



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
December 2, 2019
7PM**

Minutes

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm at the Sedalia Town Hall 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:** Councilwoman O. Jones, Mayor Morgan, Mayor Pro Tem V. Jones, and Councilwoman Wrenwick were present.
- **ABSENT:** Councilman Meachem

A. MOTION to approve the agenda as written was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem V. Jones. 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/GUEST

I. Swear-in of Newly Elected Officials

Town Clerk Dungee swore in the two newly elected officials– Valerie Jones and Howard Morgan.

II Vote to Appoint Mayor and Mayor Pro Tem

Councilwoman Wrenwick made a motion that Howard Morgan continue as Mayor and Valerie Jones continue as Mayor Pro Tem and it was seconded by Councilwoman O. Jones. Motion carried.

III. A&T Student Presentations

Professor Perry Howard introduced the Senior Landscape and Architecture class and their presentation – Town of Sedalia, Urban Design and Planning. He indicated the goal of the class is for the students to study an issue as a group and work together to address it.

The presentation started with a description of the town, its history, and current demographics. The town has approximately 700 residents, and likely will experience significant population growth in the next decade. The residents and local politicians of Sedalia would like to maintain the town's uniqueness and high quality of life by preserving its history and natural assets.

Biodiversity, vegetation, structure, topography, hydrology, soil, land use and transportation were reviewed for the site and study areas. The focus of the plan was preservation of the site or town, conservation of agriculture, and potential development.

Zoning included eight land uses:

1. Rural Residential- for low-density residential (one unit per acre or less);
2. Single Family- for single family detached or two family residential;
3. Mixed Residential- for single-family residential, townhouses, duplexes, apartments, and limited neighborhood serving retail;
4. Mixed Use- for residential and non-residential uses;
5. Neighborhood Commercial- for small-scale retail or offices, professional services, convenience retail and shopfront retail;
6. Commercial- for retail sales, services, hotel/motel, recreations services such as theatres or bowling alleys, and private institutional uses such as assisted living;
7. Recreation and Open Space- for public parks, golf courses, trails, easements, etc.
8. Agriculture for future farming and ranching activities.

Urban design ideas included new streets and blocks to encourage walking and cycling; high quality open spaces with greenways and blueways; new infrastructure to encourage and accommodate economic growth, activity and a diverse community; and preserve at least 40% of the ecosystems, farmlands, and the history of Dr. Charlotte Hawkins Brown.

Conceptual designs included downtown development along Burlington Road (Highway 70) to provide greater economic value and outside attraction. Historic development preserved the buildings while using different garden styles.

The master plan included new rural residential, mixed residential, vineyard, local park, health center, assisted living, recreation center, historic sites, and an agriculture park. The mixed residential development would be located along Palmer Farm Road. A higher density single family development would be located on Morgan-Summers Road. An assisted living center and health center would be located on the west end of Burlington Road. A local park would be located along Burlington Road and Sedalia Road. The vineyard would be located along Blue Lantern Road. A recreation center would be located along Burlington Road. The historic development would include an open courtyard, reflection pool, sculpture, and French garden on the Palmer Institute site. The downtown development would be located along Burlington Road. Buildings would include businesses on the first floor and residential on the second floor. Parking would be behind the buildings and the greenway trail would pass through the area. A juke joint would provide an attraction for local and non-local residents. The streetscape would include a travel lane, bike lane, sidewalk, and parkway strips on each side of the road. The agriculture park would include a garden to grow food and an outdoor nature playground.

Professor Perry mentioned that a copy of the plan will be sent to the town.

IV. Code Enforcement Report

Mr. Brandon Emory, with ACE, gave an update on the violation cases in town. As of date, there were 16 active and open cases. Three hearings are scheduled, and five cases have been added in November. Cases added were for junk vehicles at **6202 Creek Lane, 204 Martingale Drive, 205 Simmons Lake Road, and 304 Martingale Drive**, and for junk pile at **204 Martingale Drive**. Three cases were abated – **6124 Burlington Road** (overgrown lot), **604 Rockhurst Drive** (junk pile), and **6111 Blue Lantern Road** (junk pile). Plans are to move and restore the railcar at **6270 Burlington Road**. The railcar has damage that makes it a challenge to move. It is anticipated it will cost at least \$100,000. They are working on getting funds to move the railcar. Councilwoman O. Jones asked about a house at **204 Martingale Drive** and whether anyone lives at the house. Mr. Emory reported a couple of properties were opened last month. He has not had contact with anyone, and stated the houses are occupied to a certain extent. It is a matter of finding the owner. It can take time to find the owner, but it will be resolved. There was a question regarding an empty house at **6309 Rolling Acres Drive**, but that has open doors and windows. Mr. Emory reported there is no ordinance that addresses the issue, but if the house is unoccupied and persons are observed coming to or leaving from the house, then law enforcement should be contacted. Law enforcement can perform a security or welfare check. Also, the owner can be contacted to let them know they need to secure the property.

V. Planning Board Meeting Update

Planning Board Chairman Robert Jones provided an update on the most recent Planning Board meeting. Chairman Jones reported the Planning Board continues to review the Planning and Zoning Law Bulletin: 2019 North Carolina Legislation Related to Planning and Development Regulation (September 2019) prepared by the UNC School of Government. Councilwoman Wrenwick recommended the Town Council and Planning Board review the document at the retreat. Chairman Jones reported that the Planning Board has canceled their December 19th meeting.

VI. Adopt 2020 Meeting Schedule & Event Schedule

Town Clerk Dungee shared the proposed 2020 meeting and event schedules. Councilwoman Wrenwick stated the Agenda Meeting proposed for July 27 may conflict with the NC BEMO conference proposed for July 26-28. It was noted that once the meeting schedule is approved, any rescheduled dates of open meeting would need to be advertised in the newspaper, which would cost the town approximately \$150. There was a discussion to change the Agenda Meeting to July 20.

MOTION was made by Councilwoman Wrenwick to adopt the 2020 Meeting Schedule and the 2020 Event Schedule, to include the adjustment of the July Agenda Meeting moving from the 27th to the 20th. It was seconded by Mayor Pro Tem V. Jones. Motion carried.

VII. Development of Homes on RS-40 Lots

Mayor Morgan reported about proposed development on a 0.6-acre lot on Grand Oaks Drive. The lot has been approved for construction of a four-bedroom house. Concerns

were expressed that the lot did not meet the minimum 40,000 square foot lot size for installation of a septic system. It was noted the lot is located within the Sedalia Country Park subdivision. The plat for this subdivision was approved in 1963. The rules requiring 40,000 square feet for installation of a septic system were not adopted until 1964.

Therefore, the current rules do not apply to the Sedalia Country Park subdivision. There are other lots within the subdivision that may also be developed in the future. Septic systems have improved over the years, and some are now made at lot smaller than they used to be. There is enough land at this site for a repair field because it has good topsoil. Sedalia Country Park is the only area within the town that the rules do not apply.

VIII. Potential Subdivision of the John McLean Property

Mayor Morgan reported that the John McLean property, an 18-acre tract, is being requested to be subdivided into four lots. The developers plan to meet with the town after the first of the year. It is unclear what type of development is proposed, and Mayor Morgan will inquire about proposed development plans prior to the meeting. There is a proposed road that will run along the side of the property. It is believed that the entrance to this road is an undeveloped road that is state regulated. That section is located off Rockhurst Drive.

IX. Complete Count Committee Update

Mayor Pro Tem V. Jones reported the U.S. Census Bureau will be conducting the census in 2020. It is important that everyone participate in the census because it helps to determine how communities receive \$675,000,000,000 in federal funding, and it determines how many seats in Congress each state gets. Every home will receive an invitation to participate by April 1, and responses should be based on where you live as of April 1. Responses may be done online, by phone, or by mail. If you do not respond to the online version, then a paper form will be sent to your home. If you do not respond before April 27, then a person will visit your home to collect the responses. The U.S. Census Bureau will not ask for personal information such as social security numbers, bank or credit card information, or birth dates. Everyone is encouraged to respond. The goal is to have 100% participation. Residents are encouraged to help seniors in the community fill out the census.

D. CITIZENS COMMENTS

*Mr. Robert Jones, 6508 Rolling Acres Drive, informed the Town Council that the owners of the post office building have invested \$10,000 for upkeep and repairs and are now considering not renewing the lease. If the lease is not renewed, then the post office could possibly close.

*Mr. Robert Jones, 6508 Rolling Acres Drive, asked about a meeting that was held with the City of Greensboro regarding water and sewer options. Mayor Morgan indicated a meeting was held with the City Manager, Assistant City Manager, and a City Council member. Several options for water and sewer were discussed. It is recognized the town needs water and sewer to grow. Development that brings jobs to the area would be a benefit. However, Greensboro is at or near 80% capacity for sewer and does not want to encourage growth outside of their incorporated limits. The town does not have the funds to provide their own water or maintain the system.

The expansion of Highway 70 was discussed briefly. It was questioned whether a bridge could be constructed over the town so as not to disturb the town. It was noted a bridge is being built over a section of Winston-Salem and it is really nice.

E. ANNOUNCEMENTS

All regular scheduled meetings are held at the Sedalia Town Hall at 7:00 pm

- The Christmas Senior Luncheon will be December 4th at 12:00 pm
- The December Planning Board Meeting and Town Council Agenda Meeting have been cancelled due to the Christmas Holiday
- The Town Hall will be closed on Christmas on Dec. 25th & 26th
- The next regular Town Council Meeting will be held on Jan. 6, 2020
- Mayor Pro Tem V. Jones reported Real IDs are needed by October 2020. An appointment can be made with the N.C. DMV to get the Real ID.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)