



## **Town of Sedalia**

### **Planning Board Meeting / Town Hall**

**July 17<sup>th</sup> , 2025 / 7:00 PM**

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### **Planning Board Meeting Minutes**

**Call to Order:** Meeting was called to order at 7:00pm by Planning Board Vice-Chair Marian Jeffries.

**Prayer and Meditation:** Time was allotted for a moment of silence.

**Pledge of Allegiance:** Time was allotted for Pledge of Allegiance.

**Roll Call:** Members present included Jay Riehle (Chair), Marian Jeffries (Vice-Chair), Alfred Walker, and Tyler Thomas.

**A. MOTION** to approve the agenda with discussed changes was made by Planning Board Chair Riehle. Motion carried.

**B. MOTION** to approve the minutes from the May 15<sup>th</sup> Planning Board meeting was postponed to the Planning Board meeting, scheduled for August 21<sup>st</sup>. Motion carried.

#### **C. DISCUSSIONS/REPORTS**

##### **I. Collector Street Plan Review**

The MPO Thoroughfare and Collector Street Plan was updated in 2023 and 2024 in response to requests from MPO member jurisdictions and the development community to bring the plan up to date with the current roadway system and current area plans.

The Greensboro MPO staff met with the Planning Board on May 15<sup>th</sup>, 2025, where the Board gave their street plan revision recommendations. These revisions are based on proposed changes given by the Sedalia Town Hall. While not all changes were able to be completed, the following Town recommendations were denied and accepted:

##### *Accepted*

- Reclassified Gateway Drive from existing Local to existing Collector
- Add proposed Collector from Gateway Drive to Knox Road
- Add proposed Collector from end of Rockhurst Drive to Blue Lantern Road
- Realign Rock Creek Road extension
- Add proposed Collector from Sedalia Road at Gantwood Lane to Peeden Drive

##### *Denied*

- Reclassify Sharonwood Lane from Local to Collector
- Add proposed Collector from Sharonwood Lane to Steward Bend Road

- Add proposed Collector from Simmons Lake Drive to JL Martin Drive
- Reclassify existing JL Martin Drive from Local to Collector

Planning board Member Tyler Thomas stated that 20 acres by Blue Lantern and Sedalia Road were just sold to a developer, so he was wondering how this would work, as some of these roads would go through the property. Jay Rielhe answered that any development done within the town, before the erection of these roads, can continue without change, as Greensboro MPO is not planning to bulldoze through established communities, therefore negating the proposed street plan.

## **II. Sedalia Park Certificate of Approval Discussion**

The North Carolina Department of Environmental Quality (NCDEQ) has received, reviewed, and approved of Sedalia's subject erosion and sedimentation control plan, with the following modifications:

- S. lespedeza or Bermuda Grass is listed in Table 6.11a of the Erosion and Sediment Control Planning and Design Manual as extremely aggressive, not recommended, and should be avoided unless an acceptable alternative is not available. Table 8.02a of the manual states that common Bermudagrass is an aggressive invader and potential pest. If utilized, it is imperative that maintenance include a containment plan.
- A construction entrance should be provided where construction traffic will access a paved surface. [G.S. 113A-57(3)]
- Please include the construction sequence within the plan. [15A NCAC 4B .0106(a)(5)]
- Stone outlets in slit fencing should have hardware cloth tied into the steel posts to prevent transport of washed stone. The placement of stone downstream of the hardware cloth may result in washout of the stone beyond the limits of disturbance. A depth of 16 inches of washed stone placed at 1:1 stone is recommended. [G.S. 113A-57(3)]
- Please label all diversion ditches as labeled in the provided table.

The Town was provided with a Certificate of Approval for erosion and sedimentation control, which must be placed on site prior to any construction, expiring three years following the date of approval, if no land disturbing activity has been undertaken.

The County Planner, Avery Tew, shared that the site plan review had been completed with no further comments, so the next steps were for the necessary NC State Development Departments to formally sign off on approval of the site plan in their permitting systems.

Planner Paul Kron and Administrator Cam Dungee met on July 10<sup>th</sup> about the well location on the proposed Sedalia Park land. The Town will need to get a surveyor to provide their stamp of approval, however, the engineers will handle the modifications that were requested for the "Issued for Construction" set. A Notice of Intent (NOI) will be sent to Administrator Dungee to sign, along with scheduling a preconstruction meeting once the Town's bidding is complete. The Town can

contract with DMP to handle the construction bidding process, and will send a proposal to consider, which will include all the tasks involved.

#### **D. CITIZENS COMMENTS**

N/A

#### **E. ANNOUNCEMENTS**

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

- The next Town Council Agenda meeting will be held on July 28th, 2025.
- The next Town Council meeting will be held on July 4th, 2025.
- The next Planning Board meeting will be held on August 21st, 2025.

Meeting adjourned.

Submitted By:

Cam Dungee  
Cam Dungee, Town Administrator

Approved By:

Jay Riehle  
Chair Riehle

Aug. 21, 2025  
Date

