



**AGENDA MEETING
SEDALIA TOWN HALL
6121 Burlington Road
May 19, 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 with the addition of a presentation by VRC Limited was made by Mayor Pro Tem Faison and seconded by Councilwoman Wrenwick. Motion carried.

B. MOTION to approve the minutes from the April 28, 2025 Agenda meeting was made by Mayor Pro Tem Faison and seconded by Councilman Sharpe. Motion carried.

C. REPORTS/DISCUSSIONS

I. VRC Limited

David Clark with VRC Limited presented a plan for a development on the Smith family property. VRC Limited's goals are to help develop and finalize an interlocal agreement with the City of Greensboro to bring sewer to the project and to better understand the type of development wanted. Mr. Clark noted that Mayor Morgan, Town Administrator Dungee, and Philippe White met with Randy Voller, the past Mayor of Pittsboro, to view the Chatham Park development in Pittsboro.

VRC Limited will not build the houses, but will make sure everything is entitled and sewer is available. They will bring in a builder(s) to build according to a pre-approved plan. The proposed plan includes 169 single-family homes and 144 townhomes. Ten acres are reserved for the Town Center that would include the town hall, retail, and possibly an amenity center for the community. Otherwise, the amenity center would be placed on 3-4 lots. The Town will have input on the Town Center. The goal is to have 5 to 6-unit townhomes with different front elevations so these do not all look the same. Roads will have a bit of curve, and each house will have its own specific elevation (e.g., brick veneer, stone veneer, etc.). Mayor Morgan asked about the square footage per house. Mr. Clark responded the builder will determine it. He added townhome pricing will be \$250,000 to \$300,000 and single-family homes will be \$300,000 to \$425,000. Councilman Sharpe asked if it would be one builder or multiple builders. Mr. Clark responded if one builder cannot achieve variety they will seek other builders, but they plan to look for a builder that has a number of different models. He added VRC Limited

prefers to work with a single builder due to logistics, increased cost and management overhead.

Councilman Sharpe asked if the commercial development would be done at the same time as the residential development. Mr. Clark responded these would occur simultaneously but by different builders. The Town Center will probably be completed before the residential. It will take 3 to 5 years. Councilwoman Jones asked if the land would be leveled to build the houses. Mr. Clark responded there will be curves and some hills, but some leveling will occur due to logistics. A meeting attendee asked about access to the development. Mr. Clark responded there are three access points – Morgan-Summers Road, Sedalia Road, and Burlington Road. There is no entry from the west and Imperial Estates subdivision will not be affected by the development. Councilwoman Jones expressed concern that based on the number of houses there should be additional road access. Mr. Clark responded the fire department will have input and it may be necessary to purchase property on Blue Lantern Road for another access road.

Mayor Morgan asked for the total number of units and if apartments are considered. Mr. Clark responded there will be 313 townhomes and single-family homes and no apartments. Planning Board Chair Riehle asked if the number of units was negotiable. Mr. Clark responded it was and some lots may need to be used for the amenity if it is not placed in the Town Center. Also, some lots may be needed for additional access. Administrator Dungee commented the amenity should be in the Town Center. Mr. Clark responded the amenity would fall under the development's Homeowners' Association (HOA). If so, then it would be for the development's residents only. However, the Town could take responsibility for the amenity by doing the upkeep and maintenance and allow all residents access. Administrator Dungee suggested a small farmers market like Deep Roots for the Town Center. Mr. Clark responded it is likely the Town Center will be handled differently. Mayor Morgan commented the town must have 30% commercial and/or institutional in the Town Center.

VRC Limited is excited at the opportunity to help the Town to develop an interlocal agreement with the City of Greensboro and will provide whatever assistance it needs. Mayor Morgan commented that Pittsboro had the best layout of homes and individual neighborhoods that did not have cookie-cutter homes. Mr. Clark commented Chatham Park used different builders throughout the park, but it is 8,000 acres. He added it will take time to get water and sewer and construction would not start until these services are installed. The City of Greensboro estimated it would be early 2027 when sewer is ready provided the interlocal agreement is completed in November 2025 and then they will have to buy easements for the sewer.

II. Monthly Finance Report

Councilwoman Wrenwick reported on the April 2025 financial transactions and balances. The balance for each account as of April 30, 2025:

- Water Feasibility Study: \$28,403.75
- American Rescue Plan: \$133,710.74
- Powell Bill Fund: \$145,957.70

- Guilford County ARP Fund: \$38,756.28
- Savings Account: \$211,322.74
- Checking Account: \$28,390.15
- Money Market Account: \$153,278.42

III. Planning Board Meeting Update

Chair Riehle reported the Planning Board met on May 15. Lydia McIntire with the Greensboro Metropolitan Planning Organization (MPO), Greensboro Department of Transportation reviewed the Thoroughfare and Street Collector Plan (Plan). He noted Ms. McIntire reviewed Town's recommendation and offered additional recommendations. The Planning Board noted the MPO made some errors in its interpretation of the Town's recommendations. Ms. McIntire noted these errors and will review the proposed changes and submit a new map for the Town to review. Councilwoman Wrenwick asked if she acknowledged the changes so others will adhere to the changes made. Chair Riehle responded all proposed changes were noted. Administrator Dungee commented Ms. McIntire stated none of the roads would be constructed unless a developer builds a development and a development would be constructed only if the Council approves a site plan.

The Planning Board briefly discussed the rezoning procedures. Planning Board members will review the rezoning procedures and discuss it at the next meeting. The Planning Board reviewed the *Resolution Opposing Planning and Zoning Bills* and voted to adopt the resolution. The proposed bills (SB-495, SB-497, SB-499, and SB-688) basically remove local government and community input on development projects. For example, if a property is zoned commercial, a developer could construct apartments instead with no local government or community input. Councilwoman Wrenwick commented California allows residential development is next to commercial development. Chair Riehle responded the problem with the proposed bills is that it removes local government and community input on any changes. It is understood there is a shortage of housing, but the Planning Board does not believe this is the way to address it. Also, the Planning Board will continue reviewing the Town's Development Ordinance.

IV. Resolution Opposing Planning and Zoning Senate Bills

Mayor Morgan read the proposed *Resolution Opposing Planning and Zoning Senate Bills*. These include SB-495, SB-497, SB-499, and SB-688. These bills change many aspects of local planning and zoning and will affect local governments' ability to reflect the will of their community regarding planning and zoning.

MOTION to accept the *Resolution Opposing the Planning and Zoning Senate Bills* that includes SB-495, SB-497 SB-499, and SB-688 was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.

Administrator Dungee commented one of the bills references tiny homes and what is allowed. The Town has not specifically addressed this issue, but it could allow building

additional homes on a lot and renting it out. This could be something the town wants, but not it should not be done automatically without input from the town. Mayor Morgan commented zoning is being affected in larger cities. Durham has areas where developers are building 4 or 5 houses on a 1-acre lot. Councilwoman Wrenwick commented on flag lots where there may be 4 or 5 driveways going to back of lot because of very little road frontage and then 4-5 houses built in the back. Also, in some areas if a developer gets approved for 10 houses, an additional 10 houses can be built without the need for additional approval.

D. CITIZENS COMMENTS

None.

E. ANNOUNCEMENTS

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

- The Town Hall will be closed on May 26th in observance of Memorial Day
- The next Town Council meeting will be held on June 2nd
- The Charlotte Hawkins Brown Museum – Black Heritage Day event will be held on June 14th
- The next Planning Board meeting will be held on June 19th
- Town Retreat will be held on June 30th

Meeting adjourned at 8:15pm

Submitted By:

Kayla Dodd
Kayla Dodd, Town Clerk

7/30/2025
Date

Approved By:

Howard Morgan
Howard Morgan, Mayor

(SEAL)

