'46" East, 69.29 feet to a point, South 62°58'53" East, 69.84 feet to a point, South 14°26'36" East, 60.19 feet to a point, South 56°20'42" East, 58.89 feet to a point, South 72°21'30" East, 28.59 feet to a point, South 48°40'05" East, 166.16 feet to a point, South 80°25'25" East, 93.45 feet to a point, North 62°26'04" East, 49.84 feet to a point, South 88°30'09" East, 49.66 feet to a point, South 55°11'02" East, 27.43 feet to a point, South 82°28'08" East, 56.62 feet to a point, South 76°36'14" East, 68.14 feet to a point, South 51°33'47" East, 46.63 feet to a point, South 03°43'40" West, 75.68 feet to a point, South 35°37'47" East 61.96 feet to a point, South 34°45'55" East, 23.32 feet to an existing iron pipe in centerline of branch, a corner with McLaughn-Holden Investments, LLC; thence with aforesaid owner South 10°57'53" West, 849.69 feet to point at an existing iron pipe, a corner of Martin M. Rogers; thence with the western line of aforesaid Rogers, South 01°35'33" West, 640.31 feet to the point and place of BEGINNING , and containing 46.55 acres more or less. The above-described parcel of land as described in Deed Book 6198, Page 540. The property PIN 's are 263600-62-3968, 263600-63-5883, and 263600-63-6208.

SECTION 2 Upon and after December 12, 2023 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Micro and shall be entitled to the same privileges and benefits as other parts of the Town of Micro. Said territory shall be subject to municipal taxes according to NC GS 160A- 58.10.

SECTION 3 The Mayor of the Town of Micro shall cause to be recorded in the office of the Register of Deeds of Johnston County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in SECTION 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by NC GS 163-288.1.

Duly adopted this the 12th day of December 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC

APPROVED AS TO FORM:

Chip Hewett
Town Attorney

NORTH CAROLINA JOHNSTON COUNTY

This the _____ day of _____, 2023 personally appeared before me, Kimberly A. Moffett, Interim Town Clerk of the Town of Micro, who, being duly sworn by me, says that know the common seal for the Town of Micro and is acquainted with Marty Parnell, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year as first written above.

Notary Public - Signature
(NOTARY SEAL)

Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____



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

SPECIAL USE PERMIT APPLICATION

\$50 fee + any applicable zoning fee(s)



New Special Use Permit



Modification to Previously Approved SUP

SITE INFORMATION:

Name of Project: Ramirez Roofing Warehouse

Acreage of Property: 2.2 Zoning District: RA

County Tag #: 10J99199B NC Pin #: 263620-91-6934

Address/Location: 5396 US HWY 301 Selma NC 27576

Existing Use: Vacant lot Well maintained mowed, trim

APPLICANT INFORMATION:

Applicant: Duke Thurston

Mailing Address: 309 Turnage Rd Smithfield NC 27577

Phone: 919-730-1794

Contact Person Name: Duke Phone: 919-730-1794

Email: Duke Thurston 650@Gmail.com

OFFICE USE ONLY:

Date Received: 10/10/23 Amount Paid: \$50⁰⁰ File Number: 2023-33-SUP

PBZ 10/24/23
TCB 11/14/23

PROPERTY OWNER INFORMATION:

Owner: Ramirez Roofing

Mailing Address: 606 W. Market St Smithfield NC 27577

Phone: 919-464-3712

Phone: _____

Email: JGomez@ramirezroofing.com

EXPLANATION OF PROJECT:

Please provide detailed information concerning this request.

Use for warehouse & storage. Metal & Steel
of proposed 60'x150' warehouse has been on site.
Proposed layout is requested to be central on lots.
General parking.

Always to be clean, neat, orderly, as kept for
past 5 years.

REQUIRED FINDINGS OF FACT:

Section 2-105-6 of the Town of Micro Zoning Ordinance requires applications for a Special Use Permit address the following findings. The burden is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional sheets if necessary.

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

Yes, RA but applying for SU (Special Use)

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.

Yes, a large company needing warehouse could also use additional employees.

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

Yes, should not have any impacts.

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

No.

5. The use will maintain safe ingress and egress to the site.

Yes,

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

Yes. no impacts

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

Yes, kept clean, neat, orderly

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

yes

PROCEDURE INFORMATION:

Applications for Special Use Permits shall be referred to the Planning Board. The Planning Board will report on its recommendation to the Board of Commissioners. After notice has been given pursuant to Section 2-103-2, a **quasi-judicial*** hearing shall be held pursuant to Section 2-104. Required mailed notice shall be sent to the owners of property within a ~~500~~ 100' radius subject parcel boundary lines. A simple majority of the Board of Commissioners is required for approval of a Special Use Permit. Conditions for approval, if any, shall be specified in the motion and on the permit.

**A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. The Board of Commissioners acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Board of Commissioners must make findings of fact based upon the evidence presented. The Board of Commissioners refrains from "ex parte communication" about these cases, as the Town Council must decide based solely on the evidence presented at the hearing itself.*

APPLICANT AFFIDAVIT:

I/We, the undersigned, do hereby make application and petition to the Board of Commissioners of the Town of Micro to approve the Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements and/or information made herein or any plans submitted are true and correct to the best of my knowledge. I understand this application and any related material become official records of the Town of Micro, North Carolina.

Jesus Gomez _____ Signature _____ Date 10-6-23
Print Name

ADJACENT PROPERTY OWNERS LIST

Project Name: Ramirez Warehouse

The following are all the persons, firm, or corporations owning property within a ~~500~~^{100'} radius.

It is the responsibility of the applicant to correctly identify the current owner, based on records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS

OWNERS CONSENT FORM

Consent is required from the property owner(s) if an agent/applicant will act on their behalf. A separate form is required for each owner.

Project Name: Ramirez Warehouse Address or PIN#: _____

AGENT/APPLICATION INFORMATION:

Jesus Gomez
(Name - please type or print clearly)

606 W. Market St.
(Address)

Smithfield, Nc. 27577
(City, State & Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required documents and materials, and to attend and represent me at all meetings and public hearings pertaining to the following process:

Special Use Permit [] Other If Other Indicate: _____

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of the application, request, approval or permit. I further agree to all terms and conditions that may be imposed as part of the approval process of this application.

OWNER AUTHORIZATION:

Angel Lopez Hiteclia
(Name - please type or print clearly)

121 Strawberry Ln
(Address)

[Signature]
(Signature)

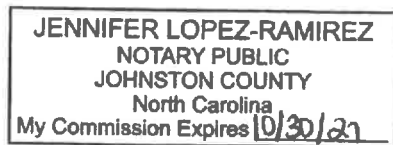
Smithfield NC 27577
(City, State & Zip)

NOTARY:

STATE OF NC COUNTY OF Johnston

Sworn to and subscribed before me Jennifer Lopez-Ramirez a Notary Public for the above State and County, this the 6th day of OCTOBER.

SEAL



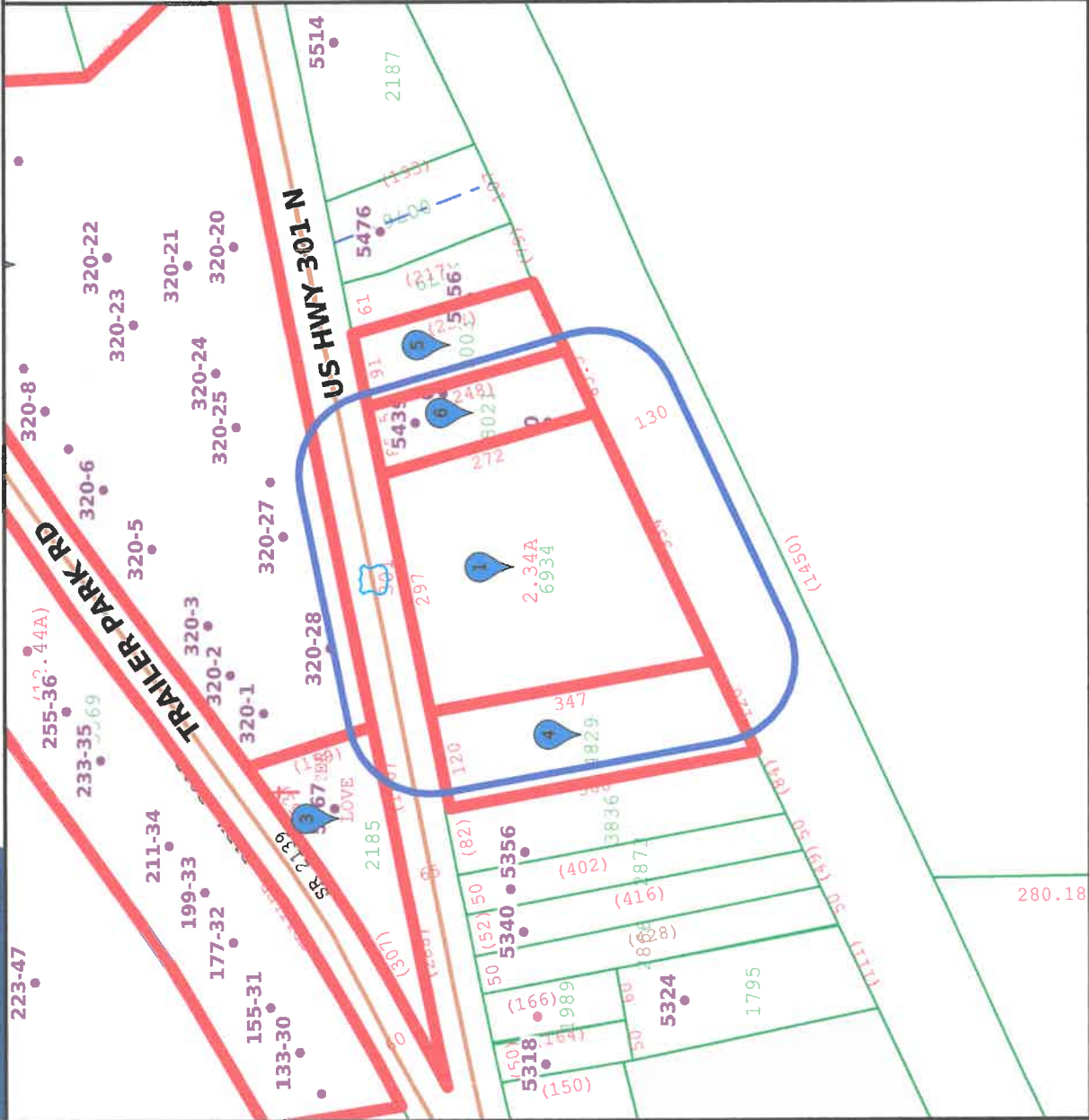
Jennifer Lopez-Ramirez
Notary Public Signature

My Commission Expires:

10/30/27

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 0

id: 10J99199B
 Tag: 10J99199B
 Owner Name 1: RAMIREZ ROOFING INC
 Owner Name 2:
 Mail Address 1: 606 W MARKET ST
 Mail Address 2:
 Mail Address 3: SMITHFIELD, NC 27577-3325
 Book: 06551
 Page: 0050

Result 0

id: 10007051
 Tag: 10007051
 Owner Name 1: BEULAH ENTERPRISES INC
 Owner Name 2:
 Mail Address 1: 136 BEULAHTOWN RD
 Mail Address 2:
 Mail Address 3: KENLY, NC 27542-8476
 Book: 02312
 Page: 0326

Scale: 1:2515 - 1 in. = 209.58 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)





Result 0

id: 10O07051A
Tag: 10O07051A
Owner Name 1: CHIARI, NANCY DESMOND
Owner Name 2:
Mail Address 1: 4516 SEAGULL DR UNIT 904
Mail Address 2:
Mail Address 3: NEW PRT RCHY, FL 34652-2128
Book: 03999
Page: 0393

Result 0

id: 10O07107
Tag: 10O07107
Owner Name 1: MOZELLE, TOM HEIRS
Owner Name 2:
Mail Address 1: 10835 S FORD RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28214-8323
Book: 00460
Page: 0148

Result 0

id: 10O07109B
Tag: 10O07109B
Owner Name 1: CREECH, DANNY R
Owner Name 2:
Mail Address 1: 100 PECAN ESTATES LN
Mail Address 2:
Mail Address 3: SELMA, NC 27576-5957
Book: 01714
Page: 0578

Result 0

id: 10O07109
Tag: 10O07109
Owner Name 1: CREECH, DANNY R
Owner Name 2:
Mail Address 1: 100 PECAN ESTATES LN
Mail Address 2:
Mail Address 3: SELMA, NC 27576-5957
Book: 01714
Page: 0578



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

October 27, 2023

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 land use change proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records.

The proposed application is for a Special Use Permit for a Warehouse to be located at 5396 US Highway 301.

This will be a quasi-judicial proceeding, which means this type of hearing resembles a court trial where testimony presented must be done so after taking an oath. The Board of Commissioners acts like a court of law and receives only sworn testimony and other credible evidence. Additionally, the Board of Commissioners must make findings of fact based upon the evidence presented. The Board refrains from "ex parte communication" about these types of cases, as the board must decide each case based solely on the evidence presented at the hearing itself.

The public hearing will be held on **Tuesday, November 14, 2023**. 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, CMC, NCCMC
Interim Town Clerk

CERTIFICATION OF MAILING NOTICES TO PROPERTY OWNERS
SPECIAL USE PERMIT
RAMIREZ ROOFING WAREHOUSE

I, Kimberly A. Moffett, serving as Interim Town Clerk for the Town of Micro do hereby certify that per the Town of Micro Zoning Ordinance, Section 2-103-2 required Mailed Notices of a Public Hearing (Quasi-Judicial) for the above were mailed via First Class Mail to property owners in accordance with Town of Micro Zoning Ordinance, Section 2-105-4.

Further, certificates of proof are included in the corresponding SUP folder.

Kimberly A. Moffett

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk
Town of Micro

Date of Mailings October 27, 2023

**TOWN OF MICRO
SPECIAL USE PERMIT
RAMIREZ ROOFING WAREHOUSE
GRANTED**

On the date listed below, the Board of Commissioners for the Town of Micro met and held an evidentiary hearing to consider the following application:

Applicant: Duke Thurston

Property Owner: Ramirez Roofing

Property Location: 5396 US Highway 301

Brief Property Description: Vacant Lot / 2.2 (+/-) acres

Tax Parcel Number: 10J99199B/263620-91-6934

Proposed Use: Warehouse

Hearing Date(s): November 14, 2023 & December 12, 2023

Having heard all the evidence and argument presented at the hearing, the Board of Commissioners makes the following findings:

- a) The proposed use and development comply with the applicable regulations of this Ordinance.
- b) 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.
- c) The proposed use will have minimal adverse impact on surrounding land with regard to service delivery, traffic circulation, aesthetics, odor, noise, glare, and vibration.
- d) The use will not deteriorate or otherwise adversely impact water, air, scenic, and other natural resources.
- e) The use will maintain safe ingress and egress to the site.
- f) The use will be served by adequate road and infrastructure to support development of the site.
- g) The use will protect property values and preserve public safety and welfare of the surrounding area and community at-large.
- h) The use complies with other applicable town, state, and federal laws regulating development of land within the Town's jurisdiction.

CONDITIONS:

None added.

TOWN OF MICRO

BY: _____
Marty Parnell
Mayor

DATE: _____

[Note: Notice of Decision must be sent within 10
business days following effective date of decision per
Code Section 2-104-2(D)]

ATTEST:

_____(SEAL)
Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

4-102-1

Fences and Walls

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(A) Placement of Fences and Walls

- (1) There are no setbacks for fences. We advise not to place fences directly on the property line in case of any confusion regarding where actual property line is. We recommend 1-2 feet from the property line but we do not require that.~~Fences shall be at least 2 feet from property lines of the fence owner. Fences may be placed on the property line with the written consent of adjacent property owners.~~
- (2) Fences shall not impede access to dedicated easements. The Town shall not be responsible for repair or replacements of fences damaged or removed to access and manage easements for their intended purpose. This provision shall not be construed to prevent fencing around storm water retention or detention facilities required by this Ordinance.
- (3) No fence shall block or divert natural drainage flow on to or off of another lot.

4-102-1 Fences and Walls

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- (3) No fence shall block or divert natural drainage flow on to or off of another lot.

In accordance with NC G.S. 160D-601(a) and the Town of Micro Zoning Ordinance, Section 2-103-1, the Micro Board of Commissioners will hold a public hearing on Tuesday, December 12, 2023, at 7:00 PM at the Micro Public Works Building, 450 US Highway 301 N, to consider the following:

4-102-1 Fences and Walls

(A) Placement of Fences and Walls

There are no setbacks for fences. We advise not to place fences directly on the property line in case of any confusion regarding where the actual property line is. We recommend 1-2 feet from the property line but we do not require that.

This is an open hearing, and the public is invited to attend and provide comments.

**TOWN OF MICRO
AMENDMENT TO ZONING CODE OF ORDINANCE
SECTIONS 4-102-1**

BE IT HEREBY ADOPTED BY THE TOWN OF MICRO BOARD OF COMMISSIONERS that the Zoning Ordinance, Section 4-102-1 be amended to read as follows:

SECTION 4-102-1 FENCES AND WALLS

(A) Placement of Fences and Walls

(1) There are no setbacks for fences. We advise not to place fences directly on the property line in case of any confusion regarding where the actual property line is. We recommend 1-2 feet from the property line, but we do not require that.

(2) Fences shall not impede access to dedicated easements. The Town shall not be responsible for repair or replacement of fences damaged or removed to access and manage easements for their intended purpose. This provision shall not be construed to prevent fencing around storm water retention or detention facilities required by this Ordinance.

(3) No fence shall block or divert natural drainage flow on to or off of another lot.

Duly adopted this the 12TH day of December, 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk