



Town of Sedalia Land Use Plan

Revised May 2025

Town of Sedalia Land Use Plan

Adopted by the Sedalia Town Council – May 5, 2025

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TABLE OF CONTENTS

INTRODUCTION & OVERVIEW	- 1 -
1.1 – PLANNING AREA	- 1 -
1.2 – HISTORICAL CONTEXT	- 2 -
1.3 – PURPOSE OF THE LAND USE PLAN	- 8 -
1.4 – PLANNING PROCESS & METHODOLOGY	- 8 -
EXISTING CONDITIONS	- 9 -
2.1 – DEMOGRAPHICS	- 9 -
POPULATION	- 9 -
AGE	- 11 -
RACE & ETHNICITY	- 11 -
EDUCATION	- 11 -
INCOME & POVERTY	- 11 -
LABOR FORCE & EMPLOYMENT	- 12 -
HOUSING	- 12 -
MUNICIPAL FINANCES	- 12 -
2.2 ANALYSIS OF URBAN SERVICE GROWTH FACTORS	- 14 -
WATER AND WASTEWATER SERVICES	- 14 -
TRANSPORTATION	- 17 -
2.3 ANALYSIS OF ENVIRONMENTAL FACTORS	- 22 -
LAND DEVELOPMENT SUITABILITY	- 22 -
EXISTING LAND USES	- 24 -
2.4 – ANALYSIS OF REGULATORY FACTORS	- 27 -
EXISTING ZONING REGULATIONS	- 27 -
EXISTING SUBDIVISION REGULATIONS	- 29 -
COMMUNITY INVOLVEMENT	- 32 -
3.1 – CITIZENS COMMITTEE	- 32 -
3.2 – COMMUNITY MEETING	- 32 -
3.3 – TOWN COUNCIL MEETING	- 33 -
RECOMMENDATIONS	- 34 -
4.1 – COMMUNITY VISION	- 34 -
4.2 – GUIDING PRINCIPLES	- 34 -
4.3 – LAND USE GOALS	- 35 -
4.3 – FUTURE LAND USE CATEGORIES	Error! Bookmark not defined.
4.4 – FUTURE LAND USE MAP	Error! Bookmark not defined.
IMPLEMENTATION	- 40 -
5.1 – USING THE PLAN	- 40 -
5.1 – IMPLEMENTING THE PLAN	Error! Bookmark not defined.
5.2 – MONITORING THE PLAN	- 43 -
APPENDIX	- 44 -
A.1 – COMMUNITY MEETING RESULTS	- 44 -
A.2 – IMPLEMENTATION STRATEGIES	- 47 -
A.3 – TOWN CENTER DEVELOPMENT QUESTIONS	- 50 -
A.4 – CLUSTER DEVELOPMENT RESEARCH SUMMARY	- 51 -

FIGURES AND TABLES

11

Figure 1.1 – Planning Area Map	→	- 1 -
Figure 1.2 – Charlotte Hawkins Brown Museum Walk Tour Map	→	- 2 -
Figure 1.3 – Downtown Sedalia Streetscape Plan Illustrations	→	- 4 -
Figure 1.4 – Sedalia Town Center Conceptual Master Plan	→	- 7 -
Table 2.1 – Town of Sedalia Demographic Summary	→	- 9 -
Figure 2.1 – Population Density by Census Block	→	- 10 -
Table 2.2 – Educational Attainment Comparison for Population Ages 25+ (2019)	→	- 11 -
Table 2.3 – Income and Poverty Comparison (2019)	→	- 12 -
Table 2.4 – Sedalia General Fund Budget (2007 and 2022)	→	- 13 -
Figure 2.2 – Greensboro 2014 WSSA Map (Excerpt)	→	- 15 -
Figure 2.3 – Town of Sedalia – Potential Sewer Service Area Map	→	- 16 -
Figure 2.4 – MTP Highway Recommendations Map	→	- 17 -
Figure 2.5 – NCDOT 2015 Annual Average Daily Traffic Map #6 (Excerpt)	→	- 18 -
Figure 2.6 – 2013 NCDOT Sedalia By-Pass Alternatives Map (Excerpt)	→	- 18 -
Figure 2.7 – Sedalia Bicycle & Pedestrian Plan Map	→	- 19 -
Figure 2.8 – Survey of Donated Parcels	→	- 21 -
Figure 2.9 – Conservation Areas Map	→	- 23 -
Table 2.5 – Parcels, Acres and Share Totals by Land Use	→	- 24 -
Figure 2.10 – Existing Land Use Map	→	- 26 -
Table 2.6 – Acres and Share Totals by Zoning District	→	- 27 -
Figure 2.11 – Existing Zoning Map	→	- 28 -
Figure 2.12 – Floodplain Schematic	→	- 30 -
Table 3.1 – Key Issues – Sedalia Town Meeting, May 2022	→	- 32 -
Figure 4.1 – Future Land Use Map	→	- 39 -

1

INTRODUCTION & OVERVIEW

1.1 – PLANNING AREA

The Town of Sedalia is in the 12-county Piedmont Triad region of North Carolina. The Town is in eastern Guilford County, between Burlington and Greensboro and near the Town of Whitsett. U.S. Highway 70 runs east to west through the center of town parallel to Interstate 40/85, which is located just south of Sedalia's corporate limits. Sedalia's elevation is about 702 feet above sea level.

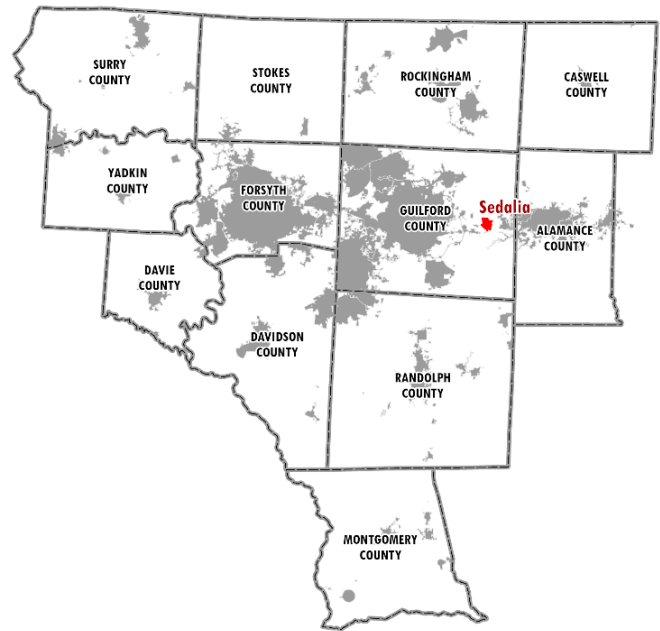
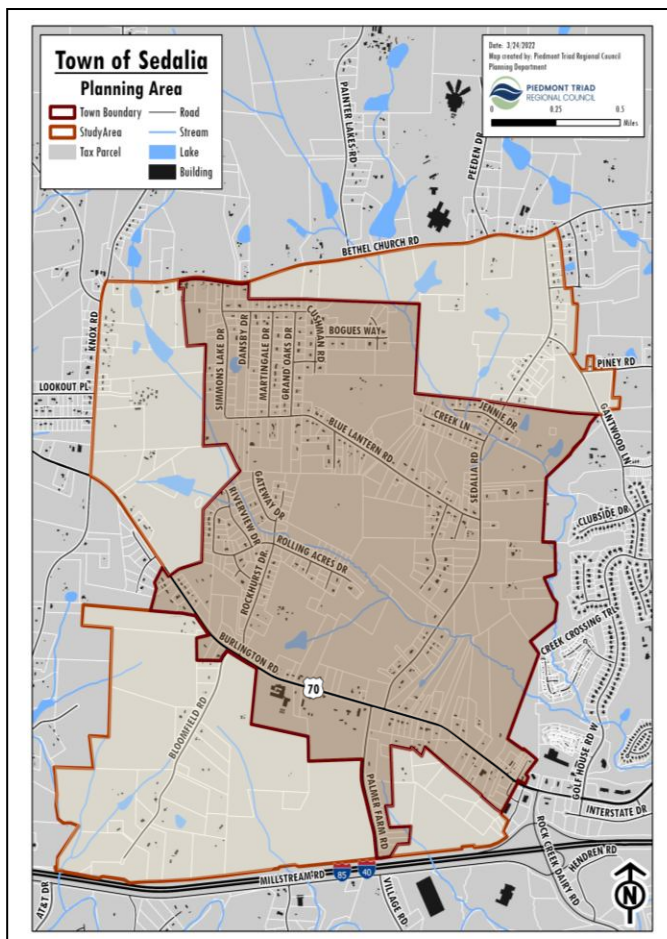


Figure 1.1 – Planning Area Map



The Planning Area for the Sedalia Land Use Plan includes all the area within the existing Town limits, and four additional surrounding rural areas to the north, west and south.

Existing development in and around Sedalia is primarily composed of low-density single-family residential land uses, in both traditional subdivisions and on larger lots and tracts of farmland. A few commercial uses are located along U.S. Highway 70. Institutional uses include the Sedalia Townhall, Post Office, and Elementary School and the Charlotte Hawkins Brown Museum at the Palmer Memorial Institute, which are also located along U.S. Highway 70.

1.2 – HISTORICAL CONTEXT

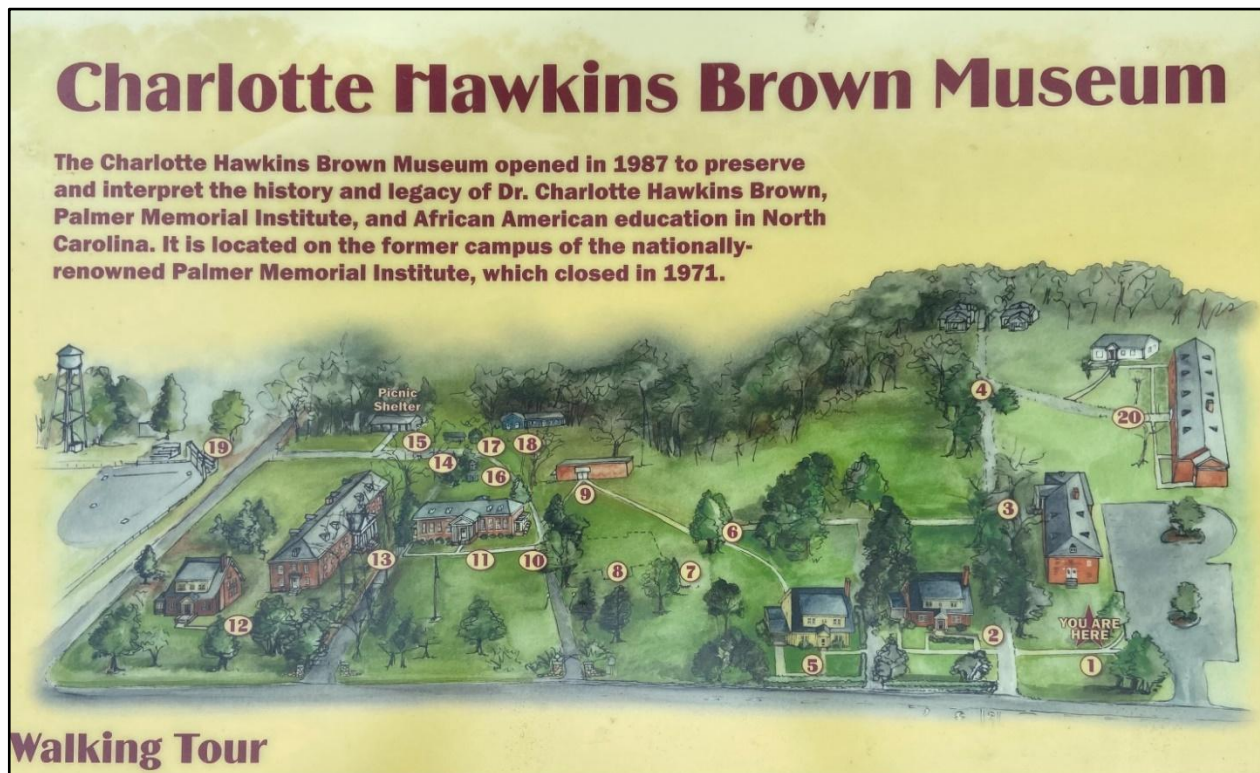
Palmer Memorial Institute State Historic Site

Sedalia is home to the Charlotte Hawkins Brown Museum at the Palmer Memorial Institute State Historic Site. Born in Henderson, North Carolina, Charlotte Hawkins (1883-1961) was a northern-educated granddaughter of former slaves. She returned to her home state as a teacher in 1901, and the following year established the Alice Freeman Palmer Memorial Institute. The African American school evolved from an agricultural and manual training facility to a fully accredited, nationally recognized preparatory school. More than 1,000 students graduated during Dr. Brown's 50-year presidency. She died in 1961 and the school closed in 1971.

In November of 1987 the site officially opened as a state historic site to honor Charlotte Hawkins Brown and to link her work at Palmer to the larger themes of African American education and women's history in North Carolina, the South, and the nation. The Carrie M. Stone Teachers' Cottage was restored as a visitor center featuring exhibits and an audiovisual program.

By early 1994, the NC Historic Sites Section completed comprehensive research on Brown and the Palmer Institute and restored or stabilized several other structures. Canary Cottage (Brown's home) was restored, and a furnishings plan was prepared to create a house museum. Stabilization work was completed on the exterior of Kimball Hall and the State established offices at the site for its exhibit designer and assistant curator of collections, in addition to the site's permanent staff.

Figure 1.2 – Charlotte Hawkins Brown Museum Walking Tour Map



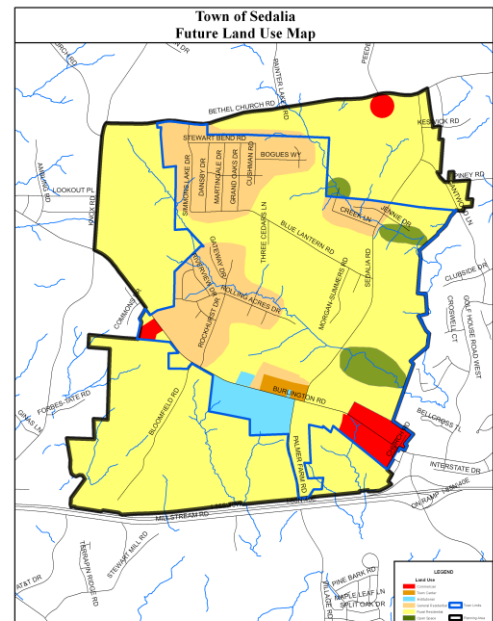
Town of Sedalia Incorporation

A group of residents known as the Sedalia Civic Organization (SCO) was organized in the 1970s to identify and address community issues such as improving telephone services, creating a Community Watch Program, and adding a delivery route from the Sedalia Post Office. The general lack of community and government services in the area prompted the group to explore the benefits and investigate the process of incorporating into a Town. Over time an Incorporation Committee was formed, and SCO membership voted to pursue incorporation. Senator Bill Martin championed the drafting and introduction of the legislation submitted to the NC Senate and House. Maps were drawn, petition signatures were collected, and funds were raised to pursue incorporation. However, the City of Greensboro opposed the incorporation of Sedalia and several other communities in the County and requested the Guilford County Legislative Delegation to oppose the bill. SCO and Incorporation Committee members negotiated with Greensboro representatives, legislation was introduced, the Act was passed, and in August 1997 the Town of Sedalia was incorporated.



Town of Sedalia 2009 Land Use Plan

The Town of Sedalia adopted its first Land Use Plan in 2009. The plan includes an [Introduction](#) outlining the purpose and functions of the plan and how the Plan can be used. A [Future Land Use Map](#) (see insert) is included to illustrate the types of future land uses desired by the community and a [Development Strategy](#) outlines objectives and strategies for commercial, residential, infrastructure, community appearance, and citizen involvement. The plan also provides information about [Demographics](#), [Historic and Cultural Attractions](#), [Zoning and Subdivision Regulations](#), and a [Comparison of Development Strategies](#).



Downtown Sedalia Streetscape Plan

In 2017, Assistant Professor Chris Harrison, Director of the NCA&T Landscape Architecture Program, conducted a community design process to help the Town reimagine its downtown streetscape. The images below illustrate how the US Highway 70 corridor may look, feel, and function, as the proposed Town Center is established in support of, and partnership with the Palmer Memorial Institute campus.

Figure 1.3 – Downtown Sedalia Streetscape Plan Illustrations



Downtown Sedalia Streetscape Plan

DOWNTOWN STOREFRONTS



Downtown Sedalia Streetscape Plan

PEDESTRIAN FRIENDLY



Downtown Sedalia Streetscape Plan

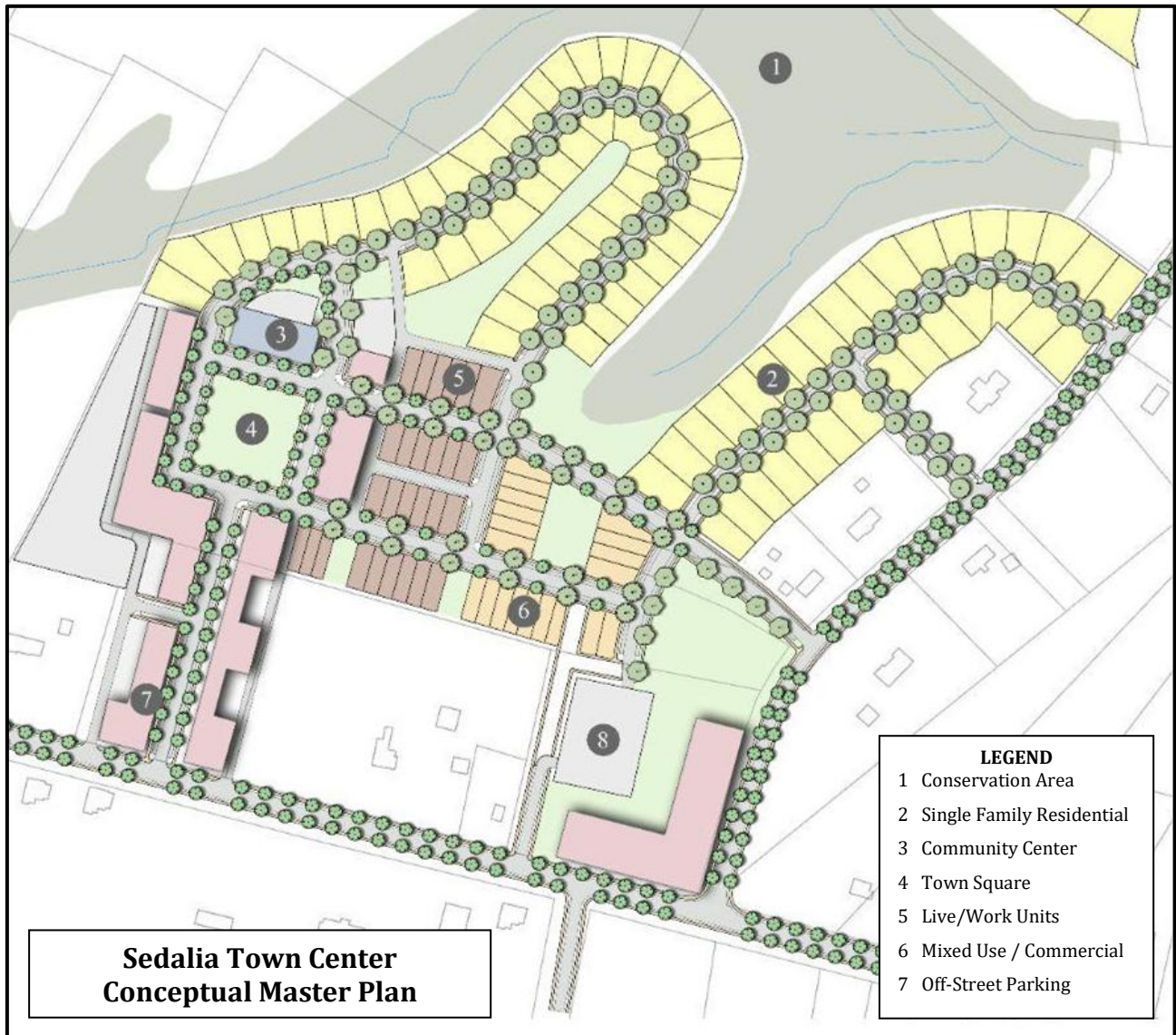
CAMPUS ACTIVATION



Town Center Master Plan

In 2020, the NCA&T Landscape Architecture Program conducted a design process to help community members imagine and visualize how their proposed mixed-use Town Center might be arranged. Junior studio members conducted a community design workshop to gather citizen's design preferences and provided the Town with the conceptual master plan included below.

Figure 1.4 – Sedalia Town Center Conceptual Plan



1.3 – PURPOSE OF THE LAND USE PLAN

The Town of Sedalia Land Use Plan serves several key functions, including as:

- A guide for property owners, design professionals and developers who propose site improvements in the community, for staff members who review and comment on these proposals, and for the Town's elected and appointed officials who consider these requests.
- A source of information on existing conditions in the community.
- An opportunity for community members to actively contribute to the Town's vision, goals, and implementation strategies for future development in Sedalia.



1.4 – PLANNING PROCESS & METHODOLOGY

Existing conditions were analyzed to ensure the plan adequately responds to current demographic trends in the community. A series of maps was also generated and analyzed to identify existing land use patterns, zoning designations, potential sewer service areas, and potential conservation areas designated to protect water quality, preserve wildlife habitat, and create passive recreational opportunities.

The Town gathered and used extensive input from Citizens Advisory Committee members and the public to identify core community values and build support for the plan. This framework of community values was applied to the results of the Plan's detailed analysis of existing conditions and growth factors to draw conclusions and make recommendations on future development patterns. Recommended land use designations were developed to provide a strategic, proactive vision of where and how the Town of Sedalia wishes to grow in the future, and a set of goals and strategies were developed to guide implementation of the vision.



EXISTING CONDITIONS

2.1 – DEMOGRAPHICS

Demographic data was collected and analyzed for the Study Area and compared to Guilford County and North Carolina. A summary table of Sedalia's key demographic attributes is provided below. Data was gathered from the 2020 Decennial Census Redistricting File, 2010 and 2000 Decennial Census Summary Files, 2019 American Community Survey, 2020 Certified Population Estimates from the NC State Demographer, and 2019 Census "OnTheMap."

Table 2.1 – Town of Sedalia Demographic Summary

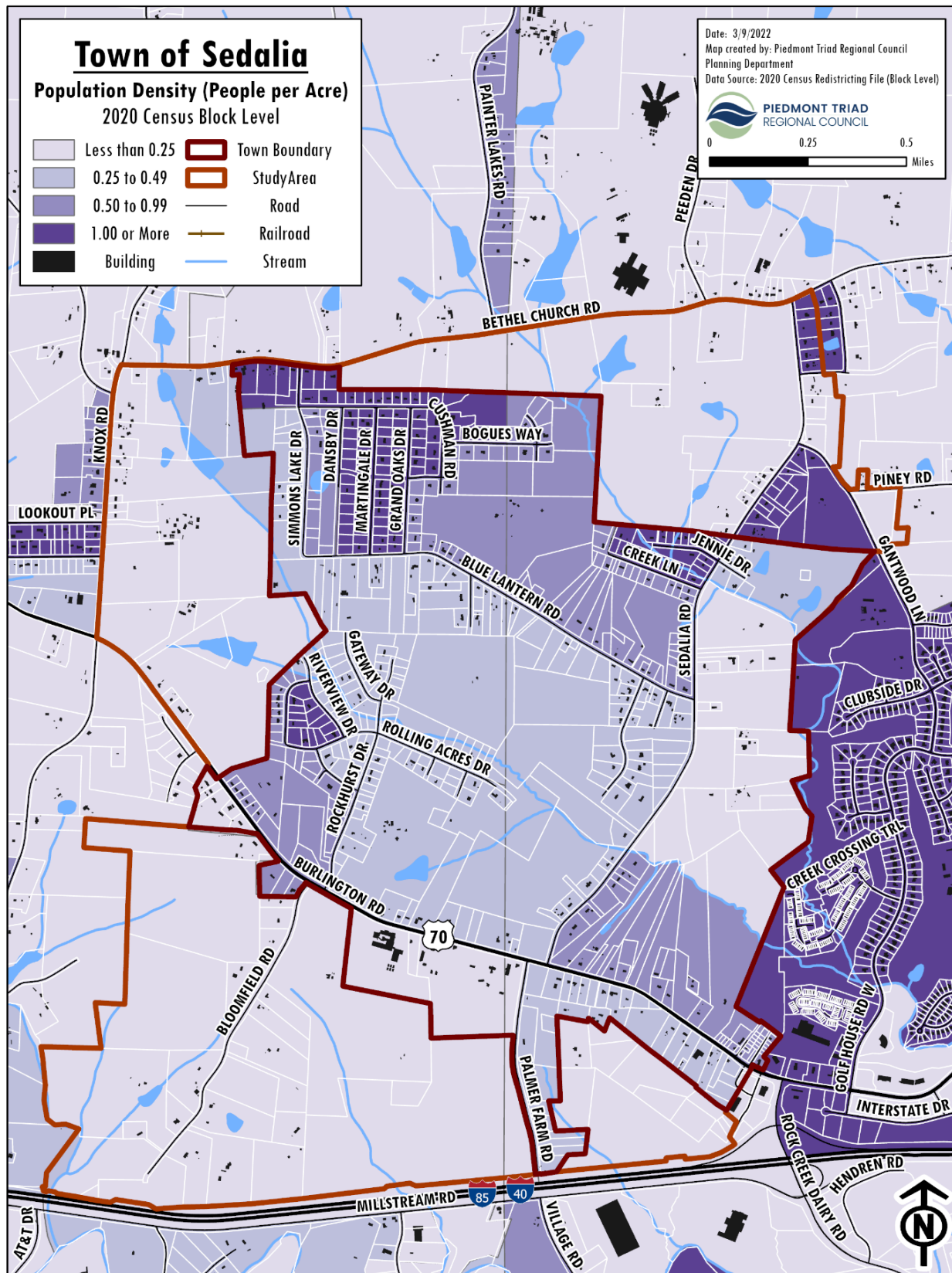
Category	Demographic Attribute	Sedalia
General	Population ¹	676
	Population Density ¹	0.53
	Median Age ²	56
	Percent Minority ²	87%
Income	Median Household Income ²	\$52,578
	Percent in Poverty ²	15%
Education	No High School Diploma ²	12%
	High School Degree or Higher ²	88%
	Bachelor's Degree or Higher ²	16%
	Master's Degree or Higher ²	8%
Employment	Labor Force Population ²	289
	Percent in Labor Force ²	47%
Housing	Total Housing Units ²	282
	Occupied ²	76%
	Vacant ²	24%
	Total Occupied Housing Units ²	213
	Owner-Occupied ²	87%
	Renter-Occupied ²	13%
	Median Housing Value ²	\$146,900

Source: ¹2020 Redistricting File; ²2019 American Community Survey

POPULATION

Sedalia was incorporated in 1997. In year 2000, Sedalia's population was 618 people. By the year 2010, this figure only grew to 623 people (0.8% growth), and by year 2020 Sedalia's population grew to 676 people (8.5% growth). This growth rate is lower than that of Guilford County, which grew 16.0% in population between 2000 and 2010, and 10.8% between 2010 and 2020. Sedalia represents about 0.1% of Guilford County's population. Sedalia is 2.01 square miles in size, or 1,286 acres. Sedalia's population density is 0.5 people per land acre, according to the 2020 census. See [Figure 2.1](#) for a representation of population density by census block in 2020.

Figure 2.1 – Population Density by Census Block



AGE

In 2019, the median age in Sedalia was 56 years, which is much higher than the median age of Guilford County (37.1) and the state (38.7). Sedalia's median age in 2000 was 42 years old. About 39% of Sedalia's population is age 65 or over, compared to 15% in Guilford County and 16% in the state. 14% of Sedalia's population were 65 and over in 2000.

RACE & ETHNICITY

In 2019, Sedalia's population consisted of 82% black, 13% white, 3% Hispanic, and 2% some other race. The percent minority population is much higher in Sedalia (87%) than in Guilford County (50%) and the state (37%).

EDUCATION

Of Sedalia's adult population (ages 25 years and over), about 88% have at least a high school diploma, which is similar to that of Guilford County and the state. However, only 8% have a bachelor's degree, and another 8% have a master's degree or higher. These statistics are much lower than the county and state figures (see Table 2.2 below).

Table 2.2 – Educational Attainment Comparison for Population Ages 25+ (2019)

Education Level:	North Carolina	Guilford County	Sedalia
No High School Diploma	12.2%	10.9%	12.2%
High School Diploma or Equivalent	25.7%	23.3%	34.2%
Some College	21.2%	21.2%	26.6%
Associate degree	9.7%	8.5%	11.3%
Bachelor's Degree	20.0%	23.1%	7.9%
Master's Degree or Higher	11.3%	12.9%	7.9%

Source: 2019 ACS 5-Year Estimates (Table B15002)

INCOME & POVERTY

Median household income in Sedalia in 2019 was \$52,578, slightly lower than for Guilford County (\$53,261) and the state (\$54,602). Household income in Sedalia has risen from \$41,417 in 2010. About 14.6% of Sedalia's total population lives below the poverty level, similar to the county (15.8%) and the state (14.7%). Sedalia's poverty rate in 2000 was 11%. Fewer children live in poverty (7.3%), but a higher percentage of older adults in Sedalia (ages 65 years and over) live in poverty (19.8%).



Table 2.3 – Income and Poverty Comparison (2019)

INCOME:	North Carolina	Guilford County	Sedalia
Median household income	\$ 54,602	\$ 53,261	\$ 52,578
Per capita income	\$ 30,783	\$ 30,767	\$ 30,521
Median family income	\$ 68,435	\$ 67,355	\$ 65,500
BELOW POVERTY:			
Children (0-17)	21.2%	23.0%	7.3%
Adults (18-64)	13.8%	14.6%	12.1%
Older Adults (65+)	9.1%	9.9%	19.8%
Total Population	14.7%	15.8%	14.6%

Source: 2019 ACS 5-Year Estimates (Tables B19013, B19301, B19113, B17001)

LABOR FORCE & EMPLOYMENT

Because most of Sedalia's population is over age 65, the Town has a relatively small labor force population. According to the 2019 American Community Survey, only 47% of people over age 16 are active in the labor force. According to the 2019 Census OnTheMap data tool, Sedalia has a labor force of only 289 people, all of which work outside the Town limits. Roughly 45% of the Town's labor force commutes west to Greensboro and another 10% commutes east to Burlington. A large majority of tax parcels in Sedalia are currently used for residential purposes. An estimated 39 jobs are in the Town limits and held by people living outside the Town limits.

HOUSING

Sedalia has an estimated 282 homes according to the 2019 American Community Survey. Of these, 76% are occupied and 24% are vacant. Of the estimated 213 occupied homes, 87% are owner-occupied and 13% are occupied by renters. The median home value of owner-occupied homes is \$146,900, less than that of Guilford County (\$167,000) and the state (\$172,500).



MUNICIPAL FINANCES

Town of Sedalia General Fund Budget (FY 2021-2022)

Sedalia's General Fund is the chief operating account through which revenues are collected and expenses paid. See Table 2.4 below, for a detailed summary and comparison of the Town's annual operating budget for 2007 (included in 2009 Land Use Plan) and 2022. According to the Town's 2021 Audit, Sedalia's total fund balance was \$562,909. This figure includes an available fund balance of \$425,977, \$109,700 in Powell Bill funds restricted for the purpose of maintaining local streets, and \$24,800 in local government stabilization funds required by state statute.

Table 2.4 – Sedalia General Fund Budget (2007 and 2022)

REVENUES	2007 \$	2007 %	2022 \$	2022 %
Ad Valorem Property Tax (\$.275/\$100)	\$76,018	53%	\$155,100	62%
Sales Tax	\$25,292	18%	\$47,200	19%
Intergovernmental Transfers	\$21,020	15%	\$45,700	18%
Miscellaneous	\$19,141	14%	\$3,780	1%
Total Revenues	\$141,471	100%	\$251,780	100%
EXPENDITURES	2007 \$	2007 %	2022 \$	2022 %
General Government	\$63,199	45%	\$123,005	47.3%
Streets & Highways	\$11,395	8%	\$20,500	8.0%
Public Safety	\$386	1%	\$20,995	8.0%
Finance	\$10,179	7%	\$16,360	6.3%
Other: Buildings & Grounds	-	-	\$13,500	5.2%
Other: Sanitation	-	-	\$58,000	22.2%
Other: Cultural & Recreational	-	-	\$7,500	3.0%
Other (Sub-Total)	\$55,128	39%	(\$79,000)	(30%)
Total Expenditures	\$140,287	100%	\$259,860	100%

Source: Town of Sedalia General Fund Budget (FY2021-2022).



2.2 ANALYSIS OF URBAN SERVICE GROWTH FACTORS

WATER AND WASTEWATER SERVICES

ANALYSIS

The Town of Sedalia does not currently provide public water or sewer services. Citizens rely on private, on-site wells and septic drainage fields to accommodate their drinking water and wastewater disposal needs. Consequently, land development has been restricted almost exclusively to large-lot, single-family land uses since the Town's incorporation in 1997.

However, the City of Greensboro has a major water line and sewer force main running through the middle of Sedalia along the US Highway 70 corridor. These existing lines currently provide water and wastewater disposal services to the historic, state-owned Palmer Memorial Institute site and Sedalia Elementary School on the south side of US Highway 70 within Sedalia town limits. Greensboro also provides water and sewer services to the Stoney Creek golf course neighborhood located directly adjacent to Sedalia Town limits on the north side of US 70. This development has not been annexed by the City of Greensboro and remains in Guilford County's jurisdiction. Greensboro also provides water and sewer services to various economic development sites on both the north and south sides of the I-40/85 corridor.

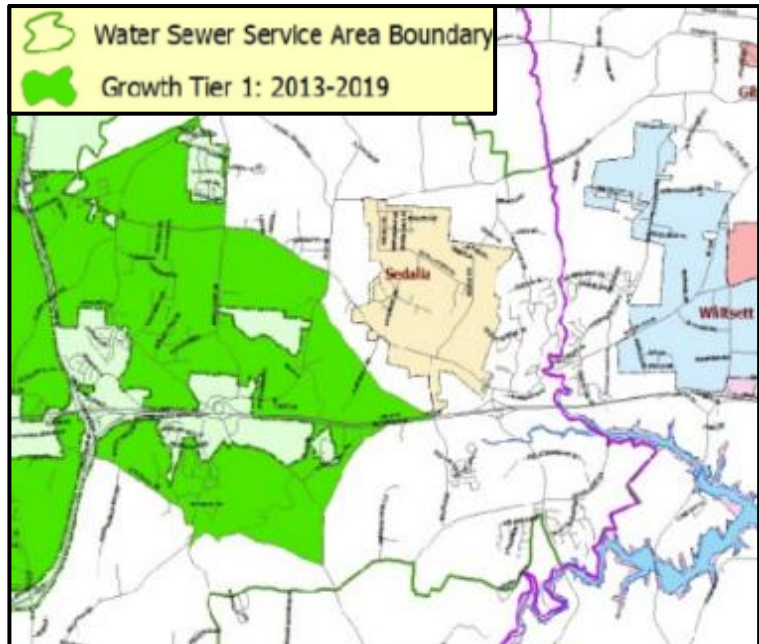
Gaining access to Greensboro's existing water and wastewater services is crucial to achieving the Town's vision for development of the mixed-use, Town Center identified in its 2009 Land Use Plan. According to the City of Greensboro 2014 Water & Sewer Service Extension Policies Outside of City Limits:

1. The City Council may decide to participate in water and sewer extensions to address an economic development project...inside...the WSSA (III. C. 5).
2. The [Greensboro] City Council may consider extending water and sewer utilities for economic development projects *in another jurisdiction* if sufficient economic impact can be documented to benefit the City of Greensboro and Guilford County (III.C.6.).
3. Economic development projects located within the Water and Sewer Service Area boundary may be eligible for participation towards costs relating to the construction of water and sewer infrastructure...if it is determined that a project is of significant economic benefit (III.C.2.).
4. If an economic development project includes residential, it must be in the form of a mixed use development within the boundary of an area that has been designated as a mixed-use area through a planning process with public participation, adoption of a small area plan; and for which development is subject to regulations, above and beyond that normally required, to ensure an integrated and complementary pattern of development with features related to architectural standards, landscaping, tree conservation, signage, lighting, driveways and pedestrian facilities (II.B.).

Approximately 640 acres (50%) of the 1,286 total acres within Sedalia's current Town limits is vacant or under-utilized (one house on more than 10 acres). Consequently, there is ample vacant land to accommodate a wide range of new residential, office, commercial and institutional uses within the mixed-use Town Center District initially identified in the 2009 Town of Sedalia Land Use Plan. Development of a mixed-use Town Center would provide hundreds of new jobs and have a significant economic impact on the Town of Sedalia, the City of Greensboro, and Guilford County as a whole.

Sedalia is in the geographic center of Greensboro's eastern-most Water and Sewer Service Area (WSSA) and adjacent to Greensboro's Growth Tier 1 boundary. The revised Future Land Use Map, vetted by public involvement and adopted as part of this Land Use Plan update, designates a mixed-use Town Center District on the north side of US Highway 70. The Plan's Vision, Goals & Objectives provide land use and design guidelines for the proposed Town Center. In addition, Sedalia's Development Ordinance includes Conditional Use Zoning, allowing for conditions and design standards above and beyond that normally required, to ensure an integrated and complementary pattern of development with features related to architectural standards, landscaping, tree conservation, signage, lighting, driveways, and pedestrian facilities. The Town's regulations include Site Planning Procedures [3-1]; Conditional Use Zoning [3-13]; Development Agreements [3-17]; Planned Unit Developments [4-10]; Historic & Scenic Corridor Overlays [4-11]; Subdivision Procedures and Standards [5-1 to 5-13]; and Development Standards [6].

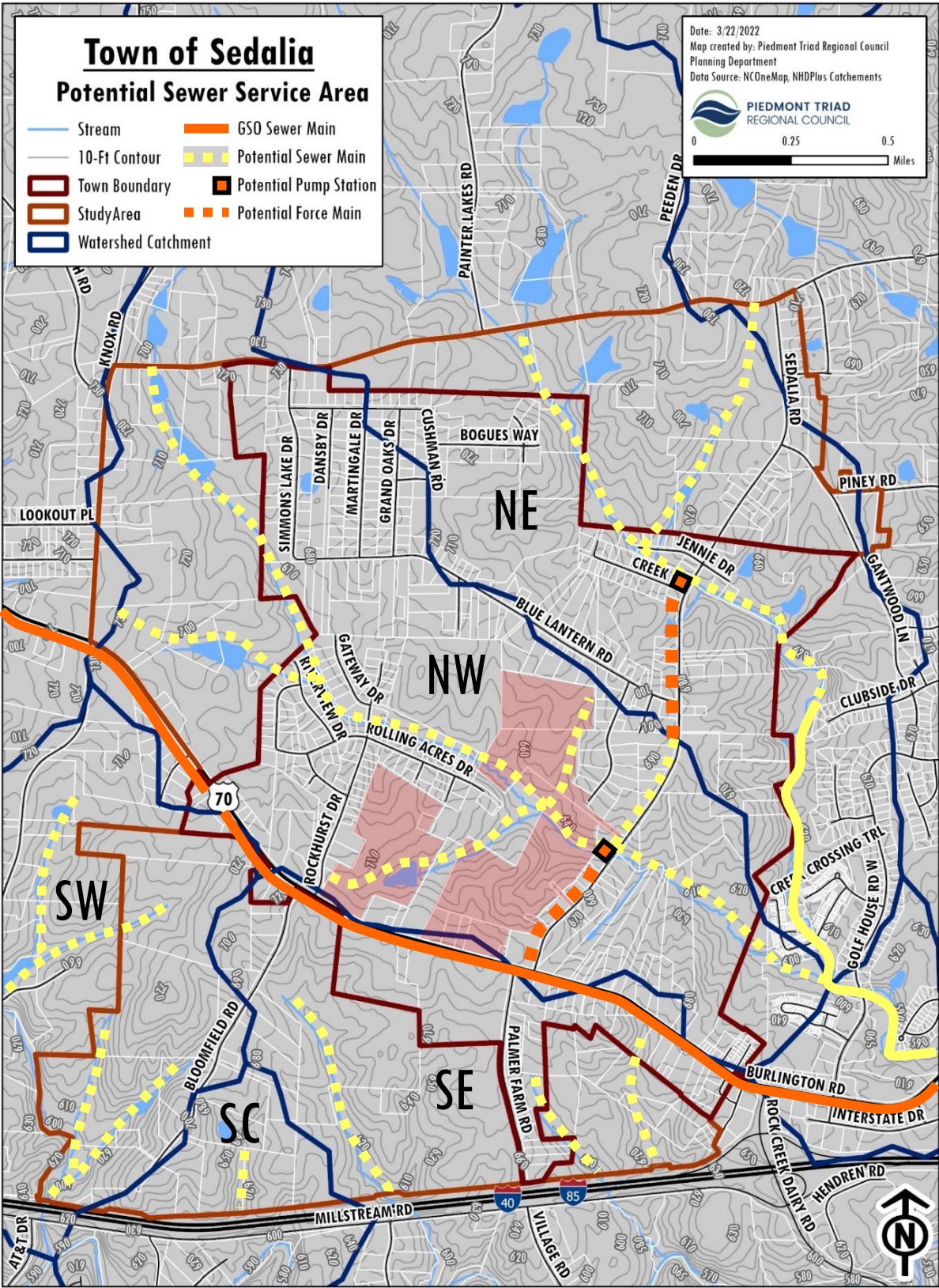
Figure 2.2 – Greensboro 2014 WSSA Map (Excerpt)



CONCLUSIONS

To achieve its public health, quality of life, and economic sustainability goals, the Town of Sedalia will continue to pursue access to the existing City of Greensboro water and wastewater service lines running through the middle of Town along the US Highway 70 corridor. According to Greensboro Water Resources staff, the Town's proposed mixed-use Town Center could be served with a pump station and force main (see Figure 2.3 – Potential Sewer Service Area Map below), or with the extension of gravity lines flowing into the City's sewer main to the south-east.

2.3 – Town of Sedalia – Potential Sewer Service Area Map

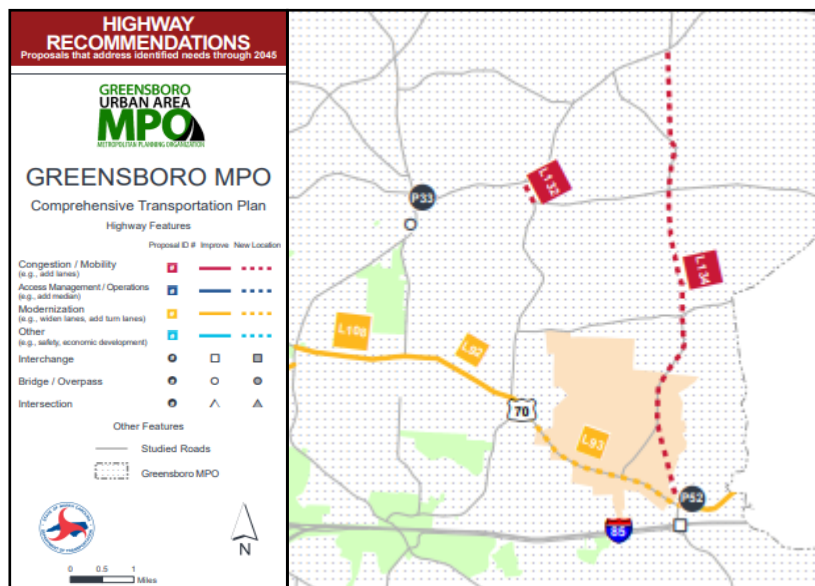


TRANSPORTATION

Road System

US Highway 70 is the primary east-west thoroughfare in Sedalia. The primary north-south thoroughfare serving the Town is Sedalia Road. Sedalia is part of the planning area for the Greensboro Urban Area Metropolitan [Transportation] Planning Organization (GUAMPO). In December 2020 the MPO completed an update of its [2045 Metropolitan Transportation Plan](#) (MTP) providing an assessment of future transportation needs and investment recommendations. See [Figure 2.4 – MTP Highway Recommendations Map](#) below to view the proposed projects most pertinent to the Town of Sedalia, including improvements to US Highway 70 west of Knox Road (L103 & L92), improvements and a new alignment of US Highway 70 east of Knox Road (L93), and improvements and a new alignment to Sedalia Road from I-40/85 north (L134).

Figure 2.4 – MTP Highway Recommendations Map



As shown in [Figure 2.5 – NCDOT 2015 Annual Average Daily Traffic Map #6](#) below, an average of 11,000 daily trip were counted along US Highway 70 in Sedalia. Since these counts, Guilford County has approved several major economic development projects along the US 70 corridor and surrounding the town, including a 360-acre grocery distribution center several miles west of Sedalia and a major national distribution center several miles east of Sedalia. In anticipation of these and other similarly high-impact economic development projects, the Town and the North Carolina Division of Archives and History requested the North Carolina Department of Transportation (NCDOT) to produce concept designs illustrating potential US 70 by-pass alignments. The preferred southern alignment shown on [Figure 2.6 – South Alternative – Preliminary Roadway Design](#) (TIP Project U-2581B / R-2910) would provide a crucial alternative route for the increasingly large amount of traffic on US 70. It would also enable the Town and the state to create a welcoming and safe Town Center preserving and celebrating the rich African American history and culture of Sedalia.

Figure 2.5 – NCDOT 2015 Annual Average Daily Traffic Map #6 (Excerpt)

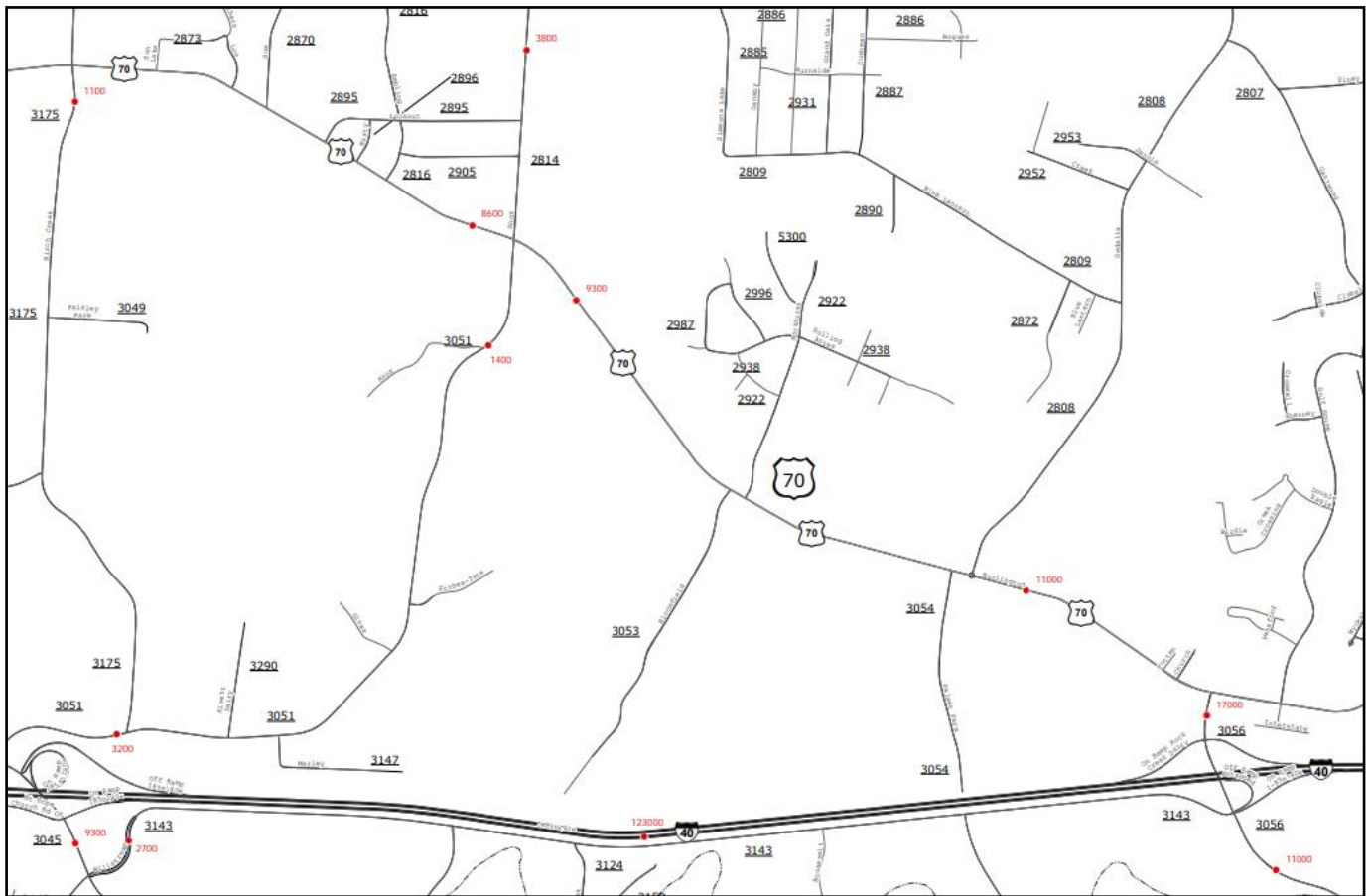
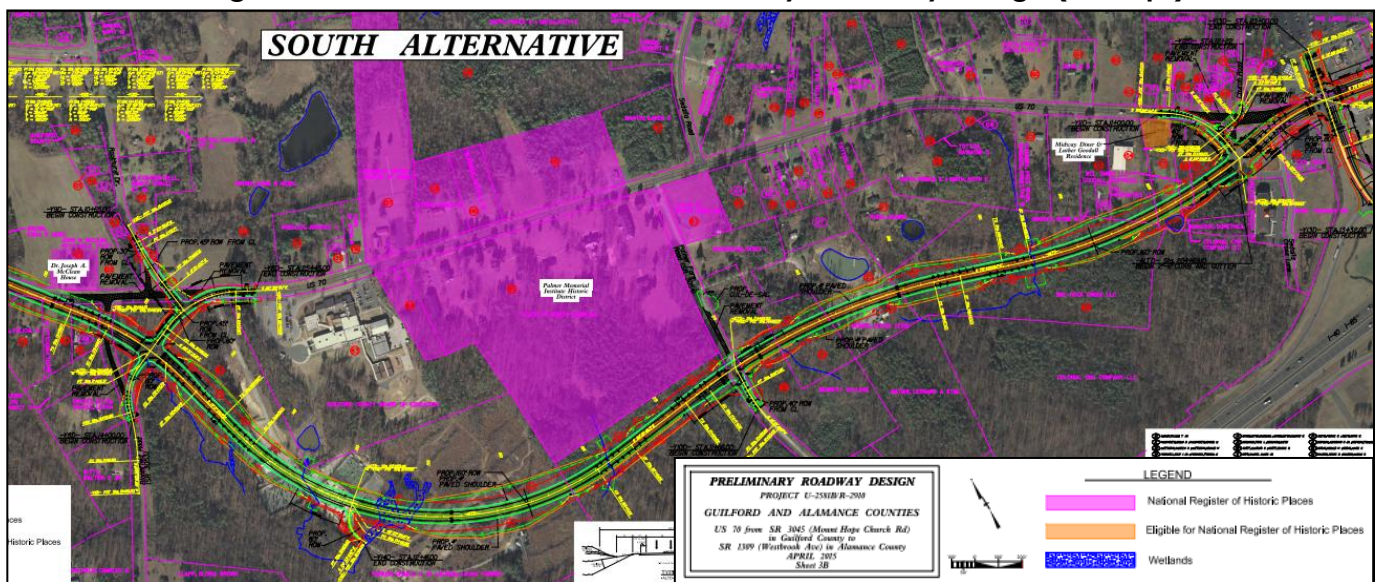


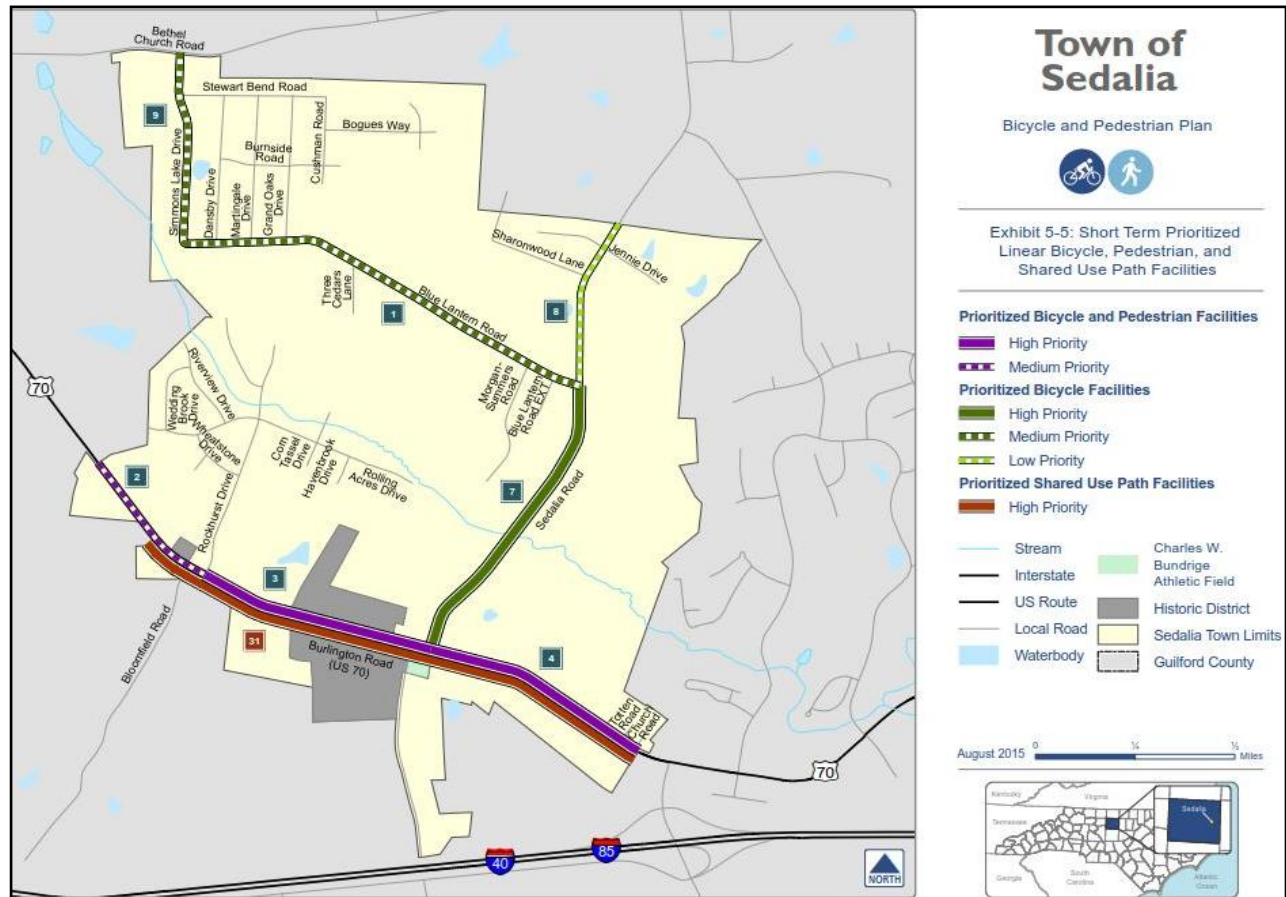
Figure 2.6 – South Alternative – Preliminary Roadway Design (Excerpt)



Bicycle, Pedestrian & Shared-Path Systems

In addition to addressing the road project goals discussed above, the Town of Sedalia has a strong interest in becoming a highly pedestrian-friendly community. To achieve this goal, the Town worked in partnership with NCDOT to adopt the 2015 Town of Sedalia Bicycle & Pedestrian Plan. As shown in Figure 2.7 – Sedalia Bicycle & Pedestrian Plan Map, the plan identifies priority bicycle, pedestrian, and shared-use path facilities to connect existing and new neighborhoods to the existing Elementary School and Palmer Memorial Institute campus, to future parks, and to the proposed Sedalia Town Center.

Figure 2.7 – Sedalia Bicycle & Pedestrian Plan Map



CONCLUSIONS

The section of the US Highway 70 improvements around the proposed grocery distribution center is currently under construction. The section of the proposed US Highway 70 widening project to the east, from Knox Road to Rock Creek Dairy Road (U-2581BC), is currently unfunded on the State Transportation Improvement Program (STIP). It is shown, however, to be funded in future years. In the most recent (aborted) project prioritization process, the project scored only 25 out of 70 on the regional tier and 20 out of 50 on the division tier competition.

According to Greensboro staff, the by-pass project may score higher in the next process (Fall 2023), if resubmitted in combination with the Rock Creek Dairy Road improvement project. This project (R-2910) received a regional score of 39 out of 70, ranking it 5th among projects in the MPO and 27th in the region (Division 7 & 9). With significant increases in development and traffic volume along the US 70 corridor, it may rank higher in future rounds. Based on current scores and funding constraints the Sedalia By-Pass is unlikely to be funded prior to the mid-2030s unless state economic development funds are made available and/or the \$29 million in estimated project costs are significantly reduced.



US Highway 70 – Facing East in Sedalia

As Sedalia grows in the future, it will require all new major land development projects (≥10 acres) to provide multiple site improvements including sidewalks, streetlights, street trees, bicycle lanes, and shared-use paths, especially along the US 70 corridor within the designed Town Center District. Given the size and potential impact of a mixed-use town center development, traffic operational improvements would also be required to maintain community safety and mobility.

Sedalia will also carefully manage road and driveway access to maintain the function and safety of major thoroughfares and to preserve the community's character and quality of life as new land development occurs. A comprehensive access management policy can provide a useful tool for managing access along major thoroughfares.

In addition, the proposed US Highway 70 Southern By-Pass and the Sedalia Road Extension to the I-40/85 Interchange are included on the Town's Future Land Use Map, to signal the importance of protecting these proposed thoroughfare corridors from encroachment by new land development. Right-of-way dedication and reservation for future thoroughfares will greatly facilitate the design and construction of the Town's future street network. The proposed US Highway 70 Southern By-Pass Alternative and Sedalia Road Extension are an important part of the proposed future land development vision for the community, and are, therefore, included on the Town's Future Land Use Map to ensure these high-priority road projects are incorporated into the design of all new projects, as land development occurs in and around Sedalia.



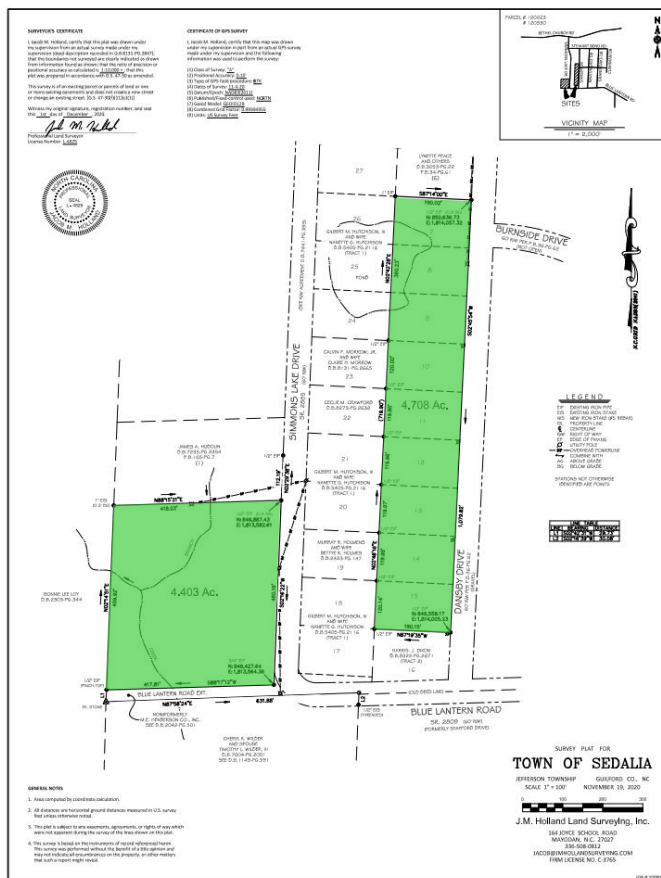
Parks and Recreation System

The Town of Sedalia does not currently own or operate any parks or recreational facilities. Sedalia is home, however, to the beautiful Palmer Memorial Institute campus, including acres of picturesque open space, and a ball field and picnic shelter available for public use.

In addition, a 4.4-acre parcel on Simmons Lake Drive and a 4.7-acre parcel on Dansby Drive were recently donated to the Town. See [Figure 2.8 – Survey of Donated Parcels](#) below. These properties

provide a variety of opportunities for passive recreational uses and the Town is pursuing the design and layout of walking trails and natural areas on the Dansby Drive site. In the future the Town of Sedalia may pursue a Parks and Recreation Master Plan to identify strategies for developing and maintaining a parks and recreation system to meet current and future needs.

Figure 2.8 – Survey of Donated Parcels



In the future the Town may update its development regulations to help meet future parks, recreation, and open space needs of citizens, and to make connections among neighborhoods and other land uses. The Town may consider regulations requiring the dedication of conservation areas, open space, and greenways, and the provision of public parks, playgrounds and pedestrian facilities as land development and transportation improvements occur. In addition, proposed conservation areas, greenway corridors, and potential future park sites are included on the Future Land Use Map to help guide future decision making.

2.3 ANALYSIS OF ENVIRONMENTAL FACTORS

LAND DEVELOPMENT SUITABILITY

ANALYSIS

Three key environmental factors were mapped and analyzed to identify physical limitations and regulatory constraints affecting future land development in the planning area. Results of this analysis were used to determine the potential suitability of vacant land for urban uses, and to identify the landscape elements most appropriately designated as conservation areas, as shown below in Figure 2.9 – Conservation Areas Map.

Steep Slopes

Potential future land uses can be variable in their sensitivity to steep topographic conditions. Single-family homes and small commercial and institutional buildings have more topographic flexibility because their smaller footprints require less grading than large industrial buildings, shopping centers, or schools. For higher-value industrial or commercial uses, the cost of grading typically represents a smaller share of total development costs. A developer proposing a project on a commercial site may view it as economically feasible, even if steep topography calls for excessive grading. As an average estimate for most land uses, a 15% slope (15 feet of fall per 100 horizontal feet) was used as the threshold for “severe” slope limitations. Sedalia has a moderate number of areas with severe topographic slope constraints which are generally concentrated along streambanks, making these areas inappropriate for most intensive land uses.

Floodplain

Development suitability is also affected by the location of the floodway and 100-year flood zone. There are limited floodplain areas within the planning area, focused primarily two main tributaries flowing to the south-east toward the I-40/85 interchange at Rock Creek Dairy Road.

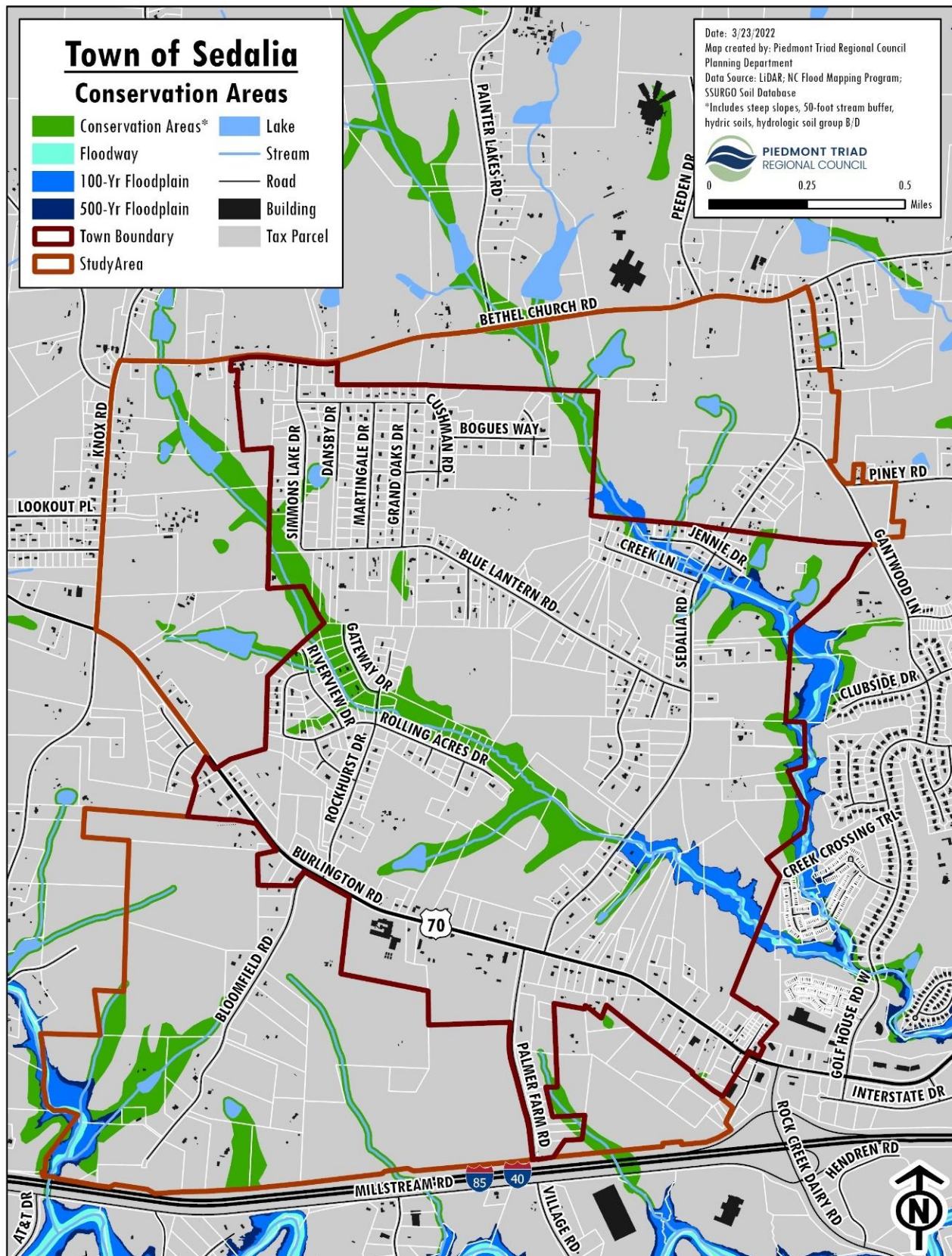
Soil Limitations

Some soil conditions can make potential land development more difficult or expensive. In the Piedmont region, dominant soil limitations include hydric or wetland conditions, rock content, or high shrink-swell potential due to high clay content and moisture fluctuations. Digital soils maps and attribute data from the Soil Conservation Service were used to identify areas containing one or more of these soil limitation conditions.

CONCLUSIONS

The Town appears to have an abundant supply of suitable, vacant land for future development.

Figure 2.9 – Conservation Areas Map



EXISTING LAND USES

ANALYSIS

The entire planning area is nearly 2,400 acres, including 1,286 acres within town limits and 1,113 acres in the planning area outside of town limits. Guilford County tax parcel data was used to map current land use patterns in and surrounding Sedalia, as illustrated in Figure 2.10 – Existing Land Uses Map below. In addition, the number of parcels, acreage and share totals for each major land use category within and outside of town limits, and for the two areas combined, is summarized below in Table 2.5 – Parcels, Acreage and Share Totals by Land Use. These acreage and percentage numbers are based on the assessed acreage of parcels and do not include road or utility rights-of-way.

Table 2.5 – Parcels, Acres and Share Totals By Land Use

Land Use	Inside Town Limits			Outside Town Limits			Total Planning Area		
	Town Parcels	Town Acres	Town Acres %	Out Parcels	Out Acres	Out Acres %	Total Parcels	Total Acres	Total Acres %
AG	6	181	14%	6	192	17%	12	373	16%
VAD	0	-	0%	4	98	9%	4	98	4%
COM	2	4	0.3%	0	-	0%	2	4	0.2%
INST	7	70	6%	0	-	0%	7	70	3%
REC	0	-	0%	1	74	7%	1	74	3%
SF	278	307	24%	43	71	6%	321	378	16%
SFLL	13	151	12%	18	232	21%	31	383	16%
UT	1	<1	0%	0	-	0%	1	<1	0%
VAC	270	490	38%	39	414	37%	309	904	38%
ROW	-	82	6%	-	31	3%	-	114	5%
TOTAL	577	1,286		111	1,113		688	2,399	

Residential (SF & SFLL)

1. A total of 352 parcels (761 acres) are designated as Single-Family Residential (SF) or Single-Family Large Lot (SFLL) uses and represent 32% of the total planning area, both in and outside of Town limits.
2. 278 parcels (307 acres) host Single-Family Residential homes (SF) and represent 24% of the land area within Sedalia Town limits.
3. Another 13 single-family homes (150 acres) within Town limits are on tracts >10 acres in size and designated as Single-Family Large Lot (SFLL). The portion of these parcels over 10 acres is categorized as "excess" and designated as Vacant (VAC).

Vacant (VAC)

1. 270 parcels (490 acres) are designated Vacant (VAC) and represent 38% of the land area within Town limits.
2. A total of 309 parcels (904 acres) are designated Vacant (VAC) and represent 38% of the total planning area, both in and outside of Town limits.

Agricultural (AG & VAD)

1. A total of 16 parcels (471 acres) are designated Agriculture (AG) or Voluntary Agricultural District (VAD) and represent 20% of the total planning area, both in and outside of Town limits.
2. 6 parcels (181 acres) are designated Agricultural (AG) and represent 14% of the land area within Town limits.
3. 6 parcels (192 acres) account for 17% of the land area outside of Town limits.
4. Another 4 parcels (98 acres) outside Town limits are designated by Guilford County as participating in the Voluntary Agricultural District (VAD), a program designed to protect the rights of existing farmers to continue farming practices as neighboring parcels are developed for non-agricultural uses such as residential neighborhoods.

Non-Residential Land Uses

The table below provides examples of buildings or facilities included in non-residential land use categories. The current main function of each parcel was the primary factor used in determining an existing land use designation, regardless of ownership or original purpose of the structures, if different from the current use.

Example Facilities Included in Non-Residential Land Use Categories
Commercial - retail stores, restaurants, banks, hotels & motels, storage facilities.
Office - professional, medical & governmental offices (including Townhall).
Institutional - schools, colleges, churches, cemeteries, day care centers.
Industrial - manufacturing and assembly facilities, terminals, warehouses, lumber yards.
Infrastructure - utility substations, sewer pump stations, water towers.

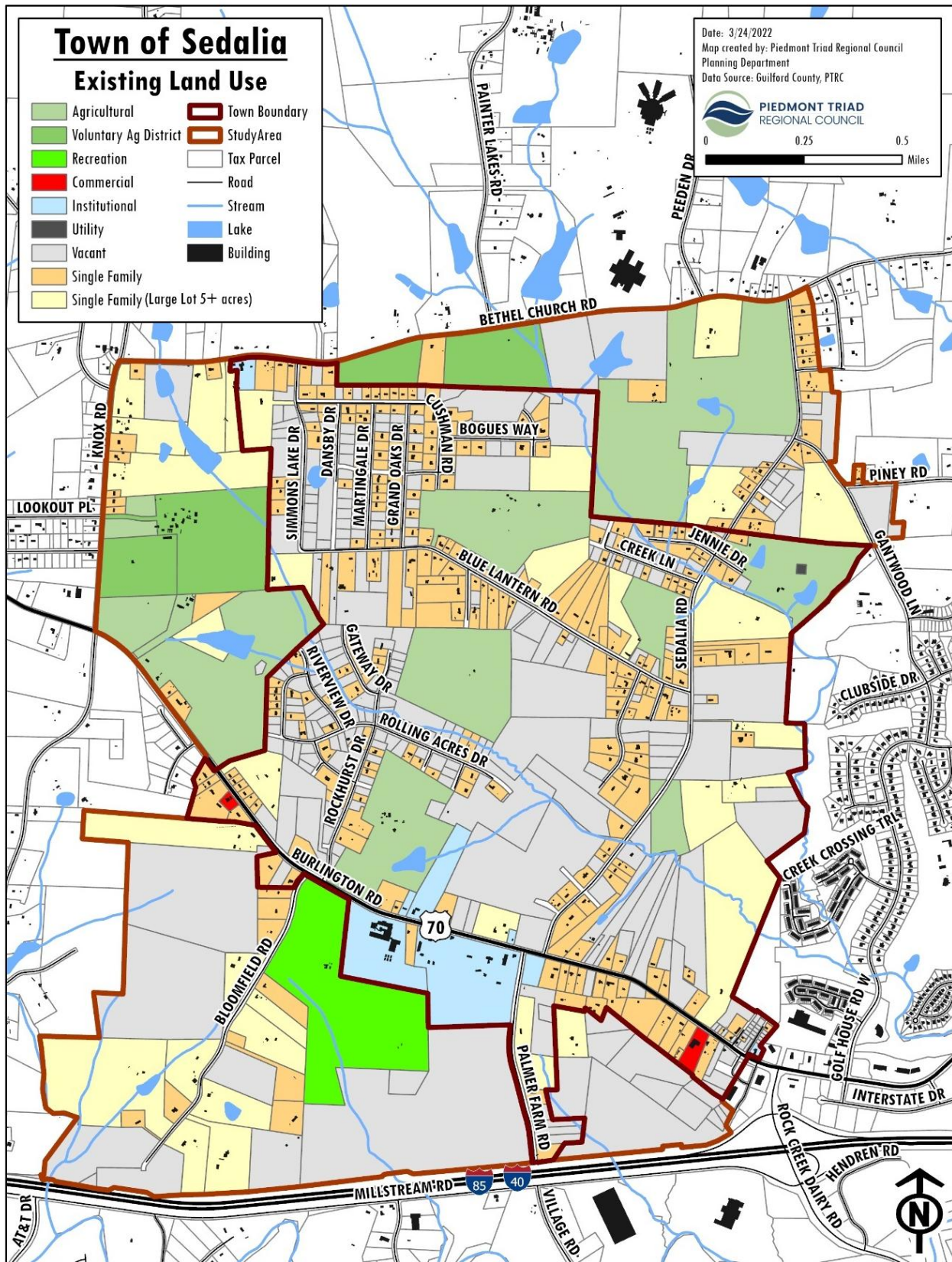
Single-Family Residential Uses (32%), Vacant land (38%), and Agricultural Uses (20%) represent 90% of the land area within the planning area. The remaining 10% (263 acres) is designated for the following existing land uses:

1. Institutional (INST) - 7 parcels (70 acres) represent 6% of the land area within Sedalia's Town limits.
2. Commercial (COM) - 2 parcels (4 acres) represent 0.3% of land area in Town limits.
3. Recreational (REC) - 1 parcel (74 acres) currently used as a private paintball facility represents 7% of the land area outside of Town limits.
4. Rights-of-Way (ROW) - 114 acres of public road rights-of-way represent 5% of the total planning area.

CONCLUSIONS

There is ample vacant or minimally used land within town limits (490 acres) and outside Town limits (414 acres) providing opportunities for future growth in and around Sedalia. This supports the Town's desire to encourage new land development to occur primarily within the existing Town limits to efficiently use existing and future infrastructure investments.

Figure 2.10 – Existing Land Use Map



2.4 – ANALYSIS OF REGULATORY FACTORS

EXISTING ZONING REGULATIONS

Current zoning patterns in and surrounding Sedalia are shown in [Figure 2.11 – Existing Zoning Map](#) below. Acres and share totals are summarized below in [Table 2.6 – Acres and Share Totals by Zoning District](#). Sedalia's Development Ordinance is modeled on Guilford County's Ordinance, and consequently contains the same number of zoning districts. However, only 6 of the 30 zoning districts available in Sedalia's Development Ordinance are currently in use within the Town's zoning jurisdiction.

Table 2.6 – Acres and Share Totals by Zoning District

Zoning District	Inside Town Limits		Outside Town Limits		Total Planning Area	
	Town Acres	Town Acres %	Out Acres	Out Acres %	Total Acres	Total Acres %
RS-40	615	48%	77	7%	692	29%
AG	595	46%	935	84%	1,530	64%
LB	13	1%	<1	0.1%	13	0.6%
HB	2	0.2%	-	-	2	0.1%
PI	60	5%	-	-	60	3%
LO	1	0.1%	-	-	1	0.1%
LI	-	-	39	4%	39	1.6%
PD-M	-	-	62	6%	62	3%
TOTAL	1,286		1,113		2,399	

Residential (RS-40)

1. Nearly half (48%) of the land area within Sedalia's Town limits (615 acres) is zoned for low-density (1 dwelling unit per acre), [Single-Family Residential](#) uses (RS-40).
2. 77 acres outside of Town limits is also zoned RS-40 by Guilford County.

Agricultural (AG)

1. A total of 1,530 acres (64%) in the planning area are zoned [Agricultural](#) (AG).
2. This includes 595 acres within Town limits (46%) and 935 acres in the County (84%).

Commercial (LB & HB), Office (LO), and Public Institutional (PI)

1. A total 13 acres (0.6%) are zoned for [Limited Business](#) uses (LB) in the planning area.
2. 2 acres (0.2%) are zoned for [Highway Business](#) uses (HB) within Town limits.
3. 60 acres (5%) are zoned for [Public Institutional](#) uses (PI) within Town limits.
4. Less than 1 acre (0.1%) is zoned for Limited Office uses (LO) within Town limits.

Light Industrial (LI) and Planned Unit Development – Mixed (PD-M)

0. 39 acres (4%) outside Town limits are zoned [Light Industrial](#) (LI) by the County.
1. 62 acres (6%) outside Town limits are zoned [Planned Unit Development – Mixed-Use](#) (PD-M) by Guilford County.

Town of Sedalia

Zoning

- AG (Green)
- RS-40 (Yellow)
- PD-M (Light Green)
- PI (Blue)
- HB (Red)
- LB (Pink)
- LI (Purple)
- LO (Light Purple)

Legend:

- Town Boundary (Red outline)
- Study Area (Orange outline)
- Road (Black line)
- Stream (Blue line)
- Lake (Light Blue area)
- Tax Parcel (Thin black line)
- Building (Black shape)

Map Information:

- Date: 3/24/2022
- Map created by: Piedmont Triad Regional Council Planning Department
- Data Source: Guilford County
- Scale: 0 to 0.5 Miles

Map Labels:

- PAINTER LAKES RD
- BETHEL CHURCH RD
- PEEDEN DR
- LOOKOUT PL
- KNOX RD
- SIMMONS LAKE DR
- DANSBY DR
- MARTINGALE DR
- GRAND OAKS DR
- CURMAN RD
- BOGUES WAY
- BLUE LANTERN RD
- CREEK LN
- JENNIE DR
- SEDALIA RD
- PINEY RD
- GANTWOOD LN
- CLUBSIDE DR
- CREEK CROSSING TR
- GOLF HOUSE RD W
- INTERSTATE DR
- ROCK CREEK DAIRY RD
- HENDREN RD
- VILLAGE RD
- MILLSTREAM RD
- BURLINGTON RD
- ROLLING ACRES DR
- ROCKHURST DR
- RIVERVIEW DR
- GATEWAY DR
- BLOOMFIELD RD
- PAINTER FARM RD
- AT&T DR

DEVELOPMENT ORDINANCE

Local governments in North Carolina generally use two main tools to regulate land development within their jurisdiction, a zoning ordinance and subdivision regulations. The Town of Sedalia has adopted a Development Ordinance which includes both its zoning ordinance (Articles 3 & 4) and subdivision regulations (Article 5), combined in a single document.

The zoning ordinance portion of Sedalia's ordinance is the primary legal and administrative tool to ensure land uses within the community are properly situated in relation to one another, and that adequate space is provided for each type of land development. It allows the control of development density so that property can be provided with adequate public services such as streets, schools, recreation, utilities, and fire and police protection. Zoning can also help to direct new growth into appropriate areas and protect existing property by requiring that new land development provide adequate light, air and privacy for persons already living and working within the community.

If a property is currently zoned for its intended use, then necessary permits are obtained through application and the payment of fees. If a land development proposal does not coincide with a parcel's current zoning designation, rezoning approval from the Town Council is required. This process may take several months, depending on the magnitude or complexity of a proposal, and the level of controversy generated by a proposed project. Zoning is the most commonly used legal device for implementing a community's Land Use Plan. It plays a key role in stabilizing and preserving property values through predictability of land use, but usually lacks specific design guidelines. Zoning allows for the division of a jurisdiction into districts, and for the establishment of specific regulations, requirements, and conditions to be applied within each district in order to address the following types of issues:

- The height or bulk of buildings and other structures.
- The minimum lot size, yard setbacks, maximum ratio of building floor area to land area, and minimum requirements for on-site open space and recreation areas.
- The maximum number or density of dwelling units.
- The desired use of buildings and land for various purposes.

The Town's zoning jurisdiction presently coincides with the Town limits. According to state statutes, Sedalia may adopt an extra-territorial jurisdiction (ETJ) with the approval of the Guilford County Board of Commissioners. Any extension of extraterritorial jurisdiction requires consideration of growth boundary agreements with other municipalities such as Greensboro, Burlington and Whitsett, and the plausibility of future annexation, based on local legislation requiring 51% approval of any annexation by referendum.

EXISTING SUBDIVISION REGULATIONS

Subdivision regulations govern the process of converting raw land into individual building sites. Regulation is accomplished through subdivision plat approval

procedures, under which a landowner or developer is not permitted to make improvements or to divide and sell lots until a proposed subdivision plat has been approved. Approval is based on a proposal's compliance with development standards set forth in the subdivision regulations. Attempts to record an unapproved plat with the local registry of deeds, or to sell lots by reference to such a plat, are subject to various civil and criminal penalties. Subdivision regulations serve a wide range of purposes, including to:

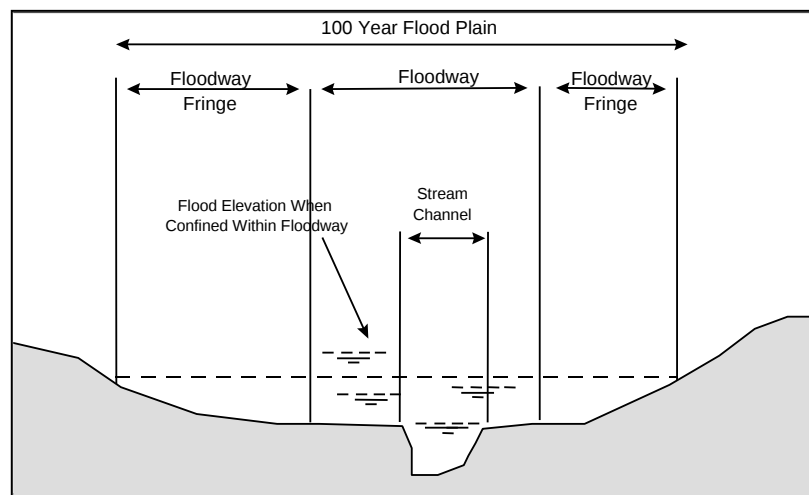
1. Assure the appropriate layout and use of land.
2. Provide safe, convenient, and economic circulation of vehicular traffic.
3. Provide for dedication of street rights-of-way, utility easements, and public facilities.
4. Assure the proper installation of streets and utilities.
5. Avoid undue concentrations of population.
6. Insure proper legal description and recording of property boundaries.

To a health official, for example, they are a means of insuring that a new residential development has a safe water supply and an adequate sewage disposal system. To a tax official, subdivision regulations help to secure adequate records of land titles. To realtors and homebuyers, they are an assurance that home sites are located on suitable, properly oriented, well-drained lots, and are provided with the services and facilities necessary to maintain and enhance property values.

Flood Damage Prevention Ordinance

The Town of Sedalia utilizes a flood damage prevention ordinance (5-7) to provide extra protection for public health, safety, and general welfare in flood prone areas beyond those provided through the underlying zoning. In all areas of special flood hazard, Sedalia's ordinance requires the lowest floor elevation of any new or substantially improved existing structure to be elevated so that the reference level of the structure is no lower than the regulatory flood protection elevation, which is generally the 100-year floodplain. In areas where base flood elevation data is not available, the Town requires the lowest floor elevation including the basement to be at least two feet above the highest adjacent grade. The 100-year floodplain area is divided into the floodway and a floodway fringe. The floodway is the channel of a stream plus any adjacent floodplain that must be kept free of encroachment so that a 100-year flood can be carried without substantial increase in flood heights. The area between the floodway and the 100-year floodplain boundaries is called the floodway fringe.

Figure 2.12 – Floodplain Schematic



CONCLUSIONS

The Town of Sedalia has adopted and amended zoning and subdivision regulations over the years to improve the quality of development in the community. As an outgrowth of this Land Use Planning process, the Town will continue to refine its ordinances to reflect community values and encourage quality development as the Town grows. Some of the key issues the Town may wish to address as an outgrowth of this Land Use Plan include:

- The design, appearance, function, and compatibility of new land development.
- New types of development and greater creativity in meeting community needs.
- Site analysis & design approval process to identify key environmental features, opportunities, and constraints.
- The continuous provision of open space, parks, greenways, trails and sidewalks, to be integrated into the community as new development occurs.
- Creating a network of inter-connected streets and sidewalks and trails.
- Historic Preservation & Scenic Corridor Overlay District design guidelines.
- Pursuing updated Floodplain Maps to provide a more accurate record of areas to be included in Conservation Areas.





COMMUNITY INVOLVEMENT

3.1 – CITIZENS COMMITTEE

The Town formed a Citizens Committee including interested citizens, town staff, Planning Board and Town Council members. Beginning in March 2022, the Committee met monthly to review and discuss existing conditions, to identify community values, to articulate a Vision Statement, to establish Goals and Strategies for achieving the Town's vision, and to create a Future Land Use Map to illustrate desired land use patterns.



3.2 – TOWN MEETING

On May 23, 2022, Sedalia hosted a Town Meeting. Forty participants worked in small groups to identify key growth issues. Each group shared their issues and participants voted for their top issues. Voting results were tallied as the prioritized list of issues shown in Table 3.1 below. A complete summary of all key issues is provided in Appendix A-1.

Table 3.1 – Key Issues – Sedalia Town Meeting, May 2022

Rank	Votes	Combined List of Key Issues
1	36	Provide more sidewalks, walking trails, bike lanes, parks & greenspace
2	34	Continue to create and maintain a strong connection with the CHB Museum and our significant African American educational history and heritage.
3	26	Start a Sedalia Mail Route and relocate the Post Office
4	24	Stop expansion of US 70 through Sedalia while reducing speed limits and traffic congestions and maintaining light traffic flows in residential areas
5	23	Continue our small-town, rural & neighborly feeling and atmosphere and community pride and being there for our neighbors.
6	22	Support local entrepreneurs and locate new businesses, shops & eateries in the Town Center business district while preserving our Town's historic aesthetic
7	16	Build a Community Center with planned activities & community events, elder care & childcare, and opportunities for young people.
8	10	Continue thoughtful planning and growth management practices
9	9	Don't force residents onto public water & sewer services
10	8	Provide Public Water, Sewer & Stormwater Management Services
11	8	Improve community engagement & involvement, increase interactions with leaders and provide online access to town meetings
12	7	Continue Trash Pick Up Services



Results of the Town Meeting were used by Committee members to clarify priority issues in the community, to refine their draft Vision Statement and Goals, and to identify and refine implementation strategies to accomplish the vision and goals. To assess how well the draft plan reflects the values of fellow citizens, the Committee provided citizens an opportunity to review and comment on the recommendations of the draft plan and future land use map. Surveys were distributed to attendees to compile their comments on the draft plan, and to assess their general level of support. A summary of the results from the survey is also provided in [Appendix A.1 – May 2022 Community Meeting Results.](#)

Following the Community Meeting on May 23, 2022, Committee members identified additional questions to be addressed as part of any future conditional-use rezoning requests for mixed-use development within the designated Town Center (see [Appendix A.3 – Additional Town Center Development Questions.](#))

Committee members also identified Cluster Development as a potential development approach for portions of the areas designated Mixed Residential (see [Appendix A.4 – Cluster Development Research Summary & Local Example.](#))



3.3 – TOWN COUNCIL MEETING

A Town Council Meeting was held on June 6, 2022, to present the draft Land Use Plan to Planning Board and Town Council members for their recommendations and consideration for adoption.



4

RECOMMENDATIONS

4.1 – COMMUNITY VISION

OUR VISION FOR SEDALIA

As Sedalia grows, we preserve our historic cultural heritage and legacy and remain a welcoming, diverse, and inclusive community where people of every age, race, and cultural background are valued, respected, and celebrated.

All new development enhances our small-town character and livability, and is designed to honor the cherished historic, cultural, and environmental resources that make our community such a unique and wonderful place to call home.

Our new town center includes a balanced mixture of well-designed commercial, institutional, residential, and recreational uses to meet the diverse needs of our current residents, and to encourage and warmly welcome newcomers to our community.

4.2 – GUIDING PRINCIPLES

The following community values emerged as key Guiding Principles for Sedalia's growth.

HERITAGE

The community has indicated a strong desire to preserve and honor Sedalia's unique African American history and heritage, and small-town look and feel. This includes encouraging the restoration and adaptive reuse of historic structures, focusing new development in the Town Center, directing through traffic to the proposed southern bypass, and preserving parks and public open space as new development occurs.

ACTIVITY CENTERS

Mixed use activity centers can be developed at different scales to serve the general community or nearby neighborhoods. This development pattern features a mixture of compatible commercial, office, institutional and residential uses in a compact form that encourages pedestrian movements between uses within and outside of the activity center. Design considerations should be given to building style, mass and orientation; the location and interaction of pedestrian and vehicular accommodations; and the relationship between complementary land uses.

CONNECTIVITY

Connectivity is the primary consideration for Sedalia's transportation network, to accommodate cars, trucks, bicycles, and pedestrians. A robust network of roads, sidewalks and trails will maximize route and mode choices, reduce congestion on existing thoroughfares, and improve access. Features of a connected network are short blocks, a hierarchy of street types and accommodations for all users.

4.3 – LAND USE GOALS

TOWN CENTER GOALS

1. Establish a mixed-use Town Center District – To encourage a variety of commercial, institutional, residential, and recreational uses in a pedestrian-friendly setting.
2. Require development in the Town Center District provide the following attributes:
 1. Attractive Streetscapes – Foster a small-town, pedestrian-friendly main street feel with wide sidewalks, street trees, streetlights, benches, on-street parking, outdoor cafes, EV charging stations, bike lanes & racks, bus stops, restrooms.
 2. A mixture of Community & Institutional Buildings & Amenities – Including a townhall, post office, community center, assisted-living facility, day care, outdoor performance area & amphitheater, farmers market and a strong, supportive connection to the Palmer Memorial Institute campus and buildings.
 3. An abundance of Public Open Spaces – Including squares, parks, playgrounds, and greenways.
 4. A mixture of village-scale Commercial Uses – Support local entrepreneurs and artisans and to provide a variety of shops, offices, cafés, restaurants & markets.
 5. A mixture of Residential Housing Types – Accommodate a range of housing needs, including single-family, townhomes, live/work units and apartments.
3. Require developers to provide an approved set of Site and Building Design Guidelines – To ensure common building and landscape design elements that complement the existing aesthetics, historic integrity, and functions of the Palmer Memorial Institute campus and to support and attract newcomers and visitors.

CONSERVATION & SUSTAINABILITY GOALS

1. Locate new development outside Conservation Areas and other environmentally sensitives areas containing steep slopes (>15 %); poor (hydric) soils; wetlands, floodplains and floodways; and rare or endangered plant or animal species, to protect water quality, wildlife habitat and natural open space areas.
2. Require new development to maintain a minimum 50-foot buffer on both sides of all streams and to preserve other natural site features including existing topography and mature trees, to minimize negative environmental impacts and maintain our small-town character.
3. Require new development to incorporate common, complementary architectural and landscape elements to preserve and enhance the historic and aesthetic integrity of the US 70 corridor (using existing Historic and Scenic Overlay District regulations where appropriate).
4. Support community efforts to establish community gardens and composting system, a farmers' market, sustainable farming practices, enhanced trash and recycling services, solar energy collection, and electronic vehicle recharging stations.
5. Forge strong physical and organizational connections between the Palmer Memorial Institute and the Town Center, to preserve, promote and enhance the interests of the museum and to use the campus as a hub for welcoming visitors and hosting community gatherings and celebrations.

-
6. Preserve and enhance Sedalia's community character, livability, sustainability, safety, integrity, and quality of life by requiring new development to adhere to the following smart growth practices:
 - Mixed-Use Activity Centers (to avoid commercial strip development and support the sustainability of our new Town Center),
 - Connected Road and Pedestrian Systems (to avoid dead ends, reduce traffic congestion, and provide a wider range of route choices),
 - Mixture of Compatible Uses (to avoid isolated pods of separated uses, reduce vehicle trips, and create a more pedestrian-friendly community),
 - Open Space (Cluster) Development (to reduce large-lot development and provide more public open space and recreational amenities).

RESIDENTIAL GOALS

1. Locate new development outside Conservation Areas and other environmentally sensitives areas containing steep slopes (>15 %); poor (hydric) soils; wetlands, floodplains and floodways; and rare or endangered plant or animal species, to protect water quality, wildlife habitat and natural open space areas.
2. Maintain and enhance our small-town feel and safety, and the integrity and serenity of existing neighborhoods as new development occurs.
3. Encourage a mixture of high-quality and affordable housing types, sizes, and prices to accommodate residents in each stage of life.
4. Require the provision of public parks and open space as new development occurs, through land dedication, payments in lieu of dedication, and density bonus incentives to encourage the use of conservation and open space subdivision design when appropriate.
5. Strengthen the connection with, and support for our community's senior citizens and explore programs and projects to revive & maintain neglected properties to allow people to age in place.

COMMERCIAL GOALS

1. Encourage and support local entrepreneurs and the creation of local businesses, shops, restaurants, and cafes that reflect the local culture and history of Sedalia.
2. Require new commercial development to be located within designated activity centers, to avoid strip development and maintain the historic and aesthetic quality along major roads.
3. Require new commercial development to be designed at a scale and with the appropriate building character and materials, and site design (e.g. parking lots in rear), to reduce negative impacts on surrounding uses and neighborhoods.
4. Review and revise existing regulations (such as landscape & buffer requirements and sign standards) to minimize negative impacts and ensure new commercial development is appropriate for the character and scale of surrounding uses and the town as a whole.

INFRASTRUCTURE GOALS

1. Actively pursue and receive access to public (Greensboro) water and sewer services to support development of the Sedalia Town Center.
2. Pursue high speed internet to support education and business development.

TRANSPORTATION GOALS

1. Actively pursue NCDOT alignment, design, funding & construction of a Southern Bypass to significantly reduce truck & commuter thru-traffic along the existing US Highway 70 corridor and explore traffic-calming measures as necessary.
2. Require new development along the US Highway 70 corridor to provide a shared-use pathway and explore other financing options for implementation of the Sedalia Bike & Pedestrian Master Plan.
3. Require new development to provide a high level of connectivity for vehicles, buses and bus stops, bikes, golf carts and pedestrians among existing and new residential neighborhoods, parks and schools, the Sedalia Town Center, and the Palmer Memorial Institute Campus.
4. Require new development provide a wide mixture of bike & pedestrian amenities (sidewalks, bike lanes, walking trails) to make Sedalia pedestrian- and bike-friendly, encourage environmental awareness, and support an active and healthy lifestyle.
5. Require all new roads be constructed to NCDOT standards and pursue the upgrade of existing roads to NCDOT standards.
6. Require the use of Universal Design Standards to provide easy and safe access for the aging, young and disabled and to help make our community more accessible and pedestrian-friendly for people of all ages and abilities.
7. Require the use of Low Impact Design Standards and other best management practices to reduce stormwater runoff and to maintain and enhance water quality.

PARKS, RECREATION & OPENSOURCE GOALS

1. Pursue the design and development of parks, trails, playgrounds, neighborhood-scale recreation facilities, and a community center, in new development and within existing neighborhoods and open space areas such as town-owned properties and the Palmer Memorial Institute campus and wooded natural areas.
2. Include Public Greenway Trails as an allowable use whenever public water and sewer rights-of-way are purchased, to support creation and expansion of the Town's pedestrian trail system.
3. Require new development to provide adequate open space & recreational areas.
4. Explore development of a Parks, Recreation and Trails Master Plan.

COMMUNITY APPEARANCE GOALS

1. Pursue the design and installation of Town entrance signs, plantings, and other landscape elements such as flags and markers, to enhance our community appearance and sense of arrival.
2. Require attractive landscaping, signage and other visual improvements in new development and pursue similar enhancements in existing neighborhoods, public areas, and along entranceway thoroughfares.
3. Adopt and enforce high standards for appearance & maintenance of private property and programs to help citizens preserve & maintain their older homes.
4. Promote the Guilford County Spring Clean-Up Program & NCDOT Spring & Fall Litter Sweep Program.

4.4– FUTURE LAND USE CATEGORIES

The descriptions below indicate the type and intensity of land uses accommodated in the areas shown on the Future Land Use Map.

RURAL RESIDENTIAL – Areas accommodating existing agricultural and/or low-density, single-family residential uses along existing roads and/or within minor subdivisions, on lots at least one (1) acre in size, with private wells and septic systems.

RESIDENTIAL – Areas accommodating existing and new low-density, single-family residential uses along existing roads and in neighborhoods, on lots at least half an acre (1/2) in size, with private wells and septic systems.

MIXED-USE RESIDENTIAL – Areas supporting a medium- to high-density mixture of single family detached and attached residential uses and at least 30% of the area in limited, small-scale commercial, institutional and service uses within new neighborhoods when served by future public water and sewer services. The non-residential uses will be clustered in the Town Center portion of the mixed-use residential area. The historic town center (shown in hashed lines in figure 4.1) is a part of future mixed use residential and will accommodate a mixture of moderately intensive, community-scale commercial, office, institutional, recreational, open space and residential (single-family, townhome, live-work, and apartment) uses. These will be compatible in scale and design with a pedestrian-friendly, small-town 'village' setting on public water & sewer.

COMMERCIAL – Areas accommodating existing, small-scale, stand-alone commercial uses with private wells and septic systems. *NOTE: New commercial development in Sedalia is to be located within designated mixed-use activity centers, to maintain the historic and aesthetic integrity of main thoroughfares and entranceways into Sedalia, to reduce traffic congestion, and to avoid strip development.*

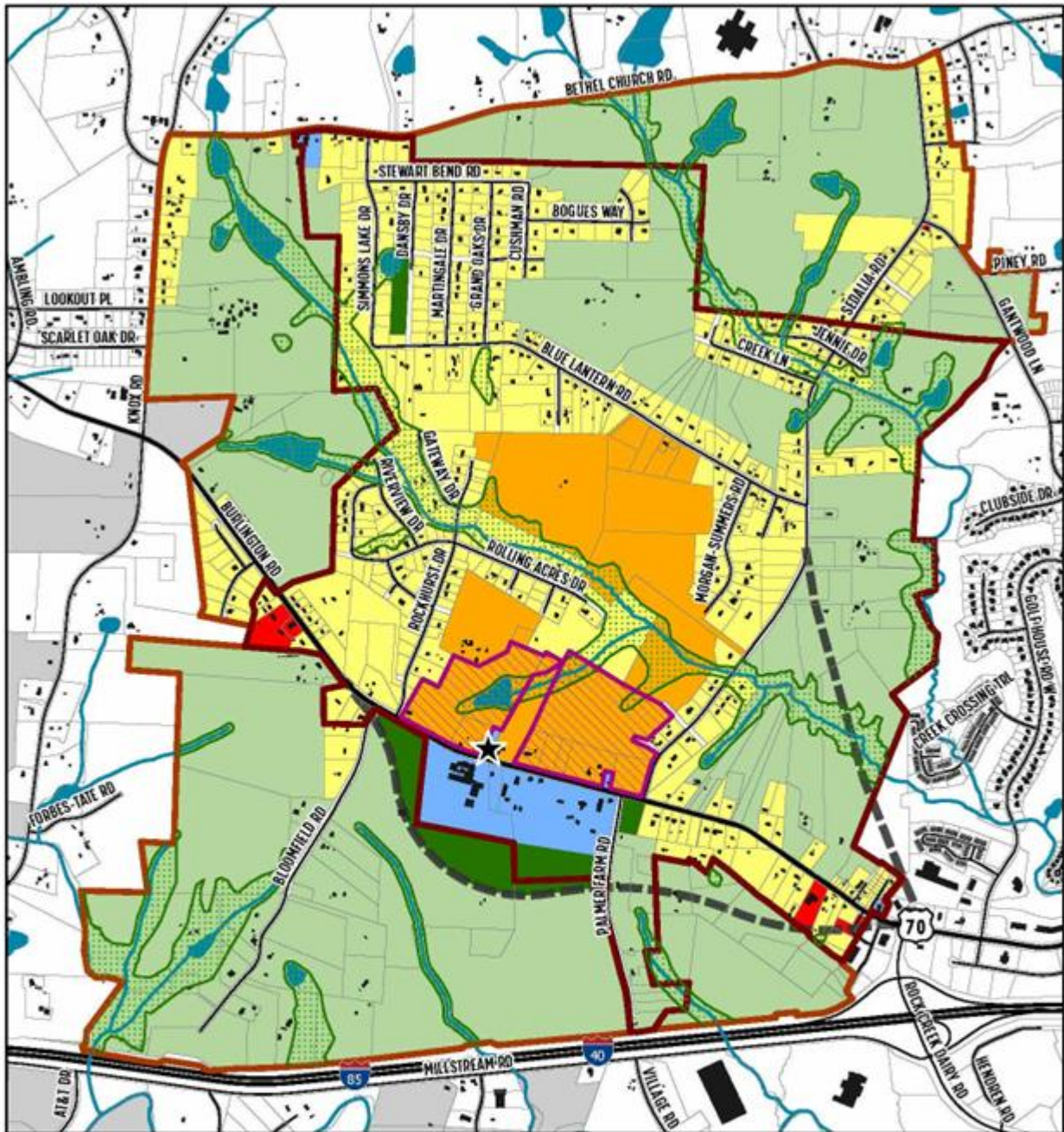
INSTITUTIONAL – Areas accommodating existing and new public and quasi-public uses, including schools, campuses, government offices, and other civic uses and facilities.

NEIGHBORHOOD CENTER – Small-scale, 'cross-roads' centers located at some distance from the Town Center to accommodate a mixture of low-intensity commercial and office uses providing services to nearby farms and residences.

PARKS & RECREATION – Areas in which parks and other recreational uses currently exist or have been identified as potential future park and recreation sites.

CONSERVATION OVERLAY – Environmentally sensitive areas to be preserved for natural open space, wildlife habitat, water quality protection, and low-impact recreational uses such as greenways and interpretive nature trails. Conservation area attributes include areas with steep slopes (>15 %); poor (hydric) soils; wetlands, floodplains and floodways; significant flora and fauna, and 50-foot vegetative buffer areas on both sides of all streams.

Figure 4.5 – Future Land Use Map



Town of Sedalia: Future Land Use (2025)

- | | | |
|---|--|---|
| Rural Residential | Town Center Overlay | ★ Town Hall |
| Residential | Conservation Overlay | Parcels |
| Mixed Residential | Proposed US-70 Bypass | Road |
| Commercial | Town Boundary | Stream |
| Institutional | Study Area | Lake |
| Park/Recreation | City of Greensboro | Building |



Mapping provided by the
Piedmont Triad Regional Council
Date: 4/15/2025

This map contains information furnished by the Piedmont Triad Regional Council, Guilford County, and other public data sources for the convenience of and use of the Public and Town Staff. The data is believed to be accurate, but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey or engineer. In no event shall the Piedmont Triad Regional Council be liable for any damages, direct or consequential, from the use of the information contained on this map.

5

IMPLEMENTATION

5.1 – USING THE PLAN

The process of updating Sedalia's Land Use Plan may raise awareness of development potential within the community, resulting in an increase in development interest and activities. The newly updated plan can also serve as a helpful catalyst for establishing new public programs, undertaking new projects and initiatives, and updating existing policies and regulations to increase the likelihood of achieving the vision and goals for future growth outlined in the plan. Successful implementation of Sedalia's updated land use plan will require cooperative and collaborative decision making on the part of Sedalia's elected officials, Planning Board members, property owners and the development community. Town Council members will be responsible for interpreting and acting on the Plan's recommendations when considering development proposals, infrastructure investments, policy and ordinance revisions, and the establishment of new programs, projects, and initiatives.

THE FUTURE LAND USE MAP

The Future Land Use Map provides a graphic representation of the recommended arrangement of land uses within the Town's planning area. The map and land use category descriptions can be used to guide the general location, scale, type, pattern, and relationship of development proposals. The boundaries between recommended future land use categories should be considered areas of transition, where good judgment and common-sense will help to guide interpretation based on the characteristics of a specific development proposal. As conditions change over time, individual land development decisions may differ from the land use vision represented on the map. Such deviations from the Plan's recommendations should have a clear basis and may, over time, trigger an update of the Plan or Future Land Use Map.



VISION AND GOALS

The Vision and Goals outlined in Chapter 4 –Recommendations, provide a strategic framework for evaluating individual land development decisions. They should be referenced to help analyze the potential impacts of individual development decisions and to determine how well land development proposals align with the values, vision and goals for future growth articulated by the community in the Plan.

IMPLEMENTATION STRATEGIES

Implementation Strategies were identified to help the community address key issues identified during the planning process, and to help accomplish Plan Goals by considering, prioritizing, and pursuing the following Projects, Programs, Policies and Ordinances.

PROJECTS

1. Pursue access to Greensboro Water and Sewer Services
2. Research feasibility (benefits & costs) of establishing a Sedalia Public Works Department to run & maintain public water & sewer, stormwater, parks & recreation, fire & police, trash disposal & recycling.
3. Request GUAMPO to resubmit the US Highway 70 By-Pass Project (U-2581B / R-2910 in combination with the Rock Creek Dairy Road Improvements Project (R-2910).
4. Research, create & use examples of various development patterns, types & densities, including images of what we like & want, and what we don't like or want in the future (community preference survey).
5. Research cluster & small-house subdivision design & request potential use in portion(s) of the designated Mixed-Residential areas (see Appendix A.4).
6. Implement top-priority bicycle, pedestrian, and shared-use path facilities identified in the Sedalia Bicycle & Pedestrian Plan.
7. Design & build the Dansby Drive Park & Walking Trail (2022-2023)
8. Design and install Town entrance signs, plantings, and other landscape elements such as flags and markers, to enhance community appearance and sense of arrival.
9. Pursue a Parks and Recreation Master Plan to identify strategies for developing and maintaining a parks and recreation system to meet current and future needs.
10. Update Floodplain Maps to refine and support Conservation Areas.
11. Support citizens interested in establishing community gardens and a community composting system and other sustainable farming and gardening practices.
12. Identify & support citizens interested in establishing a farmers' market.

PROGRAMS

1. Establish Historic Preservation & Scenic Corridor Advisory Committee or Commission to review & approve proposed land use changes & development.
2. Research programs and projects to revive & maintain neglected properties and to allow people to age in place in their own homes.
3. Research the feasibility of enhanced trash and recycling services.
4. Research programs & funding to help citizens preserve and maintain older homes.

POLICIES

1. Establish Historic Preservation & Scenic Corridor Overlay District design guidelines requiring new development to incorporate common, complementary architectural and landscape elements to preserve and enhance the historic and aesthetic integrity of the US 70 corridor.
2. Require approval of site & building design guidelines for all major developments within the Town Center and along the US 70 corridor.
3. Require new commercial development to be located within designated activity centers.
4. Require open space (cluster) subdivision design when appropriate.
5. Establish a comprehensive road & driveway access management policy to maintain the function and safety of the US 70 corridor.
6. Establish right-of-way dedication & reservation policy to protect proposed US 70 By-Pass & Sedalia Road Extension projects from encroachment and facilitate design & construction of future road network.
7. Preserve conservation areas for greenway trail corridors, potential passive recreation sites and wildlife habitat.
8. Ensure the continuous provision and integration of open space, parks, greenways, trails & sidewalks into the community as new development occurs.
9. Establish guidelines recommending/requiring the inclusion of solar energy collection, electronic vehicle recharging stations, and other sustainability practices in new development.
10. Encourage the use of Open Space (Cluster) Design to preserve the Town's existing rural character, historic buildings, barns and other outbuildings and provide public open space.

ORDINANCES

1. Require new commercial development to be designed at a scale and with the appropriate building character and materials, and site design to minimize negative impacts on surrounding uses and neighborhoods.
2. Strengthen site analysis requirements as part of the design approval process to require developers to identify & address key environmental features, opportunities, and constraints (floodplains, steep slopes, hydric soils, large trees).
3. Require creation of an HOA for all major developments (>10 ac).
4. Require provision of public parks & open space as new development occurs, through land dedication, payments in lieu of dedication, density bonus incentives, and Cluster Development.
5. Require provision of sidewalks, trails, and other bike & pedestrian amenities in all new neighborhoods.
6. Require major land development projects (≥ 10 acres) to provide multiple transportation improvements including sidewalks, streetlights, street trees, bicycle lanes, and a shared-use path and other traffic operational improvements (especially along the US 70 corridor).

-
7. Require dedication of conservation areas, open space, and greenways, and the provision of public parks, playgrounds and pedestrian facilities as land development and transportation improvements occur.
 8. Require new development to be located outside of designated Conservation Areas and to maintain a minimum 50-foot buffer on both sides of streams.

NOTE: A more detailed set of implementation strategies is provided in Appendix A.2 – Implementation Strategies By Issue.

5.2 – MONITORING THE PLAN

The horizon year for this plan is 2035. As growth and development occur within the Town over the coming years, it may be necessary to make periodic revisions to keep the plan up to date. Major changes in infrastructure, roads and development patterns may trigger an update of the plan. A periodic review of the document by staff, Planning Board members and the Town Council will ensure that the document remains a valuable reference and guide for the community.





APPENDIX

A.1 – MAY 23, 2022 – COMMUNITY MEETING RESULTS

Nearly forty people attended the Community Meeting. Facilitated by Committee members, six groups of six to seven participants brainstormed answers to three questions: What do you want to see continued, started or stopped in Sedalia?

After the small groups reported out their results, each participant received ten 'votes' to select their top issues. The lists below are grouped into the three categories and ranked by number of votes. Similar items have been grouped with a combined vote total provided.

Votes	Continue
27	Continue our Town's strong connection with the Charlotte Hawkins Brown Museum and significant African American educational history and heritage.
22	Continue our small-town, rural & neighborly feeling and atmosphere & community pride.
9	Continue Post Office & Postal Service
9	Continue to locate all new business uses in the business district (Town Center)
8	Continue light traffic flow (in residential neighborhoods)
7	Continue Trash Pick Up Service
6	Continue to preserve our Town's historic aesthetic
5	Continue paving all dirt roads
5	Continue to provide affordable single-family housing
3	Continue [to apply for] State grants
3	Continue to preserve greenspace
2	Continue low-density residential development (1 acre lots)
1	Continue being there for neighbors
1	Continue thoughtful planning for organized future growth
1	Continue to not grow too fast
-	Continue to nurture small business
Votes	Stop...
10	Stop the expansion of US Highway 70 through Sedalia
9	Stop [extension of public] water & sewer services
8	Stop uncontrolled growth
6	Stop [required] Homeowners' Associations (HOAs)
5	Stop any annexation
4	Stop industrial development
4	Stop speeding – especially along US Highway 70
4	Stop unkept yards
3	Stop trash dumping
3	Stop fear of citizens being involved
2	Stop generic development
2	Stop lack of interaction with Town leadership
2	Stop traffic [congestions]
2	Stop code enforcement harassment & intimidation
1	Stop high density of residents
1	Stop political difficulty of attaching to Greensboro water & sewer services

1	Stop stormwater [drainage] backups
1	Stop law enforcement harassment following cars into neighborhoods (DWB)
1	Stop overcrowded schools
-	Stop [late-night] after-hours noise
-	Stop abandoned vehicles and trash in yards
Votes	Start
33	Start [creating more] walking trails, bike lanes, parks & greenspace
15	Start a Sedalia Mailing Route
8	Start more community events & opportunities for younger people
8	Start a Senior Citizens Center with planned activities and elder care access
7	Start creating a stronger connection between PMI/CHM and Town
5	Start a Downtown Business District
5	Start Public Water & Sewer Services
5	Start bringing in more shops and eateries including a laundry & car wash
4	Start a Scenic Corridor & Welcome Signs along US 70
3	Start a Neighborhood Watch Program
3	Start regular clean-up events (more than twice per years)
3	Start building a sidewalk to Stoney Creek
3	Start community engagement & online access to meetings
2	Start a Community Emergency Response Team (CERT)
2	Start relocating the Post Office
1	Start a community composting program
1	Start a Junior Town Council
1	Start being a leader in green development

Responses from the five-question survey distributed to participants at the end of the May 2022 Town Meeting are compiled below.

What did you see or hear that interested you? ...excited you? ...surprised you?

- The Town Center (2)
- The US Highway 70 By-Pass.
- It was great to hear that Sedalia has the opportunity to create design guidelines for what they want.
- That growth for this area will be controlled by requirements to be placed on any and all businesses coming into the area.
- That the Town believes they can control development of price points of homes and planned subdivisions.
- Number of attendees – most people seemed to want quiet and rural.

What is most significant about the draft plan?

- The Town Center (2)
- Mixed residential neighborhoods to support the downtown.
- The US Highway 70 By-Pass (2)
- Keeping the small-town feel and African American history, significance & aesthetics.
- I do not want to be forced to connect to public water and sewer services.
- That the history of Sedalia will not be lost or erased.

What do you like best about the draft plan?

- *Sidewalks and trails & maintaining our small-town atmosphere.*
- *The look & feel of the Town Center, greenspaces, and parks & recreation.*
- *Preservation of historic significance of town.*
- *Mixed-use development*

What would you change?

- *Heavy traffic coming through town.*
- *Bigger lots if they're not already planned.*
- *Specific locations for greenspace and walking trails.*

Do you support adoption of the draft plan? ... Why?

- *Yes, I like the idea of bringing new people in while continuing the small-town vibe.*
- *Yes, I think it mostly aligns with what the town desires.*
- *Yes, I like the Town Center. Let's build it!*
- *No, I do not like the potential traffic.*

Other ideas?

- *Form-based codes.*

A.2 – IMPLEMENTATION STRATEGIES, BY ISSUE

Committee members were asked to identify the key issues facing the Town of Sedalia and devise a set of implementation strategies to address these issues and accomplish the Town's goals, as articulated in the Plan.

Key Issue:	1. Town Center / Commercial Development / Public Water & Sewer
Values:	- Community Pride & Involvement - Public Health and Safety - Small-Town Look & Feel - Economic Development
Desired Outcomes:	- Mixed-Use Town Center - Avoid ugly strip development along US 70 corridor - Maintain Sedalia's Historic Integrity & Heritage - Common building and landscape design elements that complement the existing aesthetics, historic integrity & functions of Palmer Memorial Institute. - Opportunities for more local entrepreneurs & creation of local businesses. - Public water & Sewer Services to support Town Center Development
Tools:	Projects <u>PROJECT</u> – Pursue access to Greensboro Water and Sewer Services <u>PROJECT</u> – Research feasibility (benefits & costs) of establishing a Sedalia Public Works Department to run & maintain public water & sewer, stormwater management, parks & recreation, fire & police, trash disposal & recycling. Programs <u>PROGRAM</u> – Establish Historic Preservation & Scenic Corridor Advisory Committee or Commission to review & approve proposed land use changes & development. Policies & Ordinances <u>POLICY</u> – Establish Historic Preservation & Scenic Corridor Overlay District design guidelines requiring new development to incorporate common, complementary architectural and landscape elements to preserve and enhance the historic and aesthetic integrity of the US 70 corridor. <u>POLICY</u> – Require approval of site & building design guidelines for all major developments within the Town Center and along the US 70 corridor. <u>POLICY</u> – Require new commercial development to be located within designated activity centers. <u>ORDINANCE</u> – Require new commercial development to be designed at a scale and with the appropriate building character and materials, and site design to minimize negative impacts on surrounding uses and neighborhoods. <u>ORDINANCE</u> – Strengthen site analysis requirements as part of the design approval process to require developers to identify & address key environmental features, opportunities, and constraints (floodplains, steep slopes, hydric soils, large trees).

Key Issue:	2. Residential Development Patterns and Housing Options
Values:	- Small-town feel - Safety - Neighborhood character - Neighborhood Services
Desired Outcomes:	- Preservation of existing neighborhood integrity & serenity. - Wider mix of housing types, sizes, prices. - Strong connection with & support of current residents, especially the elderly.
Tools:	Projects <u>PROJECT</u> – Research, create & use examples of various development patterns, types & densities, including images of what we like and want, and what we don't like or want to have in the future (community preference survey). <u>PROJECT</u> – Research cluster & small-house subdivision design & request potential use in portion(s) of Town Center &/or Mixed Residential future land use areas. Programs

	• <u>PROGRAM</u> – Research programs and projects to revive & maintain neglected properties and to allow people to age in place in their own homes. Policies & Ordinances • <u>POLICY</u> – Require open space (cluster) subdivision design when appropriate. • <u>ORDINANCE</u> – Require creation of an HOA for all major developments (>10 ac). • <u>ORDINANCE</u> – Require the provision of public parks & open space as new development occurs, through land dedication, payments in lieu of dedication, density bonus incentives, and Cluster Development when appropriate. • <u>ORDINANCE</u> – Update UDO to require the provision of sidewalks, trails and other bike and pedestrian amenities in all new neighborhoods.
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Key Issue:	3. Transportation / Connectivity / Traffic Reduction on US 70
Values:	• Reduce noise & pollution on US 70 • High connectivity for all travel modes
Desired Outcomes:	• A network of inter-connected streets, sidewalks and trails. • Reduced traffic on US 70, Palmer Institute & Town Center. • A welcoming, safe & thriving Town Center & Palmer Institute. • Celebration of the rich African American history of Sedalia & Palmer Institute. • Create easy & safe pedestrian connections between Town Center & Palmer. • Maintain community safety and mobility, especially along US 70. • Become a highly pedestrian-friendly community.
Tools:	Projects • <u>PROJECT</u> – Request GUAMPO to resubmit the US Highway 70 By-Pass Project (U-2581B / R-2910 in combination with the Rock Creek Dairy Road Improvements Project (R-2910). • <u>PROJECT</u> – Implement top-priority bicycle, pedestrian, and shared-use path facilities identified in the <u>Sedalia Bicycle & Pedestrian Plan</u>. Programs, Policies & Ordinances • <u>POLICY</u> – Establish a comprehensive road & driveway access management policy to maintain the function and safety of the US 70 corridor. • <u>POLICY</u> – Establish right-of-way dedication & reservation policy to protect proposed US 70 By-Pass & Sedalia Road Extension projects from encroachment and facilitate design & construction of future road network. • <u>ORDINANCE</u> – Require major land development projects (≥10 acres) to provide multiple transportation improvements including sidewalks, streetlights, street trees, bicycle lanes, and a shared-use path and other traffic operational improvements (especially along the US 70 corridor).

Key Issue:	4. Parks, Recreation, and Open Space
Values:	• Public Health & Welfare • Wildlife habitat • Recreation • Connectivity
Desired Outcomes:	• Meet Town Park Recreation and Open Space needs of current & future citizens. • Connect neighborhoods with parks, schools, Palmer campus & Town Center. • Use & support Palmer Institute Campus for Public Events.
Tools:	Projects • <u>PROJECT</u> – Design & build the Dansby Drive Park & Walking Trail (2022-2023) • <u>PROJECT</u> – Pursue a Parks and Recreation Master Plan to identify strategies for developing and maintaining a parks and recreation system to meet current and future needs. Programs, Policies & Ordinances • <u>POLICY</u> – Preserve conservation areas for greenway trail corridors, potential passive recreation sites and wildlife habitat. • <u>POLICY</u> – Ensure the continuous provision and integration of open space, parks, greenways, trails & sidewalks into the community as new development occurs.

	• <u>ORDINANCE</u> – Require dedication of conservation areas, open space, and greenways, and the provision of public parks, playgrounds and pedestrian facilities as land development and transportation improvements occur.
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Key Issue:	5. Conservation, Sustainability & Community Appearance
Values:	• Sustainability • Resource Conservation & Protection • Community Appearance • Community Health
Desired Outcomes:	• A clean, green, attractive, and sustainable community
Tools:	Projects • <u>PROJECT</u> – Update Floodplain Maps to refine and support Conservation Areas • <u>PROJECT</u> – Identify & support citizens interested in establishing community gardens and a community composting system and other sustainable farming and gardening practices. • <u>PROJECT</u> – Identify & support citizens interested in establishing farmers' market. • <u>PROJECT</u> – Design and install Town entrance signs, plantings, and other landscape elements such as flags and markers, to enhance community appearance and sense of arrival. Programs • <u>PROGRAM</u> – Research the feasibility of enhanced trash and recycling services. • <u>PROGRAM</u> – Research & consider assistance with code enforcement (County, PTRC, etc.) • <u>PROGRAM</u> – Research programs & funding to help citizens preserve and maintain older homes. Policies & Ordinances • <u>POLICY</u> – Establish guidelines recommending/requiring the inclusion of solar energy collection, electronic vehicle recharging stations, and other sustainability practices in new development. • <u>POLICY</u> – Encourage the use of Open Space (Cluster) Design to preserve the Town's existing rural character, historic buildings, barns and other outbuildings and provide public open space. • <u>ORDINANCE</u> – Require new development to be located outside of designated Conservation Areas and to maintain a minimum 50-foot buffer on both sides of streams.

A.3 – ADDITIONAL TOWN CENTER DEVELOPMENT QUESTIONS

Following the Community Meeting on May 23, 2022, Committee members identified the following additional questions to be addressed as part of any future conditional-use rezoning requests for mixed-use development within the designated Town Center.

COMMERCIAL / OFFICE / INSTITUTIONAL

Q: Town's Desired Mix & Quantity of COMMERCIAL / OFFICE USES in the DOWNTOWN?

- 3-Story Commercial w./ Retail on 1st floor, office on 2nd & 3rd floor (or DU on 3rd FL*)
- Live/Work Units (3-story w./ shops on 1st floor & living on 2nd & 3rd floors)
- Townhomes/Condos (2-story or 3-story)
- Apartments (2-story or 3-story)
- [*3rd Floor Condos above downtown shops & office an alternative]

Q: Town's Desired Size & Character of COMMERCIAL / OFFICE USES in the DOWNTOWN?

- Shape & Footprint
- Square Footage per Floor
- Number of Floors (Total Square Footage)

Q: Town's Desired Type, Size & Character of INSTITUTIONAL USES in DOWNTOWN?

- Type: Church, School, Townhall, Community Center, Day Care, etc.
- Shape & Footprint
- Square Footage per Floor
- Number of Floors (Total Square Footage)

RESIDENTIAL BUILDINGS

Q: Town's Desired Mix & Quantity of RESIDENTIAL USES in the DOWNTOWN?

- Live/Work Units (3-story w./ shops on 1st floor & living on 2nd & 3rd floors)
- Townhomes/Condos (2-story or 3-story)
- Apartments (2-story or 3-story)
- 3rd Floor Condos (above downtown shops & office)

Q: Town's Desired Mix & Quantity of RESIDENTIAL USES in new surrounding NEIGHBORHOODS?

- Single-Family Lots
- Duplexes or Triplexes
- Zero-Lot-Line Homes (Savannah-Style)
- Townhomes/Condos (2-story)
- Live/Work Units (3-story w./ shops on 1st floor & living on 2nd & 3rd floors)
- Apartments (2-story or 3-story)

Q: Town's Desired RESIDENTIAL DENSITIES for new NEIGHBORHOODS on **public water & sewer**?

- Within the downtown? (10-15 units per acre?)
- Within mixed-residential areas adjacent to downtown? (5 to 10 units per acre?)
- Within mixed-residential areas adjacent to existing neighborhoods? (3-5 units per acre?)

NOTE: Sedalia's *de facto* residential density is 1 home per acre. However, to create & sustain a flourishing downtown a "critical mass" of residents is required in & directly surrounding the downtown. Therefore, the highest densities should be closest to and within the downtown area. The areas farthest away from the downtown and especially the areas directly adjacent to existing neighborhoods should be the lowest density (to minimize impacts on existing residents). Additional vegetative buffers can also be provided, to further minimize impacts on existing residential neighborhoods from future land development.

A.4 – CLUSTER DEVELOPMENT RESEARCH SUMMARY & LOCAL EXAMPLE

Committee members identified Cluster Development as a potential development approach to some portions of the areas designated Mixed Residential.

Another name for cluster development is conservation subdivision. Below is a link to a [Conservation Subdivision Handbook from N.C. State University](#). The document provides information on conservation subdivisions, provides examples, and includes a model conservation subdivision ordinance.

[Conservation subdivision.pdf \(ncufc.org\)](#)

"Reducing the developed land area within a subdivision can decrease the infrastructure and engineering costs of building a subdivision (Mohamed). In most current subdivision construction, almost all buildable land is cleared and graded. A conservation subdivision reduces the cleared and graded area, resulting in direct savings to the developer. Compact layouts can reduce the costs of paving, stormwater management, and other infrastructure needs by clustering development. According to the National Association of Home Builders, cluster developments cost an average of 34 percent less to develop (Pejchar et al.)."

[Cluster Development for new urban areas | Urban Planning \(planningtank.com\)](#)

[Cluster Subdivisions \(planning.org\)](#)

LOCAL CLUSTER DEVELOPMENT EXAMPLE

1721 Rock Creek Dairy Road Cluster Development

[See attached [Local Cluster Development Example Map](#).]

- .22 acres per lot (80'x120' = 9,500 square feet)
- 11.84 acres (22%) for 51 lots
- 4.22 acres (8%) for streets
- 37.68 acres (70%) of Common Open space, including:
 - Extensive Walking Trails
 - Community Building & Kitchen
 - Community Wells
 - Community Gardens & Pasture
 - Community Orchard & Beehives
 - Community Barn with parking for visitors

Based on the existing conditions analysis conducted as part of the Land Use Plan update, the best location for using the cluster development option within the areas designated Mixed-Residential is the northern portion of the Brown property. Cluster design would allow for the preservation and use of the existing farm structures and provide a more rural, natural, and communal-living environment for new residents interested in that lifestyle. It would also provide an opportunity for larger buffer areas separating new homes from existing residential neighborhoods.

If new residential neighborhoods were proposed in any of the areas designated for Mixed-Residential, they would likely be provided with public water and sewer services, as part of a mixed-use Town Center development. In such a case, the financial feasibility of cluster development on public water and sewer services would need to be assessed, as this form of development is generally reserved for rural areas on private wells and septic systems.

Local Cluster Development Example Map 1721 Rock Creek Dairy Road, Guilford County, NC)

