



Town of Sedalia
Planning Board Meeting / Town Hall
November 21, 2024 / 7:00 PM

Planning Board Meeting Minutes

Call to Order: Meeting was called to order at 7:03 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), Alfred Walker, Brenda Walker and Tyler Thomas.

A. MOTION to approve the agenda was made by Planning Board Member Alfred Walker and seconded by Planning Board Member Marian Jeffries. Motion carried.

B. MOTION to approve the minutes from the October 17th Planning Board meeting was made by Planning Board Vice-Chair Marian Jeffries and seconded by Planning Board Chair Jay Riehle. Motion carried.

C. DISCUSSIONS/REPORTS

Vice Chair Marian Jeffries welcomed Alton Rucker to the meeting as an attending resident. She stated that Mr. Rucker is interested in learning about the planning board and how they govern with hopes of potentially becoming an alternate member in the future.

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

1-3.6 Scenic Corridor Overlay Purpose – Vice Chair Marian Jeffries asked if this was specifically related to HWY 70, it was unclear if this is the case, further clarification is needed. The board will seek guidance from the Town Administrator.

- A. The scenic corridor overlay regulations adopted and prescribed in this Ordinance, are found by the Governing
- B. Body to be necessary and appropriate to:
- C. Preserve and enhance the appearance and operational characteristics of certain designated roadways; and
- D. Address development issues of special concern with specific requirements which relate to land use
- E. traffic movement, access, environment, signage, landscaping, visual quality, and aesthetics.

Chair Riehle asked the board if they felt sections A-D were consistent with the Town's existing and future vision. The Board agreed. Vice Chair Jeffries referenced the historic district and asked that the board consider comparing those regulations with this section to ensure that the Town is making decisions accordingly. The Board agreed that it would be in the Town's best interest to revisit that and compare it to ensure it is current and reflects the Town's plans for growth.

Board Member Alfred Walker asked if there were any new updates on the temporary UHAUL business that had previously received an approved DCC to operate. There was some discussion about the steps that had been taken with that business owner. The business has been shut down temporarily due to lack of proper operations as it relates to electricity and other operating factors. As of now we do not have any further details.

1-3.7 Manufactured Housing Overlay Purpose -

Discuss current domestic animal policy and procedure for residential zoning.

The manufactured housing overlay regulations, adopted and prescribed in this Ordinance, are found by the Governing Body to be necessary and appropriate to:

- A. Provide alternative, affordable housing opportunities for low and moderate-income residents in residential areas by allowing for the use of manufactured dwellings;
- B. Establish requirements designed to assure acceptable similarity in exterior appearance between manufactured dwellings and single-family dwellings that have been or might be constructed on adjacent or nearby lots; and
- C. Protect property values and preserve the character and integrity of the community or individual neighborhoods within the community.

Chair Riehle asked if there were a lot of manufactured homes in Sedalia to which Vice-Chair Jeffries responded that there are designated areas where manufactured homes were allowed. There are also different types of manufactured homes such as mobile homes and modular homes. The mobile homes have to be in a certain part of town zoned specifically for this type of structure i.e. a trailer park where small lots are potentially rented to multiple mobile home occupants, whereas actual manufactured homes similar to stick build homes are required to be on 1-acre lots minimum. There are 3 or 4 areas within the town that mobile homes are allowed. Chair Riehle added that this confirms that we do offer areas of affordable housing within the Township based on this information. Vice-Chair Jeffries did clarify that the mobile homes must be on land that is owned by the homeowner.

Tyler Thomas asked about the previous interest in a developer wanting to establish a tiny home community and whether that has been addressed by the town and the status of that inquiry. Vice Chair stated that she was unaware of any updates on that specific inquiry. It was discussed the desired small-town look and feel that the Town wants to keep in mind all new developments. There

was further discussion about the difference in look and design of mobile homes versus manufactured modular homes to give clarity on why there were different requirements for each type within the Development Ordinance. Vice-Chair Jeffries brought up the Davis house that was established and then removed due to a violation of procedure or lack of inspections – it is unclear which led to the removal of the structure. Chair Riehle added that he last heard that the inspections were needed to bring the building up to code before the owner could bring it back to the property, but he would check with Administrator Dungee to get clarity on that and report back to the board.

II. Discuss current domestic animal policy and procedure for residential zoning.

Jay Riehle stated that this section was brought up because the Town has raised questions about the current policy regarding animals on residential land. This came about because of the pending legal case against the Town. The Town asked the board to look over the current policy and see where and how adjustments can be made to clarify the Town's stance on this issue. Chair Riehle looked through the Sedalia Development Ordinance and compared it to the Guilford County Development Ordinance and he found that there aren't any clear regulations noted specifically naming the types of animals and pets that are allowed or restricted on residential properties in either ordinance. Chair Riehle stated that he feels that the Town should clear this up and document more specifically what types of animals are allowed and/or prohibited on residential property. There was some discussion about types of animals that can be considered "pets" to which Chair Riehle clarified that the list of potential "pets" is unlimited, for example some people consider Cow's as pets. Guilford has their ordinance worded to include categories such as "domestic", "household" and "Livestock" when classifying animal groups and noting which animals are allowed within each zone. Sedalia doesn't have a specific ordinance regarding this, so the Town follows what Guilford County has put in place. Guilford County's ordinance states that you can have livestock on residential property if it doesn't become a nuisance to the neighbors, and the property owner has the required amount of space/acreage to support the animals. Vice Chair Jeffries asked if this is allowed, does the Guilford County ordinance include setback requirements? Chair Riehle clarified that Guilford County does have specified setbacks required for properties like the setbacks required in the Sedalia ordinance. Tyler interjected that the Town should consider asking the Guilford County planner, Aaron, to help the Sedalia Planning Board and Council look into other cities/towns to see how others are handling this type of ordinance.

Tyler added that future residents wanting to have a couple chickens, the Town now would have to decide whether a couple chickens would now be considered livestock? He stated Burlington doesn't allow chickens, but Graham does, both are a part of Alamance County but have different ordinances. It could have the potential to cause blurred lines amongst the residents. Guilford county does allow chickens with no minimum amount specified if the property acreage accommodates the number of chickens stored. They do have no rooster rule, but the chickens aren't an issue in Guilford. Chair Riehle asked about how the board felt about residents selling eggs from chickens like a business on residential property, he added that Guilford allows this without restriction. The main concern with allowing people to sell goods from their homes here in Sedalia would be the potential for traffic backups and extra traffic through town causing blocking of driveways and a disturbance

to neighbors. It may be recommended by the town that if residents are allowed to house chickens on residential property that it be stated in the ordinance that it is not permitted to sell items from your chicken or animals to avoid neighborhood conflicts. It is recommended that the Town get a specific ordinance approved so that the Town can govern accordingly across the board. Chair Riehle said he would reach out to Aaron to see if he could come to the December meeting to offer advice and clarity on the questions listed above.

Sedalia Resident – “my concern is that my neighbors have chickens, and they do come over into our yard and my biggest concern is if something were to happen to the chickens while on my property. I wouldn’t want any conflict if there are any accidents or issues regarding their chickens.”

The board further discussed the potential issues that could arise should something happen to chickens who have traveled off the owner’s property. There have been other incidents where flocks of chickens have been traveling around the town from property unmanaged for days at a time. The liability concern is something that needs to be addressed and should be put in black and white to cover all parties.

Sedalia Resident, Alton Rucker added that there is a property near the water tower that has horses, chickens and potentially other livestock on residential land.

Vice- Chair Jeffries wanted to know if existing cases like this would be grandfathered in if the town were to establish an updated ordinance regarding animals on residential property, including the Maynard case with the pigs on residential. Chair Riehle added that Administrator Dungee stated to him that any established cases would be grandfathered in if an ordinance is amended or a new ordinance is created.

Chair Riehle added Guilford County Planning and Zoning Rep stated that they do not enforce or confront those with animals on residential land unless it becomes a neighborhood nuisance. Guilford County does have a leash law Sedalia does not. The town should consider whether it is a good idea to consider establishing its own leash law specific to Sedalia and the Town’s needs.

Vice Chair Jeffries stated that compliance of new ordinance changes may be a concern, since the code enforcement officer is only here once per week. How quickly will this be followed up on and managed? It currently takes a very long time to get the code enforcement issues addressed and resolved. Chair Riehle stated Isaiah, our code enforcement officer, has been keeping a pretty good momentum since coming aboard in August with getting the cases addressed and abated.

Chair Riehle - I will reach out to Aaron from Guilford County Planning to see if we can get him to come to our meeting next month. I will also see if Clerk Shaw can print out the Sedalia and Guilford County ordinances in sections for the Planning Board Members to compare and ensure that they are aligned and updated. The board should compare any situations where we deviated from the ordinance as written by Guilford County to further meet the needs of Sedalia. We can do section by section if everyone is willing to do some work outside of meetings. Everyone agreed.

D. CITIZENS COMMENTS

Sedalia Resident, Alton Rucker – “It seems like you all set the ground rules for everything to move forward and then you send that to the council, is that correct? I am just trying to get a gest of what is going on?”

Chair Riehle – Yes, we are the recommenders and we send our ideas and suggestions to the council to review.

Board Member, Alfred Walker– and sometimes they will kick it back to us for a deeper review. But all we do is recommend.

Vice Chair Jeffries – the good part about the planning board is we have the Guilford County planning department who are the professionals who guide us so that we aren’t doing something out of sync.

Chair Riehle – we are all citizens who volunteer, and we are still all learning so that is a reason why I think its best that we piggyback off the established ordinances that Guilford County already has.

Vice Chair Jeffries – Christmas in Sedalia will be on December 14 over at the Charlotte Hawkins Brown Museum from 5pm-8pm that is where they do the Christmas tree lighting. They have bands, chorus groups and things for children to do.

Jay – last year’s was very successful, please share this with friends and family.

E. ANNOUNCEMENTS

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

- The next Town Council Agenda meeting will be held on November 25, 2024
- The next Town Council meeting will be held on December 2, 2024
- The next Planning Board meeting will be held on December 19,2024
- Senior Luncheon will be held on Wednesday December 4, 2024

Meeting adjourned at 7:47pm