



TOWN COUNCIL & BOARD OF ADJUSTMENT MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 6th, 2024
7PM

Minutes

- **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 Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda, with noted changes, was made by Mayor Pro Tem Faison and seconded by Councilwoman Jones. Motion carried.

B. MOTION to approve the minutes from the March 25th, 2024, Agenda Meeting **and** April 1st, 2024, Town Council meeting was made by Mayor Pro Tem Faison and by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. Public Hearing: Board of Adjustment Case #24-03-BOA-00009

Aaron Calloway, Guilford County Planner, introduced the case, stating that Tyler Thomas is requesting a variance from Section 4-7.2 A&B. Section on 6213 Bogues Way, Gibsonville, NC 27249.

"Section 4-7.2 A states that no building or structure shall be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly maintained street or other public right-of-way legally dedicated, except as provided in this Section."

"Section 4-7.2 B states that the terminus of a dead-end street does not provide the required access to a publicly maintained street unless the terminus is a circular turnaround or other turnaround approved and constructed in conformance with Article 5."

The applicant is requesting to allow the subject property to be developed as a zone lot by taking access off the dead-end terminus of Bogues Way without a turnaround.

Based on available GIS data, the horizontal distance from the end of Bogues Way to the mapped stream is approximately 470ft. The average downhill slope on that road to the mapped stream is approximately 10.5%. Slopes of this rate do not typically conduct high velocity channelized flow after storm events, with an exception made for very heavy rainfall, where runoff will most likely occur as sheet flow and result in natural infiltration.

According to Tyler Thomas's variance application, his property is sitting on a dead end, making the implementation of a turnabout not only unnecessary but also impractical

due to the natural slope directing runoff water through the property to a stream, which would be disrupted by the turnaround. Instead, he intends to add a driveway, which he believes will provide adequate access to the single-family dwelling he intends to build.

According to Tyler Thomas' variance application, after consulting with an NCDOT representative on 2.1.2024, it was recommended to Mr. Thomas that he install a 16ft long, 16" in diameter, culvert pipe for their driveway, to mitigate erosion and manage stormwater. However, the ordinance's compliance demands further extensive modifications, including additional culvert piping, precise grading, and multiple catch basins, which would significantly alter the natural topography and disrupt the hydrological flow.

Mr. Thomas testified that his variance request aligns with the ordinance's spirit, purpose, and intent by maintaining public safety and achieving substantial justice while respecting the environmental context of he and his wife's property. "Given that traffic on Bogues Way is predominately from homeowners, our proposed development, exempt from the turnaround requirement, will not introduce traffic concerns. Even more, our plan to limit the cleared area of our home to 2.5-3 acres, in collaboration with an authorized NC Forestry management plan, ensures the preservation and enhancement of the remaining 7.5 acres in their natural state. This approach not only minimizes potential stormwater management and erosion issues, which could be exacerbated by the mandated construction of a turnaround but also supports the ordinance's intent to safeguard natural resources and maintain the operational characteristics of designated roadways."

Shinita Wrenwick, who excused herself from the vote, due to a conflict of interest, was sworn in by Administrator Dungee to state that she is opposed to the variance.

The adoption of the variance may cause the residents of 6200 and 6201 Bogues Way to have an altered sightline for backing out of their driveways, due to the driveway opening being between their properties.

The proposed entrance to the driveway may not have enough room for construction vehicles, mail pick-up, or trash can placement. Does not want to have to deal with the dumping, parking, and intrusion that came from the development practices of the previous owners of the 6213 Bogues Way lot.

Ashley Thomas was sworn in by Administrator Dungee to introduce herself and noted that she has been made aware of some issues that happened with previous property owners, and she wanted to state that she and her husband have no control over those previous development measures, but they will make a point to not start the construction process until official approval by the Council has been made, and can ensure they plan to do what they can to prevent sight issues pulling in and out.

Shinita Wrenwick stated that she is worried about how the Thomas' plan to maintain run-off from the driveway.

Tyler Thomas answers that he and his wife plan on keeping the driveway as natural as possible without disturbing the grading of the property.

Jerod Massey was sworn in by Administrator Dungee to state that he is opposed to the variance, saying:

The addition of a turn-around and driveway will likely cause erosion when the Thomas' clear off the land, so he is interested to know if backfilling will be required to slow the stream down.

Aaron Calloway noted that all improvement permits are reviewed by an erosion and soil team, especially on properties around streams.

Tyler Thomas added that there is a stream buffer of 100ft that the Thomas's plan to put around the stream before building their house, as a way to minimize disruption.

Jerrod Massey stated that In the Bogues Way/Stewart Bend Road area, rain has already been a problem for those who work there with the natural landscape, and he wants to know that clearing out the land necessary to build their house won't make that issue worse.

Aaron Calloway added that a grading permit is necessary for any clearing, so if it is deemed an issue, changes will have to be made either way.

Tabatha Massey was sworn in by Administrator Dungee. She did not state whether she was for or against the variance but asked how the safety concerns of having cars parked along the street, and in people's property, as construction starts on the area will be addressed by Tyler and Ashley Thomas.

Tyler Thomas stated that he will be putting a 16-20 foot driveway going back to the property, which will be long enough to get construction trucks out of the way.

Shinita Wrenwick expressed a concern that the trucks will not be able to properly move around the property unless the Thomas' install a turn-around on their property.

According to resident Latasha Wallace, there are currently no other turnarounds in that subdivision. It has always been a normal practice for vehicles to back up or use the intersections to turn around.

Latasha Wallace was sworn in by Administrator Dungee. She did not state whether or not she was for or against the variance, but she stated that she had an issue with the amount of time that it might take to complete a project such as the one that the Thomas' are attempting to build and worries about her young kids and the interruption of their daily routine.

Aaron Calloway stated that the amount of time that it takes to complete this project will be determined by the Guilford County Planning review process, but he estimates about 5-6 months for the entire process.

Ashley Thomas stated that the time that it will take for the construction of their house will be around the same for any development and added that the Thomas' cannot control the timing of the project.

Tyler Thomas stated he could agree to extending the road and paving it about 20-25 feet into his property, if needed, to help eliminate any issues with parking and construction at the end of the road.

After much discussion, the Board of Adjustment suggested that the Thomas's extend the road and narrow it down to their house, which they plan to place approximately 200 feet from the road. This will allow for more space for parking and trash, along with clearing the sightline of their neighbors from their driveways.

The Board of Adjustment, Aaron Calloway, and Tyler & Ashley Thomas agreed to continue the hearing to Sedalia's next Agenda Meeting (May 20th) and work on an agreement that satisfies all parties until then. At the Agenda Meeting, the Board of Adjustment voted 4-0 that they will continue the hearing until May 20th.

The Chair adjourned the Board of Adjustment meeting.

The Town Council meeting continued.

II. NC Capital Management Trust

NC Capital Management Trust is a market-rate investment company that renews based on market rates, without negotiation. Its government portfolio aims to provide capital preservation and liquidity while delivering a market-rate return. It offers an economic and convenient way to invest short-term available cash and bond proceeds, providing a diversified portfolio of high-quality government money market instruments.

The government portfolio is managed by Fidelity Management and Research Company. There is no minimum balance requirement, and municipalities can typically open an account within two days of submitting the application. There is a management fee of up to 0.14%, which is deducted from the top, with expectations for an increase in the near future.

If the Town Council decides to work with NC Capital Management Trust, the financial officer, Councilwoman Wrenwick, will oversee the financial investments and transactions based on cash flow needs.

After years of discussion, the Town Council has put their decision to a vote. Councilman Sharpe made a motion to open an investment account with NC Capital Management Trust, starting out with a minimum of \$10,000. The motion was seconded by Councilwoman Jones.

III. Green for Life (GFL) Solid Waste Service Proposal

The Town Council continues its discussion regarding the potential transfer of trash and recycling services from Republic Services to GFL.

The estimated quote provided by Norma Yanes, GFL Government Contract Manager, is \$14.45 per household for regular trash collection and \$6.50 per household for bi-weekly recyclable item collection. However, monthly recycling pick-up would only cost \$4 per

household. If GFL provides the service, garbage collection will likely occur on Fridays, and recycling pick-up on Mondays.

The total annual cost for bi-weekly pick-up of both trash and recycling from GFL would be \$76,425.60. Alternatively, the total annual cost for bi-weekly trash pick-up and monthly recycling pick-up from GFL is \$67,305.60.

Currently, the Town of Sedalia pays Republic Services \$70,661.76 annually for its existing trash services.

The Town Council has decided to postpone making any decisions until they gather input from current Sedalia residents to determine their recycling frequency needs. Following feedback from residents, the Town Council will vote on whether to proceed with the proposed switch.

IV. King and Co. Agreement with Sedalia

The Town of Sedalia has been seeking funding for future water and sewer utility services and has recently become aware of two funding opportunities that need to be brought to the attention of the General Assembly soon.

1. A \$4.5 million funding request through Kathy Manning's Office was recently submitted, with assistance from Jesse Day of the Piedmont Triad Regional Council. The Town has sent an official letter of support, signed by the Mayor, endorsing this endeavor. Additionally, the Town also submitted the initial support letter received in 2022 from the Greensboro City Manager in support of the project.
2. A \$4.9 million funding request for federal funds has also been made. If awarded, the Town of Sedalia can use \$1.5 million of the initial amount for a 25% match. To secure this funding, the Town is exploring the possibility of working with King and Co., LLC to lobby on behalf of Sedalia, NC.

The lobbying registration fee totals \$1,000, payable to the Secretary of State's office, with re-registration required in January. Additionally, King and Co. is charging a monthly fee of \$1,000 for their services. However, after the first 90 days, the Town can terminate the agreement if funding for the project is secured before the end of the year, unless the Town decides to modify the scope of work to lobby for another project.

The Town Council has reviewed the agreement, and Councilwoman Wrenwick made a motion to approve the service agreement with King and Co., which was seconded by Councilwoman Faison.

D. CITIZENS COMMENTS

N/A

E. ANNOUNCEMENTS

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

- The next Town Council Agenda Meeting will be held on May 20th, which will also be a continuation of the BOA meeting.
- The Planning Board meeting will be held on May 16th, which will also be a public hearing to consider a plot subdivision.
- The next Town Council meeting will be held on June 3rd

Meeting adjourned.

Submitted By:

Approved By:

Kayla Dodd, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)