



Town of Sedalia

Planning Board Meeting / Town Hall

July 20, 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, and Rory Richmond. Brenda Walker and Alfred Walker arrived after roll call.

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

B. MOTION to approve the minutes from the previous meeting was made by Planning Board member A. Walker and seconded by Planning Board member Jones. Motion carried.

C. Guests/Reports/Discussions:

I. Review of Proposed Sedalia Connector Road Map

Vice-Chair Jeffries introduced Mr. Craig McKinney with the Greensboro Urban Area Metropolitan Planning Organization (MPO) to review the proposed Sedalia Thoroughfare and Collector Street Plan. Mr. McKinney stated the Town adopted the plan in 2005 or 2006. Last year the MPO reviewed the plan and developed an overall plan for the area. The plan was adopted in June. Separate local area plans were sent to all the towns for review.

Planning Board member Richmond asked if all the proposed roads were in the 2005-06 plan. He added recently new houses have been built within some of the proposed routes and the Town's biggest concern is approving a plan where a proposed road goes through a resident's property. He asked what the likelihood is that all the proposed roads would be constructed. Mr. McKinney responded collector streets are local roads. Collector streets gather traffic and take it to the thoroughfares. Thoroughfares are within the purview of the MPO, and they work to get funding for these projects. The MPO is working to get funding for the U.S. 70 bypass and for improvements of U.S. 70 through the Town. Connector roads are development driven. It may be 10, 20, or more years before a connector road is built. He added it is important to have a system of roadways to disperse traffic and not concentrate traffic on one or two roads. If there is no development, then there is no need for a connector road. If a developer proposed to construct one of the connector roads, the Town would work with the developer to determine an alignment that works for the developer and the Town.

Planning Board Richmond asked if property outside of the Town is developed would Town approval be required for a connector road. Mr. McKinney responded not necessarily. If development occurs within the County, then the County's Planning Board would review the project. Planning Board member Richmond asked whether Town approval would be required for the proposed connector road from Creek Lane to Painters Lake Road since a large segment goes through the Town. Mr. McKinney responded the road would be constructed only if development occurs within the Town.

Planning Board member Richmond stated the Rock Creek Dairy Road extension would divert traffic, but several houses recently were built in this area. Mr. McKinney responded there is nothing that prevents people from building in the area where the plan indicates a proposed road, but they should be informed of the plan. He added proposed roads, especially the thoroughfares, must go through extensive environmental review. Vice-Chair Jeffries commented the Town has a lot of people constructing houses and there are concerns about roads cutting through their property or house. Mr. McKinney stated the Town's Land Use Plan can be used to guide development. There are certain land uses that must comply with the road system. For example, schools and churches must be on a collector road or higher. He added if the Town constructs its town center it probably will have a collector road and when the U.S. 70 bypass is constructed the existing U.S 70 probably will be downgraded to a collector road.

Mr. Riehle asked if a developer wants to construct a road how often has eminent domain been used in the past. Mr. McKinney responded in most cases private development cannot use eminent domain. Eminent domain is for public use roads like the U.S. 70 bypass; For example, NCDOT may have to condemn a property to construct the U.S. 70 bypass. Eminent domain is not used for collector roads; however, it might be used if the Town wants to actively build one. Mr. Riehle asked if a developer can ask the County or NCDOT to use eminent domain. Mr. McKinney is not involved in those cases but is not aware of any situation where eminent domain was used for private development.

Planning Board member A Walker asked if Greensboro or NCDOT proposed to build a collector road through Sedalia would the Town have input. Mr. McKinney responded Greensboro would not have authority to build a collector road in Sedalia and NCDOT focuses mostly on thoroughfares. For collector road construction, NCDOT reviews the plans to ensure it is built correctly. The developer that comes up with the plan would execute it.

Mr. McKinney asked if the Planning Board will make a recommendation to Town Council. Planning Board Richmond responded they need to review the plan, but needed their questions answered before completing the review.

II. Revised Planning Board By-Laws

Vice-Chair Jeffries reviewed the revised Planning Board By-Laws. The primary changes included clarifying the number of members and alternates on the board and voting practices for Chair and Vice-Chair positions. Planning Board member B. Walker asked about members that lived in Sedalia but had a Gibsonville mailing address. Vice-Chair Jeffries responded if a member is located within the town boundaries on GIS, they are considered a resident regardless of their mailing address. The mailing address is for the

postal service. It was noted “Town Clerk” should be changed to “Town Administrator” in the by-laws.

MOTION to approve the by-laws with new additions by Planning Board Richmond and seconded by Planning Board member A. Walker. Motion carried.

III. Review Family Care Facility Guidelines

Vice-Chair Jeffries reported a Development Clearance Certificate was submitted recently for a family care center. The Town follows the Guilford County guidelines regarding family care centers. The guidelines state the home can have no more than five members and must pass Guilford County inspections (i.e., fire, building, and septic).

IV. Interview of Applicant for Planning Board Alternate Member – Jay Riehle

Vice-Chair Jeffries asked Jay Riehle to provide information about himself and his reason for wanting to join the Planning Board. Mr. Riehle responded he moved to Sedalia from Phoenix, Arizona in April. He is a retired human resource specialist, has worked in four countries, and is six sigma trained. He wants to help the Town and feels he would be an asset with his experience. Vice-Chair Jeffries and Planning Board member Jones provided information on the policies and procedures of the Planning Board. Planning Board member Jones asked if Mr. Riehle had ideas on increasing attendance at the meetings. Mr. Riehle suggested sending out reminder emails, speaking to neighbors, and putting it on the Charlotte Hawkins Brown Museum bulletin board – if they have one. Planning Board member Richmond asked where Mr. Riehle stands on development. Mr. Riehle responded change is inevitable and development is good if it is right for the town and its citizens. Vice-Chair Jeffries will write a letter to recommend Mr. Riehle be appointed as a Planning Board alternate member. The letter will be presented at the August Town Council meeting.

V. UNC School of Government – Module Review

The Planning Board reviewed the module – Spot Zoning and Contract 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 July 31st.
- The next Town Council meeting will be held on August 7th.
- The next Planning Board meeting will be held on August 17th.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date