



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
December 6, 2021  
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:** Mayor Morgan, Mayor Pro Tem V. Jones, Councilman Meachem Councilwoman O. Jones, and Councilwoman Wrenwick.

**A. MOTION** to approve the agenda with the deletion item VIII (Infrastructure Investment & Jobs Act) was made by Mayor Pro Tem V. Jones and seconded by Councilwoman Wrenwick. Motion carried.

**B. MOTION** to approve the minutes from the previous meeting was made by Councilman Meachem and seconded by Councilwoman O. Jones. Motion carried.

**C. DISCUSSIONS/REPORTS/GUESTS**

**I. Swearing-In of Elected Officials**

Clerk Dungee administered North Carolina Oath of Office for the Town of Sedalia to each official that won the 2021 Municipal Election. Serita Faison, Ophelia Jones, and Shinita Wrenwick each recited the oath and received notarized copies of the oath. Serita Faison took her seat on the Council replacing Clarence Meachem.

**II. Council Vote to Appoint Mayor & Council Vote to Appoint Mayor Pro Tem**

The floor was opened to nominations for Mayor. Councilwoman Wrenwick nominated Howard Morgan to serve as Mayor, and it was seconded by Councilwoman O. Jones. Motion to close the nominations for Mayor was made by Mayor Pro Tem V. Jones and seconded by Councilwoman O. Jones. Motion carried. The Council voted and approved Howard Morgan as Mayor, and he accepted the position. Mayor Morgan thanked the Council for their support and said he enjoys working with the Town and is honored to serve as Mayor again.

The floor was opened to nominations for Mayor Pro Tem. Councilwoman O. Jones nominated Serita Faison. She stated Mrs. Faison has great integrity, and when someone shows you who they are, believe them. Councilwoman Wrenwick seconded the nomination; no other nominations were made. The Council voted and approved Serita Faison as Mayor Pro Tem, and she accepted the position.

Mayor Morgan stood to thank Mr. Clarence Meachem for his 16 years of service on the Town Council and presented him with a certificate of appreciation and gift card. Mr. Meachem thanked the Town and stated he really enjoyed serving. He plans to continue to

serve and stay active. He will help where he can as there is still a lot of work to do. Going forward, he plans to do some traveling enjoy spending more time with his family.

Mayor Morgan thanked Mrs. Serita Faison for 9 years of service on the Planning Board, including Chair for one year. She was presented with a certificate of appreciation and gift card. Mrs. Faison said it has been a pleasure serving on the Planning Board and she has learned a lot. She appreciates those who have been working with her. She wants to continue serving and appreciates the support

### **III. Council Vote on Subdivision Case #21-10-SEPL-08903**

Ms. Kaye Graybeal, Deputy Director with Guilford County Planning and Development, reported the applicant, Monica England, is requesting a two-lot subdivision at 6407 Jennie Drive. The property is 2.56 acres and currently is developed with two single-family residences. The purpose of the subdivision is to create a separate lot for each residence. The subdivision will not result in any non-conformities in lot size or building setbacks. Lot 1 is proposed to be 1.633 acres and Lot 2 is proposed to be 0.925 acres.

Councilwoman O. Jones asked if 40,285 square feet is acceptable because it is not quite one acre. She believed lots were required to be one acre and wanted to know if this will be the norm moving forward. Ms. Graybeal responded this question was raised at the Planning Board meeting. According to the Town's Development Ordinance, the minimum lot size is 40,000 square feet, so Lot 2 will be 285 square feet over the minimum requirement. Clerk Dungee commented the minimum lot size always has been at 40,000 square feet. She believes at meetings it often was referred to as one acre since 40,000 square feet is almost one acre. Moving forward the Town will need to use the square footage to prevent confusion. Mayor Morgan asked about the easement on the property. Ms. Graybeal responded there is a driveway easement, and the 30-foot easement is a drainage easement.

**MOTION to approve the Monica England subdivision case #21-10-SEPL-08903 was made by Councilwoman Wrenwick and seconded by Mayor Morgan. Motion carried.**

### **IV. Code Enforcement Report**

Mr. Chris Curry with Alliance Code Enforcement (ACE) provided an update on the current violation cases. At **5904-5910 Blue Lantern Road**, a controlled burn of the structures has been completed, and the owner was given 45 days to remove the debris. He added that he and the owner have the same goals now and are of the same understanding. At **6259 Burlington Road**, renovation on the home is about 95% completed. Progress will continue to be monitored. At **6141 Blue Lantern Road**, a case was opened due to an inoperable vehicle and expired tags. A Notice of Violation and Notice of Hearing were sent. The property owner plans to relocate the van and place an RV cover over the bus. The owner was given two weeks to abate. Progress will continue to be monitored. At **6205 Burlington Road**, a case was opened due to two junk vehicles and debris in the yard. A Notice of Violation was sent. Mr. Curry spoke with the property owner, and Marathon Leasing Company. The vehicles now have car covers and all trash and debris has been removed. At **610 Morgan Summers Road**, a case was opened due to a nuisance vehicle. The owner

plans to sell the car and will place a fitted cover over the vehicle until it is sold. At **6146 Blue Lantern Road**, the case was opened due to four junk vehicles located on the property. All appeared inoperable. A hearing was conducted. Two vehicles remain in violation and the owner was given a 30-day extension to abate. At **400 Sedalia Road**, case was opened due to a fallen tree creating a nuisance. A Notice of Violation was sent, and a hearing was held. The owner was given 30 days to abate.

Cases that have been abated and closed are at **5905 Stewart Bend Road** (inoperable vehicle), **6101 Blue Lantern Road** (junk vehicles and open storage), **6309 Jennie Drive** (inoperable vehicles), **612 Morgan Summers Road** (overgrown lot), and **6307 Jennie Drive** (junk on property).

Clerk Dungee reported that ACE has updated its code enforcement notices as requested (e.g., Notice of Violation, Notice of Hearing, etc.). Often property owners that receive a notice will contact the Town Hall rather than the contact the number provided in the notice. The notices were revised to clarify that property owners need to contact the Code Enforcement Officer. However, there are concerns that in the revised notices property owners still may not recognize that the Code Enforcement Officer is contracted by the Town and will continue to call the Town Hall office. However, the changes will be made, and Clerk Dungee will send the revised notices to the Council for review. Any comments or questions regarding the notices should be sent to Clerk Dungee.

#### **V. Vote to Approve Budget Ordinance Amendments**

Councilwoman Wrenwick reported the 2019 and 2020 audits were both conducted in 2020. The cost to prepare the 2019 audit was in the prior budget, but it was not completed that year. The Town's accountant had a death in the family, and other ongoing issues which caused the delay. To balance the budget, the Town's accountant moved \$7,000 from the Governing Body line item and \$2,200 from the Streets and Highways line item to cover the cost of the additional audit, since these two areas were under budget. The Council needs to approve the budget ordinance amendment to accommodate the expenses.

**MOTION was made by Councilwoman O. Jones to approve the budget ordinance amendment for 2020-2021 and seconded by Mayor Pro Tem Faison. Motion carried.**

#### **VI. Update on Town Events**

Clerk Dungee reported a Town tree lighting event was proposed by Ms. YC Broadie at the October Planning Board meeting. The event was presented to the Town Council at the November meeting, where a \$2,500 budget for the event was approved. However, during planning, it was determined the cost of the event would be \$3,350. On November 15, it was decided to cancel the event due to the cost and the lack of time. Ms. Broadie did a great job in pulling the details together under such a short amount of Time. She was able to arrange for the Town to be donated an artificial Christmas tree. The Friendly Shopping Center is replacing their tree and donated their old tree to the Town. Mayor Pro Tem Faison contacted the Charlotte Hawkins Brown Museum regarding storage, and the tree will be

stored at the museum. Next year the museum will partner with the Town to hold this tree lighting event together.

The Senior Luncheon was held on December 1<sup>st</sup> at Kimball Hall on the campus of the Charlotte Hawkins Brown Museum. For safety purposes, participants were required to show a COVID-19 vaccination card or negative test result. There were about 26-27 participants who attended, the food was catered by Ben's Boys, and dessert was from Nothing Bundt Cakes. Everyone seemed to enjoy their time together. During the luncheon, Mayor Morgan gave an announcement about a proposed development off Knox Road and Clerk Dungee asked if he would recap that information for tonight's meeting. He stated that on Knox Rd and Mt. Hope Church Road, there is a proposed development that will include construction of three warehouse distribution centers. Two of the buildings will be 200,000 square feet, the other will be 100,000 square feet. The property itself is 300 acres so additional buildings may be built in the future. There will be a public hearing for rezoning this property on Wednesday, December 8 at 6 pm at the Agricultural Center in Greensboro. Mayor Morgan encouraged residents to attend the meeting to learn about the project and to voice your thoughts, as most people are not looking to see more of these structures built up in this area.

## **VII. Updated Land Use Plan Proposal**

Mayor Morgan reported on the revised proposal for updating the Town's Land Use Plan. The proposal was submitted by Mr. Paul Kron with Foothills Planning and Design and Piedmont Triad Regional Council (PTRC). The State requires the Town to update its Land Use Plan by July 1, 2022. Also, the Town needs an updated plan to guide development within the Town. Students in the Landscape and Architectural class are developing a portion of the Land Use Plan. Mayor Morgan, Mayor Pro Tem Faison, Councilwoman O. Jones, Clerk Dungee, and Planning Board Vice Chair Jeffries recently attended the student's presentation.

Cost for the revised proposal is \$21,500; the previous proposal was \$34,500. The Town must decide what phases of the plan are required to be completed and how much the Town can afford to spend. Clerk Dungee urged the Council to decide soon so there will be sufficient time for updating the plan before the July 1 deadline. It was suggested that Mr. Kron be invited to the meeting next week to help the Council decide.

Councilwoman Wrenwick and Planning Board member Jones plan to meet before the Planning Board meeting on December 16 at 6 pm to discuss what is needed for the updated Land Use Plan. Council members are invited to attend.

## **VIII. Infrastructure Investment & Jobs Act (Item deleted from the agenda)**

## **IX. Stormwater Education**

Councilwoman V. Jones reported the State requires every N.C. municipality to provide stormwater education to the community as part of the stormwater management plan required by the National Pollutant Discharge Elimination System (NPDES). The program addresses water pollution by regulating point sources and non-point sources that

discharge pollutants. Stormwater runoff can affect drinking water and subsequently human health.

Clerk Dungee attempted to show a short video by N.C. State University on ways sediment can impact streams, rivers, and lakes. However, there were technical issues, so it is planned for the video to be shown at a future meeting. If anyone is interested in watching the video sooner rather than later, Clerk Dungee can send the link.

#### **D. CITIZENS COMMENTS**

\*Alton Rucker, 904 Rockhurst Dr, commented he really enjoyed the Senior Luncheon and thanked the Town for hosting the event.

\*Stephen Brown, 707 Weddingbrook Drive, commented he is very concerned about the cars and trucks parked on the side of the roads in Imperial Estates. N.C. DOT is working on cutting back trees, but they park trucks on side of the road. He noted parts of the road do not get trimmed and he would like to know why. He stated if nothing is done, it will continue to grow. Also, leaves and pine needles are covering the road making it look closed in on the corner of Weddingbrook Drive. He feels the Town gets different treatment than what is done in other areas. Mayor Morgan responded he would drive through the area and will call N.C. DOT if needed.

\*Robert Jones, 6508 Rolling Acres Drive, stated he is an ordained minister and a Planning Board member. He commented as a songwriter has said in a song, we need to come together right now. Sedalia will grow at a pace and there will be peace while growing if we work together.

#### **E. ANNOUNCEMENTS**

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

- The next Planning Board meeting will be held on Thursday, December 16<sup>th</sup>.
- The Town Hall will be closed on December 23<sup>rd</sup> and 24<sup>th</sup> for the Christmas holiday.
- The next Town Council Agenda meeting has been cancelled due to the Christmas holiday.
- The Town Hall will be closed on December 31<sup>st</sup> for the New Year's holiday.
- The next Town Council meeting will be held on January 3, 2022.

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)