



Town of Sedalia

Planning Board Meeting / Town Hall

August 17, 2023 / 7:00 PM

Minutes

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

Prayer and Meditation: 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, Brenda Walker, Alfred Walker, Rory Richmond, and Jay Riehle (alternate)

A. MOTION to approve the agenda was made by Planning Board member A. Walker and seconded by Planning Board member Richmond. Motion carried.

B. MOTION to approve the minutes from the July 20th meeting was made by Planning Board member Richmond and seconded by Planning Board member A. Walker. Motion carried.

C. Guests/Reports/Discussions:

I. Welcome to Jay Riehle

Vice-Chair Jeffries welcomed Planning Board alternate member Jay Riehle.

II. Proposed Sedalia Connector Plan

Vice-Chair Jeffries stated the Planning Board needs to develop a recommendation to submit to the Town Council on whether to approve or suggest changes to the Town of Sedalia, Thoroughfare & Collector Street Plan. Planning Board member Richmond attended the Transportation Advisory Council's meeting and was also able to get a copy of the 2005 plan. The 2005 plan is nearly identical to the current plan. The only difference is the U.S. 70 bypass was not included on the 2005 plan. The Planning Board and Town Council both approved the 2005 plan. He noted none of the proposed roads have been constructed in the last 18 years. He added connector roads (blue lines) would be constructed only if the property is sold, rezoned, and developed. Eminent domain could be used for the proposed thoroughfare streets (red lines) such as U.S. 70 bypass and the Rock Creek Dairy Road

extension. Even if the Town did not approve of the current plan, it is likely that NCDOT could move forward with the proposed thoroughfare streets.

It was noted a resident submitted a formal letter of concern regarding the proposed plan but has not attended the meetings where the proposed plan was recently discussed. (*Note: this resident did contact the Town Hall and was informed by a town official that they could and is more than welcome to attend the upcoming meetings, but it was not necessary since they had already attended a previous meeting to stress their concerns*). Planning Board member Richmond asked if the Planning Board needed to respond to the resident's concerns before voting to recommend approving the plan. It was noted that the Town Council normally responds to residents' concerns. Planning Board member B. Walker asked if the Planning Board and Town Council approved the plan in 2005 was there a need to approve the current plan. Planning Board member Richmond responded that the plans are periodically submitted for re-approval. Planning Board member Jones commented that the Planning Board can justify recommending approval of the plan but did not see how it could justify not recommending approval.

MOTION to submit to the Town Council a recommendation approving the Town of Sedalia Thoroughfare & Collector Street Plan by Planning Board member Richmond and seconded by Planning Board member B. Walker. The vote was unanimous, and the motion carried.

III. Nuisance Ordinance Review

Vice-Chair Jeffries stated many of the code enforcement violations are vegetation overgrowth on a property. The existing nuisance ordinance states any growth of weed or other vegetation over a height of 1.5 feet, vegetable growth that has unpleasant or noxious odors, conceal filthy deposits, harbor insects or other offensive matter is considered a nuisance. At the recent Town Council meeting, it was questioned whether this was applicable to vegetation overgrowth on properties without a structure or on larger properties with a house.

Planning Board member Jones commented nuisance is a subjective term and it was important to consider the owner's intent for the property. Some property owners may want to let vegetation grow on their property to create a buffer. Planning Board member B. Walker commented that a property owner that has 5, 10, or more acres should not have to cut the grass; however, there is a property in town where vegetation is so high the steps to the house cannot be seen. Planning Board member Richmond responded if a property owner clears the trees from the property, and weeds start growing on it then it should be taken care of because it is visible to all residents. Planning Board member A. Walker commented that "nuisance" needs to be defined. He added there is a house located on the back of a 10-acre property. There are 5 to 10 acres of yard with weeds in front of the house and asked if that was acceptable. Vice-Chair Jeffries reviewed the ordinances from

Gibsonville, Whitsett, and other municipalities. Planning Board alternate member Riehle asked if any of the ordinances reference the vegetation being visual from the street. He added there is a property in town where the land was cleared, but it is not visible from the street and asked how the ordinance would apply in that situation.

The Planning Board recommended the Town consider an addendum to the nuisance ordinance for when there is an overgrowth of vegetation on a property. These should be handled on a case-by-case basis where the code enforcement officer contacts the property owner to determine the intent for the vegetation overgrowth. Then it can be decided whether it is a nuisance.

IV. 160A General Statutes - Annexation

Vice-Chair Jeffries stated annexations are addressed in the N.C. General Statutes, Chapter 160A. She reviewed what a town's obligation is and what services must be provided to annexed areas. The only mandatory service is building code inspection. She added public utilities are obligated to provide services that are within a reasonable distance to an existing utility line and to provide service to customers on a non-discriminatory basis to satellite areas and within the primary corporate limits. A Town may have a policy that requires property owners to contribute to the cost of utility extension beyond a certain distance or may deny services based on the distance or lack of suitability of the terrain for the extension. She noted if Sedalia were to get water and sewer that for any extensions residents may have to pay to be connected. Many residents could not afford to pay for the connection. Also, a Town must accept and maintain roads in annexed areas. Planning Board member A. Walker commented if a road is a state road it should be maintained by the state and not the town. Standards for other services were also reviewed (e.g., police, fire, etc.) Vice-Chair Jeffries stated the Planning Board does not need to act on any of this information, it is simply something for the Planning Board to review.

V. Guilford County Transportation Advisory Council Meeting Update

Planning Board member Richmond attended the Guilford County Transportation Advisory Council (TAC) meeting. All their recommendations are based on the population from the 2020 census. There were 12 new major projects. One included the Bicycle/Pedestrian project along U.S. 70 through Sedalia. The proposed projects are open for public input should anyone wish to submit comments. On September 20, the TAC will meet to discuss project approval. Also, the Rock Creek Dairy Road interstate exchange update project has been approved. The TAC is also working to expand PART services to provide transportation to the airport, zoo, etc. Planning Board member Richmond will try to attend future meetings.

V. UNC School of Government – Module Review

The Planning Board reviewed one of the next modules – Conditional Zoning – in the UNC School of Government’s Planning and Development Regulation E-Learning Library.

D. Citizens Comment

*No comments.

E. Announcements

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

- The next Town Council Agenda meeting will be held on August 28th.
- The Town Hall will be closed for Labor Day on September 4th.
- The next Town Council meeting will be held on September 11th.
- The next Planning Board meeting will be held on September 21st.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date