



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
January 2, 2023  
7PM**

**Minutes**

---

Clerk Dungee stated the town is holding hybrid meetings now. Council members were asked to keep their microphones muted unless speaking, and all persons that want to speak must come to the microphone. The meeting agenda now consists of guests, reports, consent items, actions items, citizens comments, and announcements. All consent items will be voted on in one single motion since these items will have been discussed in prior meetings. All action items will be discussed in detail prior to a vote on approval or adoption. Meeting minutes will now be prepared for Town Council, Agenda, and Planning Board meetings.

- **CALL TO ORDER:** 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 & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** 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 were present.

**A. MOTION** to approve the agenda was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting with the removal of the duplicate sentence regarding a quote to mow two lawns in town was made by Councilwoman O. Jones and seconded by Mayor Pro Tem Faison. Motion carried.

**C. GUESTS**

**Interest in Property at 603 Sedalia Road**

Dr. Raymond Samuel was the Director for the Center for Outreach in Alzheimer's Aging and Community Health at N.C. A&T State University and is now a biology professor at the University. He is not representing N.C. A&T State University. He and his wife are interested in 23 acres for sale at 603 Sedalia Road. They intend to develop a memory care facility starting with an adult daycare then maybe a long-term care facility. They planned to renovate property at Revolution Mills, but that did not work out. They want to construct the memory center and their residence in the Town of Sedalia.

Dr. Samuel stated it would a non-profit business. He answered questions regarding the property's location, staffing needs, the number of units expected, how it would operate (e.g., meals, etc.), and ages accepted. The Council stated the town does not currently have public water and sewer, but water lines do exist in and around the town. Dr. Samuel responded it is unclear at this point if this is the perfect site; studies will need to be completed (e.g., traffic, water and sewer, etc.). However, if all goes well, then the

timeframe for construction of the adult daycare would be two to three years. He would coordinate with the town regarding construction of a long-term care facility and other uses consistent with what the town wants. It is likely the property would be subdivided and developed in phases.

#### **D. REPORTS**

##### **Code Enforcement Report**

Clerk Dungee provided the report in Mr. Lucas' absence.

At **6202 Creek Lane**, a case was opened due to several junk piles in the yard. The property is being cleaned up. At **6101 Blue Lantern Road**, the case was opened due to several junk piles in the yard and an apparent disabled vehicle. A Notice of Violation will be sent. At **6217 Creek Lane**, a case was opened due to basketball goal close to the street. A Notice of Violation was sent. The basketball goal has been removed.

At **6023 Blue Lantern Road**, a case was opened due to a disabled vehicle. A Notice of Violation was sent. The property owner has agreed to cover the vehicle.

Cases abated and closed at **800 Rockhurst Drive** (disabled vehicle) and **903 Rockhurst Drive** (open storage).

Councilwoman O. Jones commented a vehicle bumper remains in the yard at 800 Rockhurst Drive. Clerk Dungee mentioned it was also reported that a sofa remains in a field on Blue Lantern Road. The residents seem to just mow the lawn around the sofa, and now there is added debris (e.g., tree trunks). Clerk Dungee noted that she will report these issues to Mr. Lucas. It was mentioned that the residents at 6305 Rolling Acres still continue to keep their trash carts at the curb.

#### **E. Consent Agenda Items**

##### **Approve Resolution Authorizing Sale of Private Property**

Mayor Morgan stated a town-owned storage shed was sold to Maynard Farm. Mayor Morgan read the resolution authorizing the sale of the 2016, 12' x 20' storage shed with a steel roll-up door and 6' x 6' pressure treated ramp for \$3,000. The sale price does not include delivery.

**MOTION to approve the resolution authorizing the sale of the 12' x 20' storage shed for \$3,000 was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.**

#### **F. Action Agenda Items**

##### **Discussion on Termination of Proposed Town Center**

Mayor Morgan reported Diamondback Investment Group decided to terminate plans for developing 145 acres within Sedalia and the 70 acres just outside the town's boundaries. The Town was told this was due to a difference in vision for the property, and they also had concerns about economic uncertainty. Mayor Morgan stated the town would continue to pursue its request for water and sewer services and continue to look for a

developer that is able to work with the town. The most recent design provided by Diamondback Investment Group included residential lot sizes that were only 6,200 square feet. The town met with Diamondback Investment Group and discussed the design of the project, and a development agreement was also requested, so that all conditions would be in writing. Following the meeting there was a plan for a subsequent meeting to take place in a Q&A format, but within a few days the town received an email from Diamondback Investment Group that plans were terminated.

Although Diamondback Investment Group's proposed design was not what the town was looking for it was surprising the plans were terminated. The town had discussed several things it wanted and provided examples of neighborhoods it wanted to model. Initially, there were 200-300 houses proposed and about 200 apartments. The latest design included 692 houses/apartments. A meeting attendee asked if it was an option for Diamondback Investment Group to continue with the development proposal if they wanted. Mayor Morgan responded yes, if they were willing to bring the town the right design, but the town was not going to sacrifice what it wants.

Councilman Sharpe commented Diamondback Investment Group probably needed the density and apartments to make the project economically feasible. When concerns were expressed about the number of apartments proposed, it was possible they could not reduce the number of apartments and make the money needed to get a return on their investment. He added when Diamondback Investment Group discussed the town center design there was no discussion of the design of the surrounding residential parcels. The proposed town center and residential parcel design was not compatible with what the town wanted.

Mayor Morgan added that the Town provided examples of developments that it wanted to model (e.g., Daybreak in Greensboro and Southern Village in Chapel Hill). At first, Diamondback Investment Group stated they could build something similar, but over time that changed. Prior to the last meeting, Diamondback Investment Group proposed a field trip to view developments in Raleigh. Clerk Dungee stated that the initial design was modeled after the N.C. A&T State University students' design, she thought this was a great strategy to start with what they already knew the town wanted. However, over time it moved further away from this design. Mayor Morgan stated the town wants to work with a developer that understands what it wants and if the right plan is presented the town will be interested.

The Council will keep the residents informed on future development proposals. Clerk Dungee noted the need to create a citizens committee, so we'll work on how to get this information out to the residents.

### **Vote to Adopt Proposal from Foothills Planning and Design**

Clerk Dungee reported that Paul Kron with Foothills Planning and Design, PLLC helps the town with planning and design services. His contract ended on December 31<sup>st</sup> and the town will still need planning and design services in 2023. A proposal was submitted and the services included a design for a park, walking trail and sidewalk, review and amend the development ordinance, prepare a master plan for the town center, prepare a draft development agreement, continue water and sewer negotiations, request the US-

70 bypass to be included with the Metropolitan Planning Organization (MPO) program, and assist with the extraterritorial jurisdiction (ETJ) request. The contract is for the same as last year, 25 hours per month at \$100 per hour.

**MOTION to approve the contract proposal by Paul Kron with Foothills Planning and Design, PLLC for 2023 was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.**

**G. CITIZENS COMMENTS**

\*Ophelia Jones commented that the Christmas in Sedalia event was a success. Mayor Morgan stated there were about 380 people that attended. He noted it was a nice event and thanked those that helped with the planning and set up of the event. In 2023 the event will be held on December 9<sup>th</sup>.

**H. ANNOUNCEMENTS**

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

- The Town Hall will be closed on January 16, 2023 in observance of Martin Luther King Jr. Day.
- The next Planning Board meeting will be held on January 19, 2023
- The next Town Council agenda meeting will be held on January 23, 2023. Mr. Brewer from Eddie Carrick, CPA, will present the town audit.
- The next Town Council meeting will be held on February 6, 2023

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Clerk

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

\_\_\_\_\_  
Date

(SEAL)