



Town of Sedalia

Planning Board Meeting / Town Hall

April 20, 2023 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:07 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, Rory Richmond, and Brenda Walker.

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

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

DISCUSSIONS/REPORTS

C. Planning Board Purpose, Duties, and Responsibilities

The Planning Board's authority, membership, and powers and duties as outlined in the Town's Development Ordinance, and the Planning Board's By-Laws were reviewed. Vice-Chair Jeffries noted the by-laws state the Planning Board shall consist of at least five members. Currently the Planning Board has four members. She noted there is a need to have an odd number of members so there are no tie votes. Also, it is good to have alternates so if a regular member resigns an alternate can move into the position. Vice-Chair Jeffries commented that all Planning Board members can submit issues for discussion. The Planning Board makes recommendations to the Town Council, then the Town Council determines whether to take action on the recommendation.

D. Review of Regulations on Tiny Homes

Vice Chair Jeffries reported a potential resident has requested to use a tiny home as a temporary residence until she can build a home. However, the Town's ordinance does not currently allow tiny homes. Planning Board member Jones commented that Guilford County does not have any standards on tiny homes. Planning Board member Richmond commented tiny homes are typically used in areas that have public water and sewer services. Vice-Chair Jeffries responded this is proposed to be a temporary tiny home. She found information that stated tiny homes are allow in some places temporally 180 days or less, but the owner must be able to dispose of waste and have water and electricity. The

timeframe for having this constructed is unclear. North Carolina has rules and regulations on tiny homes and several places do allow tiny homes. Some places allow them as accessory dwellings on lots that already have a home. It was noted that tiny homes can be any size if approved by the N.C. state residential code and must meet local zoning, minimum setbacks, easements, etc.

Vice-Chair Jeffries asked whether the Town should develop an ordinance for tiny homes. Planning Board member Jones responded it should be included in the Town's ordinance. Planning Board member Walker responded the Town should have regulations and asked what tiny home regulations surrounding communities have. Planning Board member Richmond asked if the Town will need an ordinance if the tiny home meets the state's residential code.

Planning Board members had several questions overall about tiny homes. For the proposed temporary tiny home, questions included how long is temporary, how many people are allowed to reside in it, and does it need to be on a one-acre lot with water and septic. For tiny homes in general, is there a benefit if these must be on a one-acre lot to provide water and sewer, does a tiny home need to be on foundation, can these be built anywhere within the town or does there need to be additional zoning (e.g., mobile homes are restricted to certain areas), can a tiny home community be built, will a tiny home be considered an accessory dwelling, and how will a tiny home ordinance affect other residents. It was decided the Planning Board needed to do more research before providing recommendations regarding the proposed tiny home and the development of a tiny home ordinance.

E. ETJ – Pros and Cons

Planning Board member Jones shared a summary posted by the UNC School of Government titled "Extraterritorial Jurisdiction for Planning and Development Regulation" dated March 2023. Based on the town's population the town can have an extraterritorial jurisdiction (ETJ) that extends one mile from its boundaries and must provide representation of ETJ residents on the Planning Board and Board of Adjustment. Also, if the Town adopts an ETJ, the general rule is it acquires jurisdiction for all its ordinances under Chapter 160D and the County loses jurisdiction. The Town may elect to extend some but not all development regulations in the ETJ.

Planning Board member Jones commented the town needs to determine why it wants to extend its boundaries and must consider the health and safety of its residents. Vice-Chair Jeffries commented there was a question regarding why the town was proposing a smaller ETJ than allowed. She added the Town's consultant, Paul Kron, recommended the proposed ETJ be larger. Planning Board member Walker asked what services the Town would need to provide to ETJ residents. Planning Board member Richmond commented he understood the Town wanted to have some control of development in adjacent rural areas, but could it be a problem if too many residents are added without getting a tax base. He added establishing an ETJ often precedes annexation, and it is important to know that is what people will think. Also, it was important that residents want to be part of the ETJ. It was noted that Greensboro is annexing areas adjacent to Sedalia. Greensboro's tax rate is twice Sedalia's so residents may prefer to be in Sedalia rather than Greensboro.

F. UNC School of Government – Module Review

It was decided the module will be reviewed at the next meeting.

Citizens Comment

*Alfred Walker, 339 Sedalia Road, commented that the potential resident that is proposing to use a tiny home temporarily while her home is being built will have a 1-acre lot and will need well and septic for the home. Vice-Jeffries responded it is unclear if she owns the land or plans to purchase it. Also, the tiny home may be on wheels and have mobile septic, etc.

*Alfred Walker, 339 Sedalia Road, asked if it is clear what the Town’s responsibilities will be with the proposed ETJ. He commented that code enforcement is stretched already. Vice-Chair Jeffries responded the Town is working on the steps outlined by its consultant, Paul Kron. She added it can have pros and cons. Planning Board member Richmond commented the Town wants to have some control over development in the area outside of its boundaries but will need to determine the pros and cons of it.

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 April 24th.
- The next Town Council meeting will be held on May 1st.
- The next Planning Board meeting will be held on May 18th.
- The Spring Litter Sweep will be held on Saturday, April 22nd.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date