



Town of Sedalia
Planning Board Meeting / Town Hall
October 17, 2024 / 7:00 PM

Planning Board Meeting Minutes

Call to Order: Meeting was called to order at 7:05 pm by Planning Board Chair Jay Riehle.

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 Jay Riehle (Chair), Marian Jeffries (Vice-Chair) and Tyler Thomas.

A. MOTION to approve the agenda was made by Vice-Chair Marian Jeffries and seconded by Chair Jay Riehle. Motion carried.

B. MOTION to approve the minutes from the September 19th Planning Board meeting was made by Vice-Chair Marian Jeffries and seconded by Chair Jay Riehle. Motion carried.

C. DISCUSSIONS/REPORTS

I. I. Development Ordinance Review- Educational reviewing the Town of Sedalia Development Ordinance

Due to the absence of planning board members Alfred and Brenda Walker, we will not have any new business discussions, but we will continue to review the town ordinance for educational and enrichment purposes. Reason for review - we believe there are potential changes that can be made to improve our current ordinance to better fit the Town's current needs. Some of these ordinances were put in place prior to the Town becoming Incorporated resulting in some discrepancies as it relates to modern day Sedalia. By looking over this now, we can plan accordingly so that we can ensure that moving forward these precautions are in place.

Development Ordinance review: We had prior conversations regarding this ordinance a few meetings back and there were some disagreements regarding the wording.

I. 1-3.3 Cluster and Zero Side Setback Regulation and Purpose

1-3.3 A - We currently have an acre lot minimum per lot. It has been the town's goal to maintain 1 acre minimum per lot. This was initially put in place due to the well and septic tanks. Should those systems need to be in place we would need to have enough space to replace those units.

1-3.3 B - We do not want to reduce the lot size at this time, so it was recommended to remove this section which states "Lower the costs of housing by reducing the lot size and

the per dwelling unit linear footage of streets, water lines, storm sewers and sanitary sewers.”

1-3.3 C – Currently states “Reduce the future cost of infrastructure maintenance and therefore the burden upon taxpayers” – It is suggested that this be reworded to “reduce where and if possible” or “When possible” We are not realistically able to reduce this for all nor are we able to reduce this forever so changing this wording will be in the Towns best interests. Even if in the future we look to do some type of annexation agreement or development around Sedalia, we must keep in mind what that would look like for Sedalia.

1-3.3 D - We all agree that we do want to encourage development and see the development happen here in Sedalia, for example, the new Sedalia Park. When the time and financial ability aligns then it will be possible. This section can stay as it is.

1-3.3 E – This is a concrete blanket statement so this can be reworded. We should connect with the Town’s Administrator on ways to best revise this section. I think these changes that we are looking at should be enough to cover us legally but also be obtainable and sustainable. A statement like this should also be versatile as we may not be able to apply this statement to all cases. We will have exceptions to a rule like this.

It was recommended that the board look at changes to this statement there will be some kind of grading in a concrete statement such as this involving the land according to the county ordinances and regulations. It was suggested that the board add “where and if” statement to this in case of those grading areas.

1-3.3 F – Voted to leave as is.

II. 1-3.4 Planned Unit Development Purpose

1-3.4 In regard to the “Cluster and Zero side setback regulation purpose”, with us having minimal lot sizes of 1 acre do we even need to state this? Some of the homes are pre-INC and are on less than 1 acre so this would apply mostly to those. If the homes have at least 1 acre moving forward, then this should not be an issue. It was suggested to change the wording by removing the word “purpose”? This would specify that this applies to lots less than 1 acre which have been grandfathered in due to establishment prior to the incorporation of Sedalia as Town. Guilford County has regulations to uphold this during the permitting process. We should investigate clarification on what Zero Side Setback means. The example was presented - if we are designing the new Town Center, we wouldn’t have 1 acre lots directly around the town center. This part can be left open to interpretation so we should get clarification and make this cleaner and clearer in the ordinance. Some of these sections need a bit of work-smithing to soften the statements.

III. 1-3.5 Historic District Overlay Purpose

1-3.5 Purpose of the Town of Sedalia Historic District Overlay Purpose.

- A- Agree with this
- B- Agree
- C- Agree

These statements are clear and concise

Interstate that may come will not be able to affect the historic district IE museum, post office, church. There was some talk about rerouting the bypass through Sedalia or having a connector Rd run through from Stoney Creek and we the planning board voted against this. Due to the historic district on Burlington Rd, that road can never be widened which is why they were talking about running the bypass and or connector road.

We get most of our information from Guilford County and we propose recommendations to the town council. We will see if Aaron, our Guilford County Sedalia History Chat to bring Tyler up to speed on INC and progress on water and sewer journey and future discussions.

E. ANNOUNCEMENTS

- All regular scheduled meetings are held at the Sedalia Town Hall at 7pm.
- The next Town Hall Agenda meeting will be held on October 28th, 2024
- The next Town Hall meeting will be held November 4th, 2024
- The next Planning Board meeting will be held on November 21st, 2024

Meeting adjourned at 7:48pm.