



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
November 7, 2022
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:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman O. Jones, Councilwoman Wrenwick, and Councilman Sharpe

A. MOTION to approve the agenda was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

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

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Carrington (CJ) Lucas with Alliance Code Enforcement provided the report. He has been assigned as a replacement for Chris Curry, who is now over other towns.

At **6117 Burlington Road**, case opened due to minimum housing violation, nuisance vehicle, and open storage. The open storage was removed, but the property remains in violation. There appeared to be squatting on the property, but it was addressed. The property will be monitored. At **903 Rockhurst Drive**, case opened due to open storage. The owner and tenant were contacted but the property remains in violation. A Notice of Hearing will be sent. At **902 Rockhurst Drive**, case opened due to building materials and debris in the yard and on a trailer. The owner has been renovating and most of the debris has been removed. At **6111 Gateway Drive**, case opened due to a trash cart left on side of the road and an apparent disabled vehicle. A letter was sent.

At **6103 Gateway Drive**, case opened due to junk vehicle and brush piles. Some cleanup has been done and the vehicle removed, but the property remains in violation. The owners work during the day, but they do have plans to continue cleanup of the property. At **6145 Burlington Road**, case opened due to an apparent disabled vehicle, an overgrown lot, and tree and bush overgrowth covering a portion of the structure. The vehicle has been restored and the grass will be mowed.

At **203 Simmons Lake Road**, case opened due to overgrowth on a vacant property. Mr. Lucas stated there may be someone in public works that can mow the property at no cost to the town. At **6124 Burlington Road**, case opened due to overgrown lot. The listed phone number has been disconnected. Attempts have been made to locate the owner. Mayor

Morgan stated this property is being returned to the church. Clerk Dungee will provide Mr. Lucas with contact information for the church. At **6259 Burlington Road**, case opened due to overgrown lot. Notice of Violation was sent. Property remains overgrown. CJ will attempt to contact the heirs. At **911 Rockhurst Drive**, case opened due to overgrown lot. Notice of Violation was sent. The property is being sold.

Cases abated and closed are located at **502 Sedalia Road** (inoperable RV), **6258 Burlington Road** (overgrown lot), **6212 Burlington Road** (overgrown lot/inoperable vehicles), **509 Three Cedars Lane** (unattended basketball goal at side of road), **6102 Blue Lantern Road** (disabled vehicle).

Councilwoman O. Jones commented that on Rolling Acres Drive there are trash carts and a car fender at the curb. Mr. Lucas responded that a letter can be sent to the owners. Clerk Dungee sent a welcome letter, which included mention of trash carts left at the curb, but the carts continue to be left. The car fender has been removed. At **6309 Rolling Acres Drive**, work continues; it is improved but not completed.

Councilwoman Wrenwick stated there is a sofa in a field on Blue Lantern Road that needs to be addressed. Residents have been made aware by email that Republic Services no longer picks up bulk items. The town uses email and CallingPost messages to update citizens in town, but unfortunately, the town does not have contact information for all its residents.

II. Review of New Proposed Town Center Design

Mayor Morgan reported that the developer who is interested in building on the Burlington Road property that they have under contract submitted a design for the proposed town center. This included businesses, apartments, and a park; the design did not include a design for the proposed single-family residential areas around the town center. The town center includes five buildings with commercial/business on the first floor and apartments on the top floors. Also, there are apartments and stacked flats. Flats are comparable to condos (i.e., bought rather than rented). The town hall is proposed for one of the buildings. This design was reviewed at the Council's agenda meeting. He noted that there were more apartments than expected, and it was unclear what the neighborhoods surrounding the town center would look like.

Councilman Sharpe stated he could understand how the high population density would be there to maintain activity in the town center but was concerned about the proposed density's impact to current residents. Also, there are apartments proposed for a 45-acre tract just west of this, but the Town's Land Use Plan specifically states the Town's desire that the farm landscape be maintained by possibly clustering development. He was concerned that Sedalia would become an apartment community. Mayor Morgan also expressed concern about the number of apartments proposed. Also, affordable housing had been discussed early on, but now it is unclear whether affordable housing is included. Councilwoman Wrenwick commented there are several other developments being proposed around Sedalia that include apartments so people will be able to live in an apartment in this area if they choose.

Councilwoman Wrenwick liked the proposed trees and the two acres of greenspace that may include an amphitheater. Councilwoman O. Jones did not like parking on both sides of

the street. It was noted that most of the parking spaces are behind the buildings and the apartments and flats will have their own parking. There is a plan to have EV charging stations. Many expressed concern that the proposed design does not keep the small-town feel. Clerk Dungee compiled comments from the Council and Planning Board and will submit these to the developer. It was noted the town may want to consider having a community meeting regarding the proposed development.

III. Potential Development in the Sedalia/Gibsonville Area

Councilman Sharpe gave a report on some of the proposed developments discussed during the August meeting of the City of Greensboro Planning and Zoning Commission. These areas are located just outside the town. At 6001 Burlington Road, an annexation and rezoning from County AG (Agricultural) and County RS-40 (Residential Single Family) to City CD-RM-18 (Conditional District -Residential Multi-Family -18) with a maximum of 200 multi-family residential units was proposed. At 222 and 226 Clapp Farms Road, an annexation and rezoning from County AG (Agricultural) to City CD-RM-8 (Conditional District – Residential Multi-Family – 8) with a maximum of 120 residential units was proposed. Also, the Town received an inquiry regarding available utilities for the 65 acres at 6035 Burlington Road, and also whether the town was considering a possible annexation.

There was a question about the town possibly annexing this property. It was noted that the town does not have water and sewer service. The developer wants to construct multi-family homes, and this cannot be done without water and sewer service. Councilwoman Wrenwick stated small towns are having problems with larger cities (e.g., Greensboro, Charlotte, and Raleigh) doing satellite annexations. These are annexations that are taking place nowhere near their existing boundaries. The state is now reviewing this issue.

IV. Adopt ARP Project Funding Policies

Clerk Dungee reviewed three policies that are required for \$500,000 ARP project funding award the town is receiving. The town must document that it is using the funds appropriately and that it understands the rules and procedures. The Council must approve and adopt these the policy documents.

The record retention policy states any documents regarding the grant, what it is used for, invoices, statements, or any work done by contractors must be kept for five years. The non-discrimination policy states the town will not discriminate against anyone that performs services for the town. The eligibility determination policy states the town was eligible to be awarded the funds. These policies do cover all the different types of uses, so there is a lot of information in the document that does not necessary apply to the town.

The town met with the pandemic recovery manager, and there was conversation eluding to the town still being able to use the funds for septic system. This rule was unclear, so the Clerk is waiting to hear back. If the town cannot use the funds for septic systems, then it will continue with the plans to use the funds for sidewalks, a park, and a walking trail. The town will submit cost information on the projects. For the walking trail there are many items that need consideration, such as lighting, trash cans, dog poop station, etc. Sidewalks

will be constructed within the NCDOT right-of-way, and the town would need an encroachment agreement from NCDOT.

MOTION to approve the ARPA Record Retention Policy was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

MOTION to approve the ARPA Non-Discriminatory Policy was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

MOTION to approve ARPA Eligibility Determination Policy was made by Councilman Sharpe and seconded by Mayor Pro Tem Faison. Motion carried.

V. Adopt 2023 Sedalia Meeting Schedule & Event Schedule

Councilwoman Wrenwick reviewed the proposed 2023 meeting schedule, which was previously reviewed during the Oct. Agenda Meeting. The May, July and September meeting dates were adjusted to avoid holidays. The agenda meeting for December was canceled.

MOTION to adopt the 2023 Town of Schedule Meeting Schedule was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

Councilwoman Wrenwick also reviewed the proposed 2023 event schedule. Dates were set for the spring and fall Litter Sweep, the Council & Planning Board retreat, a possible Founders' Day celebration, and the Christmas events.

VI. Sedalia Sign Unveiling

Mayor Pro Tem Faison reported that she had contacted Syntech Signs regarding the town signs and was informed the concrete contractor did not show up last due. It was learned later that this is due to the fact that his truck broke down. The Town plans to hold a small unveiling and Mayor Pro Tem Faison asked Council and Planning Board members to please attend. She also plans to invite the Charlotte Hawkins Brown Museum staff and the pastor from Bethany Community Church of Sedalia. Also, town residents are welcome to attend. It is hoped the media will cover the unveiling. Clerk Dungee noted that only two Council members can attend the unveiling unless the town wants to announce a special meeting. If this is the case, she must provide the public with a 48-hour notice of a special meeting.

D. CITIZENS COMMENTS

*Serita Faison, 6102 Bogues Way, reported that Representative Jon Hardison posted on NextDoor that he contacted Publix regarding the trucks that are driving through the town. Publix stated the trucks should be traveling west toward I-785. They were receptive to helping to find a solution. It was noted that not all truck drivers are Publix employees, some of them are contracted drivers. NCDOT has been made aware of this issue and they are also looking for a solution.

*Shinita Wrenwick, 6201 Bogues Way, reported she was informed that the farm behind the residents on Stewart Bend Road has not been plowed this year, the first time in many years. They are wondering if something is planned for the property.

*Marian Jeffries, 609 Sedalia Road, reminded everyone that tomorrow is Election Day. The town sent a message to contact the town hall if anyone needed a ride to the polls.

*Alton Rucker, Rockhurst Drive, congratulated the Council on being awarded the grant funds.

E. ANNOUNCEMENTS

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

- The Town Hall will be closed for Veterans Day on November 11th f
- The next Planning Board meeting will be held on November 17th
- The Town Hall will be closed for Thanksgiving on November 24th and 25th
- The next Town Council Agenda meeting will be held on November 28th
- The next Town Council meeting will be held on December 5th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)