



Town of Micro
Board of Commissioners **SPECIAL Meeting AGENDA**
Tuesday – September 12, 2023
5:30 p.m.
Micro Town Hall

Board Members Present:

Mayor Parnell
Mayor Pro Tem Worley
Commissioner Stanely
Commissioner Garcia

Others Present:

Kimberly A. Moffett, Interim Town Clerk
Mike McAllister, Municipal Engineer

Planning Board Members Present:

Gary Wheeler
John Schullery
Byron Smith
Chad Holloman
Chuck Warren

1. CALL TO ORDER

- Call to Order

Mayor Parnell called the meeting to order at 6:15 p.m.

2. WELLONS PARK SUBDIVISION PRE-CONSTRUCTION DISCUSSION

Mayor Parnell welcomed everyone and stated the reason for the joint special meeting was to provide updated information regarding the Wellons Park Subdivision, which is going to be located at Main & Micro Roads.

Mr. Brian Leonard from BRL Engineering was present representing Jones Creek and this project. He stated the following:

- This project received approval in 2021.
- At time of approval, it was for 83 lots, however, there will be 72 single family residences.
- He stated detailed engineer plans have been being worked on.
- He stated the majority of all required permits had been obtained.
- He stated they were waiting on several executed documents from the town related to final approval for water and sewer.
- He stated they were ready to begin the project next week.
- He stated the erosion control permit was received and they were ready to break ground and were only waiting on permits for utility work.
- The homes would be 1500-1800 sq. ft.

There was discussion regarding homes having sewer tanks or gravity. It was stated their system would bypass the town gravity system into their pump, grind and then into our pump and then through 6" force main to Kenly. Mayor Parnell asked about storm water discharge. It was stated the discharge would be in several locations prior to Big Branch and that it would be a low velocity discharge and further it met all state criteria.

Discussion continued and it was stated that conversation had taken place with Mr. McAllister and it conversation included that Mico had no Stormwater Ordinance. The mayor stated he heard concerns about drainage and wanted to be sure he had the correct answers when asked. It was agreed that Micro would need to draft a Stormwater Ordinance sooner than later.

There was lengthy discussion regarding flood plain, which is large, but the project will have a small impact as based on data and numbers.

It was also stated that the project desired to be annexed into the town. The process was explained, and an application will be completed and returned to the town shortly.

It was also stated that water system flow tests had been completed. State requirements were shared, and it was further stated that the flow tests ran right at the required numbers. It was further stated that state requirement numbers are based on 6" and the main line will be 8". There was discussion regarding low pressure. Discussion also included that there are fire hydrants no further than 500' from the lots. The town will need to supply the meters.

Final discussion included there would be no turn lane required by NCDOT; there would be one entrance and one exit. Additionally, mail kiosks will be installed.

With there being nothing further, the meeting was adjourned at 6:55 p.m.

Duly adopted this the 10th day of October 2023 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk