



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
February 3, 2020  
7PM**

**Minutes**

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- **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, Councilwoman Wrenwick, and Councilman Meachem.

**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 Councilwoman O. Jones and seconded by Mayor Pro Tem V. Jones. Motion carried.

**C. DISCUSSIONS/REPORTS/GUEST**

**I. Grant Service Proposal Presentation**

Ms. Nancy Hunter, NPH Grant Development Services, gave a presentation on the services her company offers. Services include grant research to determine what grants might be a good fit, writing proposals, data research, editing proposals written by town staff to ensure compliance, and evaluation/progress reports. Ms. Hunter has worked with boards for over 20 years, and she understands public accountability so she can design a service contract to meet the towns needs. A few examples of projects she has worked on include a redevelopment grant for an aging public housing community, a grant to remove lead-based paint hazards in properties with children, and a grant to build housing for adults with developmental disabilities.

Mayor Morgan asked if she had experience working with small municipalities. Ms. Hunter responded she has worked with different sized municipalities including Thomasville, Rock Hill, and Greensboro. She would research to determine which grants might be a good fit and make sure the town is competitive. Mayor Pro Tem V. Jones asked if she has worked with Department of Commerce grants. Ms. Hunter responded she has not worked with those grants. Mayor Morgan commented that Rural Development funding is not available for the town because of its Tier 1 status due to its proximity to Greensboro. Ms. Hunter indicated there may be other funding available for the town with the Tier 1 designation; it is a matter of finding the right fit. Councilman Meachem asked if she was involved with the East Market Street development. Ms. Hunter responded she has worked with some of the partners with that project.

The Council indicated they would review the information provided and will contact her regarding the decision whether to move forward with a contract.

## **II. Subdivision Request, Case #19-12-SEPL-0915**

Mr. Jeff Deal, Massey Real Estate, provided information regarding a proposed subdivision of a 19-acre tract into four lots at 6069 Burlington Road. The design of the lots was based on soil testing and the need for flexibility in installing septic systems. Mr. Paul Lowe, Guilford County Planning, reported the subdivision meets the town's development ordinances and has been reviewed by the Planning Board which recommended approval. There were several questions regarding the proposed subdivision.

1. Would Choyce Drive or Lyncrest Drive be used to access Lot #4? Neither is proposed to be used but could be used. Lot#4 has 15-feet of road access to Rockhurst Drive.
2. What does the watershed restrictive covenant note include? It is a standard note indicating development must follow the county's watershed rules.
3. Is the house on Lot #1 covered under historic preservation? A little over an acre of Lot #1 is under historic preservation including the house. It is likely any prospective buyer would preserve the house. The house can be removed, but it requires a review and public hearing.
4. Could the Imperial Estates marquee, located on Rockhurst Drive near or on Lot #1 be removed? If it is located on Lot #1, then it could be removed. Effort will be made to determine whether the sign is within an easement or on Lot #1. However, it does not affect the proposed subdivision.
5. Could another entrance/exit to Imperial Estates be constructed? All though the Council has discussed this matter on several occasions, at this point it is unlikely another entrance or exit will be constructed. There is a potential exit north towards Blue Lantern Road that could be constructed, and there is currently a field with a gate at the end of Gateway Drive, which could be used in an emergency.

Mayor Pro Tem V. Jones made a motion to accept the subdivision as proposed, Councilman Meachem seconded. Motion carried.

## **II. Code Enforcement Report**

Clerk Dungee gave the update in Mr. Emory's absence. At the request of the town for a different layout, Mr. Emory provided a summary of the cases. There are 22 open cases, and four abated cases. The Council members indicated the summary was helpful, but they would like to have a photo of the properties included in the summary or report. It is difficult to know which property and what the issue with the property is when only an address is provided. Clerk Dungee indicated she discussed including photos with Mr. Emory, but if photos are included then the file is too large. It was suggested the summary report include a photo and the case activities for only the previous two or three months; the detailed report, which he would still prepare, can include all of the case activities. Another suggestion was the cases could be provided in an excel spreadsheet with a link to the property photos or the photos could be displayed on the TV screen via USB during a

meeting. An advantage to the spreadsheet is it could be sorted to determine how many and what types of violations are in the town.

There have been 73 cases to date; 48 cases have been abated. Clerk Dungee indicated when the code enforcement was initiated the larger, more severe cases (e.g., multiple junk cars) were handled first. Now, lesser severe cases (e.g., one junk car) are being identified. Inspections are done at least once a month, and hearings and phone calls are being made. Also, if an owner is working on the violation, then they are making progress. That progress is documented, and the case remains open until fully abated.

### **III. Ordinance on Open Shooting**

Mayor Morgan reported on a proposed ordinance to make it unlawful to discharge a weapon in town limits, with exceptions for law enforcement, defense, and hunting. The ordinance was developed due to concerns of the current ordinance, which allows shooting provided the person is at least 300 feet from a residence. There are concerns this is too close. Another option for the proposed ordinance is to increase the distance to 1,500 feet of a residence. One concern with this option is how someone would know they are 1,500 feet from a residence. Mayor Morgan asked the council members to review the options. He plans to have a draft for the next meeting and will provide a draft to the sheriff's department to discuss enforcement of any proposed ordinance.

### **IV. Planning Board Meeting Update**

Planning Board Chairman R. Jones reported on the Planning Board's review and approval of the proposed subdivision (Case #19-12-SEPL-0915). Additionally, the Town Council and Planning Board were assigned modules to review on the new Chapter 160D. Chairman R. Jones provided a summary of the first module – What is Chapter 160D?

Clerk Dungee asked whether the Town needed to have a Comprehensive Plan or whether the town's development ordinance or Land Use Plan could be used as a Comprehensive. It was believed the town had a Comprehensive Plan.

### **V. Adoption of Read Across America Week Proclamation**

Councilwoman O. Jones read the proclamation titled National Education Association Read Across America Week, a national celebration of reading on March 2, 2020 to promote reading and adult involvement in the education of our community's students. Sedalia Elementary School is having a Read Across America week and they are inviting citizens to come read to the students; it is also Dr. Seuss' birthday.

Councilwoman Wrenwick made a motion to adopt the Read Across America proclamation for the Town of Sedalia, it was seconded by Mayor Pro Tem V. Jones. Motion carried.

### **D. CITIZENS COMMENTS**

\*Valerie Jones, 6100 Burnside Road, commented the Census 2020 is coming up and she is Chair of the senior citizens subcommittee. The next subcommittee meeting is on February 19<sup>th</sup>. If anyone would like to serve on the subcommittee, please contact Mayor Pro Tem V. Jones. One concern is senior citizens living alone may not be counted. If anyone is aware of

seniors that live alone, please contact Mayor Pro Tem V. Jones so she can help ensure all seniors in the community are counted. The census uses information to build businesses and programs based on population and each person is worth \$1,633. The census is required by law. Someone will come to your house only if you do not respond to the census. If you respond, you will never see a census person.

\*Shinita Wrenwick, 6201 Bagues Way, commented effective October 1, 2020 a Real ID is required to board a domestic flight.

\*Stephen Brown, 707 Weddingbrook Drive, expressed concern about possible construction other than houses on the proposed subdivision. Mayor Morgan responded the property was subdivided into estate lots. If the property was subdivided into one acre lots, then roads would have to be constructed according to N.C. DOT standards, and all lots would have to be approved for septic systems. There are no plans to use the lots for commercial development because there is no water and sewer available, and it would require rezoning.

**E. ANNOUNCEMENTS**

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

- The next Planning Board meeting will be February 20<sup>th</sup>
- The next Town Council Agenda meeting will be February 24<sup>th</sup>
- The next Town Council meeting will be March 2<sup>nd</sup>.

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)