



**SEDALIA TOWN COUNCIL MEETING**  
**Zoom Meeting**  
**February 1, 2021**  
**7PM**

**Minutes**

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- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm via Zoom by Mayor Morgan.
- **PRAYER:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem V. Jones, Councilwoman Wrenwick, and Councilwoman O. Jones
- **ABSENT:** Councilman Meachem

**A. MOTION** to approve the agenda with the addition of the Welfare Reform Liaison Project was made by Councilwoman O. Jones and seconded by Councilwoman Wrenwick. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting was made by Mayor Pro Tem V. Jones and seconded by Councilwoman Wrenwick. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Code Enforcement Report**

Ms. Ruth Emory with ACE provided an update. At **6270 Burlington Road**, a Final Order of Demolition was sent with a 30-day timeframe. The railcar continues to deteriorate. The owner, Luanna Goodall-Rorie and her husband, Leon, attended the meeting. Mrs. Goodall-Rorie reported she has been working with a broker for four months or so to sell the property. If the property is sold, then the new owner would demolish the railcar and home. However, since the property has not sold yet, she plans to demolish the railcar and is requesting an extension to May or June to complete the demolition. She has contacted a contractor to demolish the railcar and to remove the asbestos.

Ms. Emory commented the railcar is a hazard, but not as much trash is being dumped on the property. The case has been ongoing since 2018 and some of the delays have been due to attempts to get a historic society to relocate the railcar. Mr. Goodall-Rorie asked about installing “no trespassing” signs. Ms. Emory indicated that would be a good idea, and she may have signs (e.g., “danger” and “uninhabitable”) that can be placed in the windows.

Council members expressed concerns about the delays in abating the property. The Council decided to provide an extension until March 31. Mrs. Goodall-Rorie will seek to get a loan to complete the demolition. Mayor Morgan indicated the Town could take care of this and pay for the demolition, but a lien would be put on the property. The Town would use the same contractor and would charge Mrs. Goodall-Rorie what the Town is charged. However, legal fees, administration fees, and interest would be added. Mrs. Goodall-Rorie will keep the Town updated on progress.

At **5904-5910 Blue Lantern Road**, an application has been submitted for the Fire Department to do a controlled burn of the structure. The owner is waiting for the Fire Department to do an inspection of the structure to determine if it is a candidate for a controlled burn.

At **6134 Blue Lantern Road**, a Civil Penalty Notice was sent for two disabled vehicles. One vehicle has been removed; the second was to be removed by February 1. At **400 Sedalia Road** a disabled vehicle remains. The owner will remove the vehicle in February. At **401 Sedalia Road**, one disabled/junked vehicle has been removed, but one remains. A Civil Penalty letter was sent, but there has been no response, so a Notice of Tow has been sent. At **6309 Jennie Drive**, a Civil Penalty Notice has been sent for two classic vehicles. The owner plans to cover the vehicles with a fitted vehicle cover until the vehicles are restored. At **6141 Blue Lantern Road**, a disabled van remains; a Notice of Violation was sent. The owner plans are to remove the van by February 1. At **1119 Palmer Farm Road**, the case was opened due to disabled/junk vehicles and open storage of miscellaneous items. The vehicles will be covered with fitted vehicle covers until restored; the open storage and tarp have been removed. At **6210 Burlington Road**, a Notice of Violation was sent for two disabled vehicles. One vehicle has been removed. A hearing is scheduled for February 25. If the owner does not attend the hearing, then a Finding of Fact will be sent.

At **6309 Rolling Acres Drive**, the owner is still on target for expected renovation date. Windows have been ordered and will be installed once received. At **6259 Burlington Road**, insurance funds have been received and the house will be restored and renovated. Renovation is expected to be completed in May 2021.

Case abated and closed at **204 Martingale Drive** (disabled vehicles) and **307 Martingale Drive** (couch at edge of road).

At **6103 Blue Lantern Road**, a Notice of Violation was sent to stop construction of an accessory structure without a permit. Although construction has stopped, the owner has not submitted a permit application. The property remains in violation. A hearing has been scheduled for February 25<sup>th</sup>. At **6146 Blue Lantern Road**, a Notice of Violation was sent for several discarded mattresses. No response from owner; a hearing has been scheduled for February 25<sup>th</sup>. At **5906 Stewart Bend Road**, Notice for Violation sent for several mattresses stored behind the house, trash in the side yard, and open storage in the carport.

## **II. Review and Consider Approval of Subdivision (Case#20-12-SEPL-08820)**

Mr. Paul Lowe with the Guilford County Planning Department described the proposed subdivision of a parcel located at 615 Sedalia Road (Rodina Estates). The parcel will be subdivided into four lots with a 50-foot access strip to provide access to the property located behind the parcel. Without this access strip, the property behind the parcel would be landlocked. The proposed subdivision has been reviewed by the Planning Department and Watershed Department. It will be reviewed by Addressing Department and Environmental Health. Ms. Moravian, the applicant, indicated a 30-foot wide concrete driveway would be constructed in the access strip; however, during construction it would be a gravel or dirt drive. It would not be a named road. She added current plans for the landlocked property is one house and a private park. It was noted by Sara Clark with Lewis

& Clark Realtors, the property has a steep grade with a creek and it currently not suitable for a subdivision. It was noted by Joseph Stutts of Stutts Surveying, that each lot would have its own septic system and each lot has a sufficient amount of suitable soil for a septic system. Also, there is an existing well that served a house that used to be on the property years ago. There were questions on how addresses for the four lots would be assigned given the one property is 615 Sedalia Road and the other is 619 Sedalia Road. Addressing for the four lots would be determined by Guilford County.

Planning Board Chair Faison gave the recommendation from the Sedalia Planning Board, stating the board met on January 21<sup>st</sup> to discuss the minor subdivision plat (Rodina Estates). The Planning Board voted unanimously in favor of recommending approval of the subdivision request to the Sedalia Town Council. A written recommendation was presented to the Town Council. After no further discussions, the Council entertained a vote.

**MOTION** to approve the proposed subdivision request for Rodina Estates at 615 Sedalia Road was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

### **III. Approval of Resolution to Adopt Guilford County HMP**

Clerk Dungee provided an update on the Guilford County Multi-Jurisdictional Hazard Mitigation Plan (Draft, May 2020). The County prepares a new plan every five years. The plan describes what measures would be taken should there be a hazard that requires evacuations. The Town Council had the opportunity to review and provide comments on the plan. The County is asking each jurisdiction to adopt the plan by resolution and submit it to Guilford County Emergency Management. Clerk Dungee presented the resolution for approval by the Town Council. Generally, the plan is the same from the previous 5 years but there may be some updates such as procedural changes on how things are handled. There are no changes for the Town of Sedalia. If the Town does not adopt the plan, then the Town is not eligible for funding from FEMA.

**MOTION** to adopt the plan and approve the resolution was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

### **IV. Sedalia Walking Trail Update**

Mayor Pro Tem V. Jones provided an update on the proposed walking trail. The survey markers are visible, and it is likely there will need to be two bridges constructed on the Dansby Drive parcel. The Guilford County Stormwater Program provided additional details on the map contour lines, streams and buffers. The Town plans to do a field visit with Piedmont Conservation Council on Saturday, February 13<sup>th</sup> at 10 am. The purpose of the field visit is to view the property and the pond, and possibly get a good visual for the layout of the design.

### **V. Welfare Reform Liaison Project, Inc.**

Clerk Dungee announced the Mayor Pro Tem V. Jones has been asked to serve on the Board of Directors for the Welfare Reform Liaison Project, Inc. Clerk Dungee provided a description of the organization's mission and activities. The Board needs representation

from rural areas outside of the Cities of Greensboro and High Point. The Town was asked to prepare a letter appointing Mayor Pro Tem V. Jones to the Board of Director position.

MOTION to appoint Mayor Pro Tem V. Jones to serve on the Board of Directors for the Welfare Reform Liaison Project, Inc. was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

**D. CITIZENS COMMENTS**

\*Valerie Jones, 6100 Burnside Road, asked if trash is picked up outside of the scheduled Litter Sweep days, will the bags still be collected. Clerk Dungee stated NCDOT may come to collect if the trash bags are placed on the corner of Sedalia Road and Burlington Road. However, if only a couple bags of trash are collected these could be placed in the Town’s garbage cart.

\*Ophelia Jones asked about progress on the installation of the Towns additional streetlights. It was noted that streetlights are currently being installed along Burlington Road/U.S. Highway 70. There appears to be about 10 installed so far.

\*Clerk Dungee noted NCDOT will address the silt fence that was installed along the new bridge on Sedalia Road as soon as they are able to get to it.

**E. ANNOUNCEMENTS**

All regular scheduled meetings will continue virtually on the Zoom platform until further notice. Each meeting will begin at 7:00 pm.

- The next Planning Board meeting will be on February 18<sup>th</sup>
- The next Town Council Agenda meeting will be on February 22<sup>nd</sup>
- The next Town Council meeting will be on March 1<sup>st</sup>

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)