



**TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 5, 2025
7PM**

Minutes

- **CALL TO ORDER:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm at the Sedalia Town Hall by Mayor Morgan.
- **PRAYER & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe.

A. MOTION to approve the agenda was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the April 7, 2025 Town Council meeting as corrected was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried. Note: There were two corrections - 1) In section IV, a .5 tax increase would be \$50 more on a \$150,000 house. 2) Councilwoman Wrenwick provided information about a senior program, but did not relay this to a resident. Administrator Dungee noted the resident received the information from a meeting attendee.

C. REPORTS/DISCUSSIONS

I. Public Hearing: Town of Sedalia Land Use Plan Amendment

Jesse Day, Regional Planning Director for Piedmont Triad Regional Council, reviewed the proposed amendments to the Town of Sedalia's Land Use Plan. These changes were requested by the City of Greensboro Water Resources staff for the Town to comply with the Greensboro Utility Extension Policy and the future Interlocal Agreement, to provide utility services outside the City's limits. The first change includes a revision to the Mixed-Use Residential category to include at least 30% of the developed area served by public water and sewer be non-residential (e.g., commercial or institutional development) and to remove the Town Center as its own future land use category. The second is to incorporate the Town Center as part of the Mixed-Use Residential category and focus non-residential development in this area. There is no modification to the Town Center boundary. Also, the future land use map was updated with these changes and certain parcels at the end of Rolling Acres Drive were corrected from Mixed-Use-Residential to Residential. It was said in prior meetings and pointed out again in this meeting that no specific parcels are under any agreement and no land has been sold to anyone. The Land Use Map show a study area for future plans. Individual parcels will later be determined when rezonings are being considered. The future Land Use Map is not a rezoning map.

Mr. Day asked the Council to consider adopting the future Land Use Plan changes as presented to facilitate allocation of wastewater capacity from the City of Greensboro.

Councilwoman Jones asked for details about the Conservation Overlay. Mr. Day responded these are areas preserved for natural open space, wildlife habitat, water quality protection and low-impact recreational uses. These areas cannot be built upon. The Council noted the areas on the map and how it is adjacent to the Stoney Creek subdivision.

MOTION to approve the Town of Sedalia Land Use Plan amendments was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

There was a discussion regarding several N.C. State House bills at the General Assembly that would require local governments to provide dense housing (8 homes per acre) due to the housing shortage. *(Note: It was later noted and shared with the governing body, those specific bills SB 495, SB 497, SB 499, and SB 688).*

II. Code Enforcement Report presented by Derrick Mabe of ACE Code Enforcement.

Derrick Mabe of Alliance Code Enforcement provided the report. Also, he updated the Council regarding complaints about a banner on Burlington Road. He had a conversation with the owner, and the banner has been removed.

Administrator Dungee commented the Goodall house will be demolished by controlled burn in October. This will be handled by Mr. Terry, a firefighter trainer with Guilford Technical Community College.

6270 Burlington Rd – Opened 11/13/23 – Minimum housing and nuisance/junk pile. Junk pile was removed. 2/3/25 – Minimum Housing Ordinance was submitted and approved. Awaiting quotes for demolition. The Town Administrator added that the Council has agreed with plans for the owner to arrange a control burn of this house. This will not take place until the month of October.

6124 Burlington Rd – Opened 12/11/23 -Minimum housing and nuisance/junk pile. Delinquent taxes for 2023 and 2024. Hearing was held on 3/27/25, owner did not show. 4/24/25 – New hearing is scheduled for 5/19/25 for an update and to develop a plan of action.

6020 Blue Lantern Rd – Opened 2/12/24 – Minimum housing and junk pile. Hearing scheduled for 3/27/25, owner did not show. Some improvements made but not completed. 4/24/25 – Structure remains in violation and a new hearing will be scheduled for 5/19/25.

204 Martingale Rd – Opened 7/1/24 – Nuisance junk pile/junked vehicles. Two cases have been opened for repeated nuisance violations within the last 12 months. Hearing was held, but the owners did not show. 4/24/25 – New hearing will be scheduled to develop a plan of action

6124 Burlington Rd – Opened 7/22/24 – Nuisance ordinance violation fallen tree. The tree was cut up but not removed from the property. Grass and weeds have grown up around it. 4/24/25 – New hearing will be scheduled to develop a plan of action.

6307 Jennie Dr – Opened 8/13/24 – Nuisance violation junked vehicles and overgrown lot. One vehicle removed; one vehicle remains. The lot was mowed. Owner has not made contact or attended the hearing. Finding of Fact Order and Tow Notice will be sent and posted.

6146 Blue Lantern Rd – Opened 8/27/24 – Nuisance violation overgrown lot. This is a repeat violation. Unable to reach owner. Finding of Fact Order will be sent and posted.

6210 Riverview Dr – Opened 9/10/24 – Nuisance violation disabled trailer. Owner has made no attempt to bring the property into compliance. Finding of Fact Order and Tow Notice will be sent and posted.

6003 Rolling Acres – Opened 9/10/24 – Nuisance violation junk pile. Notice of Violation sent to the owner. 3/27/25 - Case placed on hold by the Town until further notice. The Town Administration added that this property has been cleaned up a great deal by the family members of the deceased.

645 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. Owner did not attend the hearing. Finding of Fact Order will be sent and posted.

400 Sedalia Rd – Opened 9/10/24 – Nuisance violation junk pile. 4/24/25 – Junk pile has been removed. Case is abated and closed.

623 Morgan Summers Rd – Opened 9/17/24 – Nuisance violation open storage items, indoor furniture outdoors along with other miscellaneous items. Finding of Fact Order will be sent and posted.

6137 Blue Lantern Rd – Opened 9/17/24 – Nuisance/junk vehicles on property. Spoke with the owner and permitted an extension in time to resolve, but no improvement. Finding of Fact Order and Tow Notice will be sent and posted.

206 Grand Oaks Dr – Opened 10/8/24 – Nuisance violation lumber and pallets on the lawn. Owner granted a two-week extension. 4/25/25 – Pallets have been removed. Case abated and closed.

1119 Palmer Farm Rd – Opened 10/15/24 – Nuisance violation multiple junk piles and a nuisance/junk vehicle being used for storage. Owner did not attend the hearing. Finding of Fact Order and Tow Notice will be sent.

401 Sedalia Rd – Opened 10/15/24 – Nuisance violation open storage items on the bed of a truck. Owner did not attend the hearing. Finding of Fact Order will be sent and posted.

203 Dansby Rd – Opened 10/15/24 – Nuisance violation junk vehicle that appears to be disabled. Notice of Violation sent. A Finding of Fact Order and Tow Notice will be sent and posted.

6069 Burlington Rd – Opened 11/19/24 – Nuisance violation minimum housing, deteriorating fence, and decay on main structure. Owner has repaired the fence. 4/25/25 – Owner has started painting the structure.

6117 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing, broken/rotten wood on parts of the home, open storage debris located on the lawn.

3/26/25 – Case put on hold by the Town. The Town Administrator added that the owner is making arrangements to have this structure scheduled for a control burn.

6146 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation minimum housing, structural damage. Hearing will be scheduled for 5/19/25.

6200 Blue Lantern Rd – Opened 1/27/25 – Nuisance violation disabled vehicle and junk pile. Notice of Violation sent to the owner. 4/15/25 – Vehicle was removed. Case is abated.

6209 Burlington Rd – Opened 1/27/25 – Nuisance violation minimum housing including broken/missing gutters, exposed wood on eaves etc. A notice of violation sent to the owner. A hearing is scheduled for 5/19/25.

6229 Burlington Rd - Opened 1/27/25 – Nuisance violation junked vehicle and an abundance of storage items on the property. Notice of Violation was sent. 4/25/25 – Progress has been made.

904 Rockhurst Dr – Opened 2/23/25 – Nuisance violation junked vehicle located in the rear of the property. Notice of Violation was sent. 4/24/25 - Owner placed a fitted cover over the vehicle. Case is abated.

6210 Riverview Dr – Opened 2/23/25 Nuisance violation junked vehicle. Notice of Violation was sent. The owner has made no attempt to bring the property into compliance. Hearing will be scheduled for 5/19/25.

809 Rockhurst Dr – Opened 2/23/25 – Nuisance junk vehicle with tarp, open storage and miscellaneous items located outside. Owner has made no progress. Hearing will be scheduled for 5/19/25.

654 Sedalia Rd – Opened 2/23/25 – Nuisance violation disabled vehicles including campers, a boat, and passenger vehicles. Property owner has made minor progress. 4/24/25 – Hearing scheduled for 5/19/25.

612 Morgan Summers Rd – Opened 4/10/25 – Overgrown lot. 4/24/25 – Owner was contacted and overgrowth was cut. Case is abated and closed.

6278 Burlington Rd – Opened 4/10/25 – Zoning violation. Someone living in a tent on a vacant lot. Notice of Violation was sent. Councilman Sharpe asked about the tent. It was noted the property owner was notified and the case must be addressed through the normal process.

6149 Blue Lantern Rd – Opened 4/14/25 – Overgrown lot. Notice of Violation sent.

6143 Blue Lantern Rd – Opened 4/14/25 – Overgrown lot. 4/24/25 – Owner contacted and overgrowth was cut. Case is abated and closed.

6119 Blue Lantern Rd – Opened 4/14/25 – Overgrown lot. Notice of Violation sent. 4/24/25 – Overgrowth has been cut. Case is abated.

Derek Mabe introduced Logan Boaz, a new employee in training with the code enforcement company. Logan will be positioned to handle enforcement near Raleigh, but residents may see him in Sedalia handling a few things here and there while he's in training. He just wanted everyone to be a little familiar with his face.

III. Freedom Junk Removal Proposal

Councilman Sharpe presented the proposal from Freedom Junk Removal. The service would begin July 1, 2025 and end July 30, 2028 after which the term may be extended for an additional 2 years. The service contract included that trash pickup would take place on a weekly basis and recycling pickup would be every other week. There was further discussion regarding the term of the contract, cost, insurance coverage, frequency of collection, and acceptable and unacceptable items. Carts will need to be put out at the curb by 7:00 am on the Monday of collection. The monthly cost to the town would be \$13 per week for each household for trash collection, and \$1.95 every other week per household for collection of recyclable items. There will be a one-time \$500 set-up fee on the first day of the contract.

Cam Dungee, Town Administrator, added that trash receptacles would be ordered soon and delivered in time for the first pickup to be a week after pickup from the town's current provider.

It was asked what the cost would be for residents needing additional carts. It was stated that the cost would be the same as what the town would pay, which is less expensive compared to the existing cost. Residents would arrange this and pay directly to Freedom Junk Removal if extra carts are needed.

MOTION to accept the proposal by Freedom Junk Removal was made by Councilman Sharpe and seconded by Mayor Pro Tem Faison. Motion carried.

IV. Sedalia Town Park Recommendations

Administrator Dungee and Paul Kron with Foothills Planning & Design, LLC presented a proposal for park structures for the Sedalia Town Park. Details of the proposal consisted of hiring Backyard Showcase to provide the building drawings, foundation/footing, and slab plans. The specifications would include engineering calculations and seals (valid for NC) and the total for all would be \$4,500. Additionally, the proposal includes the amenities below:

One (1) 30-Foot Octagon Gazebo, with the following specifications for \$65,708.

- a. Western Red Cedar
- b. Metal Roof (Standing Seam in Hartford Green or Classic Green)
- c. Stained (Clear or Cedar)
- d. Delivery to Park Site on Dansby Drive in Sedalia, NC
- e. On-Site Installation by Backyard Showcase (on footings installed by others) in the Fall of 2025 or Spring of 2026

Two (2) 16'x20' Picnic Pavilions with the below specifications for \$53,308.

- a. Western Red Cedar
- b. Metal Roof (Standing Seam in Hartford Green or Classic Green)
- c. Stained (Clear or Cedar)
- d. Delivered to Park Site on Dansby Drive in Sedalia, NC

- e. On-Site Installation by Backyard Showcase (on footings installed by others) in the Fall of 2025 or Spring of 2026.

The Council was in favor of the rectangle pavilion and the octagon gazebo each with a Hartford green metal roof and cedar-stained wood. However, the board requested to receive one or two more quotes to compare the cost before making a final vote.

Cam Dungee, Town Administrator said she and Paul Kron would work on providing these request.

D. CITIZENS COMMENTS

Marian Jeffries asked about the flowers at the other end of the town. Administrator Dungee responded she has some ideas and hopes to improve the look of the area soon.

E. ANNOUNCEMENTS

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

- The next Planning Board meeting will be held on May 15, 2025
- The next Town Council Agenda meeting will be held on May 19, 2025
- The Town Hall will be closed on May 26, 2025 for Memorial Day
- The next Town Council meeting will be held on June 2, 2025
- The Charlotte Hawkins Brown Museum – Black Heritage Day event will be held on June 14, 2025

Meeting adjourned

Submitted By:

Cam Dungee
Cam Dungee, Town Administrator

Approved By:

Howard Morgan
Howard Morgan, Mayor

June 2, 2025
Date

(SEAL)

