Town of Sedalia
Planning Board Meeting
7pm – January 15, 2026
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Planning Board Meeting was called to order at 7:04 pm at the Sedalia Town Hall by Planning Board Chair Riehle.

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: Present: Chair Riehle, Member Thomas, Member Williams Davis.
Absent: Vice Chair Jeffries, Member Walker.

A. MOTION to approve the agenda was made by Member Williams Davis. Motion carried.

B. MOTION to approve the minutes from the November 20th, 2025 Council Meeting was made by Chair Riehle. Motion carried.

C. Guests / Reports / Discussions

I. Review of Educational Video

Chair Riehle spoke about how though the video seemed primarily focused on selling the services of the speakers, he felt it had a lot of great information. It communicated the importance of long term planning and scope for planning boards. Overall, a lot of smaller topics that added up to a worthwhile viewing.

Member Thomas felt that the video did a good job driving home that as planning board members they have a unique position in having an influence on what they want to see in their home/area.

II. Street Repairs Needed

Chair Riehle asked if anyone had reviewed the streets in their area or that were assigned for any needed repairs. Member Thomas said that all he had seen was on Bogues Way. Then they spoke about the car fire that occurred over the weekend at the intersection of Blue Lantern Road and Sedalia Road and the melted metal or plastic left in the road as a result. Member Williams Davis mentioned some repairs needed around Simmons Lake Drive.

D. CITIZENS COMMENTS

- Councilmember Roddy of 612 Morgan-Summers Road, brought up a discussion from a prior meeting (or meetings) about potential annexation of property around the intersection of Sedalia Road and Bethel Church Road. His understanding is that the Council is interested in annexing it before Greensboro does so. Chair Riehle responded that that was his understanding as well from the council meeting. Councilman Roddy wanted to see if there was any recommendation from the Planning Board. Similarly he asked about water & sewer and what Sedalia would potentially pay in accessing the system. Member Williams Davis asked what the time frame was (unsure if this was regarding water & sewer, the annexation, or the Downtown Sedalia project, all three topics appear to be in play at this moment of the discussion.)
  Regarding Downtown Sedalia, Chair Riehle said that equipment had been in town working on the property. Councilman Roddy confirmed that they were out there clearing and surveying. Emails were reviewed regarding what Sedalia would owe Greensboro once water service begins.
  Discussion turned to the desire of some residents, including Councilman Roddy and Chair Riehle that there was a desire to keep Sedalia similar in feel in regards to population density.

E. ANNOUNCEMENTS

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

- Town Hall will be closed January 19th for Martin Luther King Jr. Day
- The next Agenda Meeting will be held on January 26th
- The next Town Council meeting will be held on February 2nd
- The next Planning Board meeting will be held on February 19th

Meeting adjourned at 7:46 pm

Submitted By:

Drew Clark, Town Clerk

3/20/2026

Date

Approved By:

Jay Riehle, Planning Board Chair

(SEAL)

TOWN OF SEDALIA
OUR HERITAGE/OUR ROOTS
1997
NORTH CAROLINA