



Town of Sedalia

Planning Board Meeting / Town Hall

June 16, 2022 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Vice-Chair Marian Jeffries.

Moment of Silence: Time was allotted for a moment of silence.

Pledge of Allegiance: Time was allotted for Pledge of Allegiance.

Roll Call: Members present included Marian Jeffries (Vice-Chair), Robert Jones, and YC Broadie (alternate member). Monroe Smith was absent. Therefore, YC Broadie sat on the Planning Board and was eligible to vote on all issues.

A. MOTION to approve the agenda was made by Planning Board member Jones and seconded by Planning Board alternate member Broadie. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Planning Board member Jones and seconded by Planning Board alternate member Broadie. Motion carried.

C. Business / Reports / Guests

I. Welcome New Planning Board Alternate Member – Ms. YC Broadie

Vice-Chair Jeffries welcomed YC Broadie as an alternate member of the Planning Board. She was appointed to the Planning Board by the Town Council on June 6th. She lives in town, has experience in different areas, and has had connections working with the Charlotte Hawkins Brown Museum. She plans to host the upcoming Sedalia Fresh event – a sustainable farmers market, on June 18 from 8 am to 11 am.

II. Updated Sedalia Land Use Plan – Adopted

Vice-Chair Jeffries reported the updated Sedalia Land Use Plan was adopted by the Town Council on Monday, June 6, 2022. The Town worked on the Land Use Plan for several months and Paul Kron, Foothills Planning & Design, facilitated development of the Plan. The Town recently had a community meeting to ask residents what they would like to see. The majority would like to keep the Town's small-town feel. The reason this update was completed is because after the Chapter 160D requirement of the N.C. General Statutes, local governments that enforce zoning to have and maintain a Comprehensive Plan or Land Use

Plan. The deadline is July 1, 2022. A copy of the updated Land Use Plan is available for all Planning Board members if they don't already have a copy.

III. Public Hearing – Rezoning Case #22-05-SEPL-03157, 6050 Burlington Road

Vice-Chair Jeffries opened the public hearing for the rezoning case #22-05-SEPL-03157 at 6050 Burlington Road and introduced Aaron Calloway with the Guilford Planning and Development Department.

Mr. Calloway stated the applicant Devindra Patel and property owners Robert and Lorrie Hancock, and Ricky and Donna Cauthren are requesting a rezoning of approximately one-acre from AG/RS-40 to LB. The one acre is located within a 5.79-acre lot (Guilford County Tax Parcel 120461) located at 6050 Burlington Road. There is no history of denied zoning cases for this property. The property is located within the Sedalia Scenic Corridor overlay district; anything permanent on the property would have to abide by the requirements of the overlay district. Currently, about 2.75 acres of the property are conditionally zoned as LB for a beauty salon located inside of a residential structure. The one-acre portion proposed for rezoning has a modular home. If the rezoning request is approved, then in the future, the modular home could be used only as a caretaker residence. There are no historic properties on or adjacent to the parcel; there are no cemeteries. The site will be served by well and septic. If there is anything permanent added to the site, then the applicant will need to apply for a NCDOT driveway permit. The property is located within the Lake Mackintosh watershed and there are no floodplains, wetlands, or streams on the property. The entire 5.7 acres is classified as commercial in the Town's previous Land Use Plan. The part of the parcel zoned commercial is zoned commercial in the updated Land Use Plan; however, the part of the parcel zoned AG/RS-40 is zoned residential in the updated Land Use Plan. Mr. Calloway felt if the project came before the Guilford County Planning and Development Department and Sedalia Planning Board two months ago the entire parcel would be classified as commercial in the Town's Land Use Plan. The Guilford County Planning and Development Department staff recommends approval of the rezoning request due to the existing commercial land use and zoning (i.e., the service station and beauty salon permitted within LB). It was noted if the rezoning request is approved the Town's updated Land Use Plan would need to be amended to change that section of the property from residential to commercial.

Planning Board member Jones asked what portion is conditionally zoned as LB. Mr. Calloway responded 2.75 acres of the property is conditionally zoned as LB for the beauty salon, and the property is adjacent to the property with the service station that is zoned LB.

Planning Board member Jones asked if all the property is to be rezoned. Mr. Hancock, the property owner, responded the property has not been bought yet and is based on whether the property can be approved to be rezoned. The property is 5.79 acres. Mr. Patel must have septic service and there is a septic system on part of the property; that is the part that is planning to be sold and for which they are requesting rezoning.

Garrett Neal, 6415 Old Plank Road, High Point is a civil engineer and the project's manager. He stated he cannot represent Mr. Patel, but he can answer technical questions related to site design and process. He is working with Guilford County Planning and Development

Department. His client's goal is to demolish the old store and build a new clean, efficient store. Guilford County Environmental Health has analyzed the existing septic area that serves the beauty salon and found it viable to serve the future store. The one-acre subject property must be bought to treat wastewater from store, and noted the property has no road frontage. Planning Board alternate member Broadie asked about the store design. Mr. Neal responded it will be a 3,000 square foot convenience store with two fueling station (4 stalls). The store will comply with all State, County, and Town regulations.

Michael Sharpe, 916 Rockhurst Drive, stated the newly adopted Land Use Plan included information regarding aesthetics for the town center. He asked if the aesthetics of the proposed project have been reviewed. Vice-Chair Jeffries responded currently the Town is only reviewing the rezoning request. If the property is rezoned and the project moves forward, then the design, aesthetics, etc. will be reviewed. Mr. Calloway responded the property is outside of the town center, but within the Sedalia Scenic Corridor overlay. The proposed project would be required to meet the requirements for the Scenic Corridor overlay. Therefore, there will be some aesthetic oversight.

Motion to recommend approval of rezoning case #22-05-SEPL-03157 at 6050 Burlington Road was made by Vice-Chair Jeffries and seconded by Planning Board member Jones. Motion carried.

The recommendation will be submitted to the Town Council for consideration at the July 11th Town Council meeting and the second public hearing will be held at this meeting.

The public hearing was closed. The Planning Board meeting was resumed.

IV. Founder's Day Celebration – Welcoming Volunteers

Vice-Chair Jeffries stated the Town is asking for volunteers to help with Founder's Day on August 6th. Those interested should contact the town hall to sign up.

D. Citizens Comments

*Robert Hancock, 6050 Burlington Road, asked if there were any public announcements or mailings regarding the update of the Town's Land Use Plan. He would have loved to have been part of the Land Use Plan update if he knew it was being discussed.

Vice-Chair Jeffries responded the information was shared through the monthly CallingPost message and the community meeting information was posted in several places including the Sedalia Post Office. During the committee meeting discussions, most people wanted to keep the Town quaint and to have some shops, but not strip malls. The Town is working to get grant monies to provide water and sewer for the town center and new development.

Donna Cauthren asked about the railcar that was on Burlington Road. Vice-Chair Jeffries responded it was hoped it could be restored, but it could not be moved without significant damage.

Mr. Sharpe, 916 Rockhurst Dr, stated he's found information on the website and has also received information from the Town Clerk.

Jesse Walker, 655 Sedalia Road, also stated information is available from the Town Clerk and is posted in other places such as the post office.

Planning Board member Robert Jones commented the Town's meetings always occur on the same days and times and the message board in front of the Town Hall has Council and Planning Board meeting information.

Planning Board alternate member YC Broadie commented she believes the Town is working to develop other ways to keep the community informed and engaged (e.g., Facebook, Instagram, etc.).

Lori Hancock, 6050 Burlington Road, commented she does not know much about the town other than the town does not allow yard sales, bake sales, etc. She added it is not a friendly town, and everyone is afraid of the town. Vice-Chair Jeffries asked if they were afraid of the Code Enforcement Officer. Ms. Hancock responded although there are laws regarding shops having yard sales, other towns allow shops to have yard sales, but Sedalia enforces the law. Vice-Chair Jeffries responded the Town's ordinances are designed to protect the health and safety of its residents, and the Town does enforce its' ordinances and that's a good thing. She suggested if residents have concerns, then they should attend the Council meetings and voice their concerns so these can be addressed.

Mr. Walker commented he is concerned that people are afraid, and not allowing a yard sale is not the Town's issue, it pertains to zoning requirements. Ms. Hancock responded other towns allow and encourage yard sales, but Sedalia does not.

Theresa Austin, 210 Cushman Rd, commented that she would like to have water and sewer service, and would like a poll to see if other residents also want water and sewer. Vice-Chair Jeffries responded she is aware that some residents do not want water and sewer and were concerned it would be forced on them. The Town is working to get water and sewer, but currently only for the town center and new development. However, it has not been approved yet. If it gets approved, then the Town will move to the next step. She added the Town would need additional funds to provide water and sewer infrastructure to existing town residents.

Ms. Lori Hancock commented other cities and towns do not enforce their ordinances as strictly as Sedalia. There is no leeway; if you do something then you get a letter tomorrow. It was noted it is a great opportunity to improve the physical landscape of the town and improve how citizens feel. There are a lot of residents that have bad feelings. Mr. Hancock added this goes back several years.

Vice-Chair Jeffries commented there are always opportunities to improve and there will always be residents that are unhappy. She added this is the first time she has heard of people being afraid of the Town and again suggested residents attend the Council meetings to share how they feel. She also suggested residents come out and meet other residents at the Founder's Day celebration on August 6th and to contact the Town Clerk to get added to the CallingPost list so they can receive monthly the updates on Town activities. She added

the Town is planning a Christmas tree lighting ceremony, and it will be on December 10th, and everyone is invited to attend.

E. Announcements

All regular scheduled meetings are held at the Sedalia Town Hall and begin at 7 pm.

- The next Town Council agenda meeting will be held on June 27th
- The next Town Council meeting will be held on July 11th
- The next Planning Board meeting will be held on July 21st
- Sedalia Founder’s Day is August 6th

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date