



SEDALIA TOWN COUNCIL
Virtual Zoom Meeting
March 1, 2021
7PM

Minutes

- **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, Councilwoman O. Jones, and Councilman Meachem

A. MOTION to approve the agenda with the addition of Modular Home Construction in Sedalia Glen and 2019-2020 Budget Amendment Ordinance 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 Councilwoman O. Jones and seconded by Mayor Pro Tem V. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

I. Code Enforcement Report

Ms. Ruth Emory with ACE provided an update. At **6270 Burlington Road**, the railcar has been demolished and removed. Case closed and abated.

At **5904-5910 Blue Lantern Road**, Ms. Emory contacted the Fire Department regarding a controlled burn of the mobile home. The Fire Department Chief indicated the mobile home has not been inspected. However, since it is an old mobile home with a hole in roof the Fire Department cannot do a controlled burn.

There is deterioration on the other house on the property, but the owner is using it for storage. Ms. Emory will discuss the issue regarding both structures with the owner. If nothing is done, then she will move forward with an ordinance to have the mobile home demolished since it is unsafe and uninhabitable. The owner will have 30-days to demolish the structure. If it is not demolished within 30 days, then the Town will move forward with the demolition and bill the owner. There were questions about the zoning since there are cows being kept on the property. The owner stated the property is a farm, but has not provided any information (e.g., a farm number) to show the property is classified as a farm.

At **401 Sedalia Road**, one disabled/junked vehicle remains. The Town has given ample time to resolve this matter; a letter will be sent that the vehicle will be towed if it is not removed or stored within the garage within 7 days. At **6309 Jennie Drive**, the junk pile has been cleaned up and a truck has been removed. There are two remaining vehicles, which the owner wants to restore. Given the next steps in the process, the owner was previously

advised that if the vehicles were not tagged and they are not operable, a Notice of Tow would be sent. During the next re-inspection, the vehicles remain inoperable. Therefore, the ACE will move forward with a Notice of Tow. At **1119 Palmer Farm Road**, one of the disabled/junk vehicles will be towed, the other is now operable and covered with a vehicle cover.

At **6309 Rolling Acres Drive**, new windows have been ordered. New doors, wooden columns, and new vinyl siding has been installed. At **6259 Burlington Road**, demolition and renovation of the house has begun and is expected to be completed by May 2021. At **6103 Blue Lantern Road**, a hearing was held on February 25th for an accessory structure constructed without a Development Clearance Certificate (DCC) or building permit. The owners attended the hearing and were informed if a permit was not obtained, then the structure would need to be removed. The owners have submitted a DCC. This case is pending closure. At **5906 Stewart Bend Road**, Notice of Violation sent for several mattresses stored behind the house, trash in the side yard, and open storage in the carport. The owner could move the open storage to the accessory structure, but this has not yet been done. ACE will follow up with a re-inspection of the property. At **1119 Palmer Farm Rd**, there is a tarp on the roof. The owner was advised it is a minimum housing violation. He explained a tree fell on the roof during a storm, and it will be repaired. At **6117 Blue Lantern Road**, a Notice of Violation sent for open storage of several garbage bags, folding chairs, and file cabinet in yard. At **401 Sedalia Road**, a garage was constructed without a DCC or appropriate permits. The owner was given a DCC to complete and return. This case is pending closure.

These following cases have been abated and closed: **6134 Blue Lantern Road** (disabled vehicle), **400 Sedalia Road** (disable vehicle), **6210 Burlington Road** (disabled vehicle), **6141 Blue Lantern Road** (disabled vehicle), and **6146 Blue Lantern Road** (discarded mattresses).

II. Vote on Jeffers Subdivision Request (Case#21-01-SEPL-00636)

Mr. Paul Lowe with the Guilford County Planning and Development described the proposed three lot subdivision located at the intersection of Simmons Lake Road and Stewart Bend Road (Tax Parcel #120236) within the Town of Sedalia. A question was asked about the cross-hatching on Lot #1. Paul explained this means Lot #1 will not be reviewed by Environmental Health. To build on Lot #1 in the future, an exempt map will need to be submitted and reviewed by the Planning Department and Environmental Health. There is an easement for access and utilities for Lot # 2. This easement is plotted over Lot #1. The proposed subdivision has the proper road access or road easement, and it meets the Town's ordinance. Guilford County Planning Department recommended approval of the preliminary plat. The Sedalia Planning Board also voted unanimously in favor of recommending approval of the subdivision request to the Sedalia Town Council.

The Clerk asked about the two septic areas for Lot #2. Mr. Lowe responded only one of the areas will be used. The one used will depend on the location of the house. He noted if the southern one is used, in the future, the northern one could be combined with Lot #1 to provide septic for that lot. The Council noted there is no septic area shown for Lot #3. Mr. Lowe responded the plat has not returned for preliminary approval. However, on the

current plat there is a notation on the possible location of an existing septic system on Lot #3, and it will be checked to ensure the septic area is entirely within Lot #3. Once the preliminary plat is approved, it will be reviewed by Addressing and Environmental Health. Environmental Health will review the septic for Lot #2 and will check the existing septic system on Lot #3 to ensure it is in good repair.

MOTION to approve the proposed subdivision request for the Jeffers Subdivision Case was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried.

III. USPS Update

Mayor Morgan provided an update on U.S. Postal Service (USPS) mail delays. A lot of areas throughout the country are having similar problems. Currently, Sedalia's mail comes through the McLeansville post office and is dropped off by staff from the McLeansville post office or picked up in McLeansville by the Sedalia postmaster. The Town submitted letters of concern to U.S. Senators Tom Tillis and Richard Burr. Mr. Tillis responded he received the Town's correspondence and has contacted the USPS; he is awaiting a response from the agency. Council members indicated they continue to have issues with delayed mail or receiving mail for others. Included in the Town's letters were concerns with many residents for many years now having to use a Gibsonville address when they all live in Sedalia. Also, concerns with the newly proposed change of Saturday operating hours.

IV. Sedalia Digital Twin Project

Clerk Dungee described the Sedalia Digital Twin Project proposed by Assistant Professor Chris Harrison and his A&T State University Landscape and Architecture Class. Assistant Professor Harrison helped to develop the Sedalia Downtown Revitalization Plan a few years ago. In this project, the class will use computer designing tools to create a downtown for certain parts of Sedalia. The collaboration will include participation by landowners along U.S. Highway 70/Burlington Road and local citizens. The project will be completed by October. Assistant Professor Harrison will hold a Zoom meeting on March 12 at 6 pm to provide share information on the project.

V. Sedalia Timeline of Progress

Mayor Pro Tem V. Jones provided a summary of the activities that have taken place in Sedalia since the Town was incorporated in 1997 through the current year of 2021. The Clerk added that when we have to work so hard to accomplish even the smallest of things, it's nice to see the progress on paper. She wanted the boards to feel encouraged and feel proud of the work being done.

VI. Modular Home Construction – Sedalia Glen

Mr. Josh Collins provided information on the proposed construction of a modular home at 6103 Bagues Way in the Sedalia Glen subdivision. When doing a title search, Mr. Collins became aware of the restrictive covenant for Sedalia Glen, Phase III. He noted modular homes were allowed in Phase III until August 2002; however, after this time, modular homes were no longer allowed. It is understood that the community could agree with this build, and this could out-rule the covenant, so he wanted to attend the meeting to see if this would be an option. A photo of the proposed home was provided for the Council and other

meeting attendees to view. Mr. Collins provided details on the size and cost of the home. He added modular homes are built to same minimum code, meet the same appraisal, and hold value the same as stick-built homes. Mr. Collins contacted the Sedalia Glen community by visiting their homes to discuss the proposed construction of the modular home, and letters were sent to community members asking for their opinion on the issue.

Mrs. Karen Grisse, the property owner was also in attendance, and she added when her family purchased the property, they were assured a modular home could be built provided it was a true modular home. Her family was preparing to clear the land and build their home when they became aware of the restrictive covenants. The title company has informed them someone must decide whether to allow construction of a modular home on the property.

The Council members and several attendees provided comments and concerns. One concern was regarding the 10 acres at the end of Bogues Way. If an exception to the restrictive covenants is made for this property, how will it affect future construction on the 10 acres. It was noted the restrictive covenants state that homes should be 80% brick and 20% other. The proposed modular home is not brick, whereas all the other houses in the neighborhood are two-story brick homes. One comment was made that the modular home was comparable to neighboring homes; however, others did not feel it was comparable. The Clerk added that one resident who was unable to attend the meeting, made a point to make sure she and her husband's comment was noted during this meeting. Her family moved to the neighborhood because of the restrictive covenants and were opposed to allowing an exception. The covenant was put in place for a reason, and she expects this to remain.

Mayor Morgan commented the Town is not in the position to reverse any of the restrictive covenants. The Sedalia Glen subdivision community would need to decide whether to allow construction of the modular home.

Overall, most of neighbors in that area who were in the meeting, were not in favor of the modular home being built in Sedalia Glen. Josh Collins and Karen Grisse understood the consensus and thanked the Council for allowing them to speak.

VII. 2019/2020 Budget Amendment Ordinance

Councilwoman Wrenwick discussed the changes needed to bring the 2019/2020 budget into balance. There was a decrease in expenditures for Administration (loss of assistant) and Streets & Highways (no repairs needed), and an increase in expenditures for Public Buildings (latter part of Town Hall flooding incident) and Public Safety & Sanitation (Republic Services increased fees). To bring the budget into balance, the line items for Public Buildings, Public Safety & Sanitation were increased, and Administration and Streets & Highways were decreased.

MOTION to approve the 2019/2020 Budget Amendment Ordinance was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

Special Guest - Ms. Lacey Wilson, new manager at the Charlotte Hawkins Brown Museum, attended the meeting. Ms. Wilson indicated she arrived at the end of June and has met

Mayor Morgan and Clerk Dungee. The museum has hosted Census training and was an early voting site for the November 2020 election; over 10,000 people voted at the site. This was an exciting time. Currently she is working on getting grants for the museum. Outdoor tours and some indoor tours have resumed. They are expanding programs as the restrictions allow. Councilwoman O. Jones asked if information on programs could be sent to the Town Hall so it could be forwarded to residents. More residents may attend if they are aware of upcoming programs. Planning Board Chair Faison commented that she appreciated the Museum's Facebook page and the information shared for Black History month. Ms. Wilson added that Sonya Laney deserves the credit for those Facebook post. Sonya was the Program Educator, and she recently accepted a position in marketing at another museum. She has done a great job at the site and will be missed.

D. CITIZENS COMMENTS

*Serita Faison, 6102 Bogues Way, noted in the Sedalia Glen restrictive covenant (#11) several materials (e.g., block, etc.) cannot be used as an external wall, but may be used as an internal wall if covered by brick, veneer, or other suitable building material. There is nothing in the restrictive covenants that states the outside of the structure must be at least 80% brick. However, Shinita Wrenwick stated she was told 100% of her house had to be brick. Several expressed concerns about allowing an exception for a modular home particularly with an additional 10 acres that may be developed in the future. Mayor Morgan commented that after speaking with the Planner about subdivisions, he was told that a private gravel road is allowed to be constructed for access to this 10-acre lot at the end of Bogues Way. Also, it was noted the County cannot enforce restrictive covenants, only that of which is stated in the ordinance.

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 March 18th
- The next Town Council Agenda meeting will be on March 29th
- The next Town Council meeting will be on April 5th

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)