



Town of Sedalia

Planning Board Meeting / Town Hall

December 19, 2024 / 7:00 PM

Planning Board Meeting Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Chair Jay Riehle.

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, Jay Riehle, Brenda Walker and Tyler Thomas (arrived shortly after meeting began).

A. MOTION to approve the agenda was made by Planning Board Member Marian Jeffries and seconded by Planning Board Member Alfred Walker Motion carried.

B. MOTION to approve the minutes from the November 19th Planning Board meeting was made by Planning Board Vice-Chair Marian Jeffries and seconded by Planning Board Member Brenda Walker. Motion carried.

C. Guest/ Reports/ Discussions

- I. Development Ordinance “Review Approach to Research” - Educational workgroup of reviewing the Town of Sedalia Development Ordinance

Chair Jay Riehle presented information found during his exploration of the surrounding Town’s Development Ordinances. The Planning Board has recently been doing a deep dive into the Town of Sedalia’s Development Ordinance to ensure that the Ordinance is up-to-date and incorporates the current guidelines of the Town as it stands today since the last update for the current Development Ordinance was done in 2021. It was found that the Town of Whitsett is identical to the Town of Sedalia. Jay recommended that the Planning Board use the Guilford County Development Ordinance as a guideline to compare and if necessary, update as this is updated more frequently due to the larger entity having a department dedicated to updating and revising this document on a regular basis.

Vice-Chair Marian Jeffries – expressed the concern about the Town of Sedalia having a Historic District and whether the surrounding Towns will align with the requirements of Sedalia having this standard.

Planning Board Member Brenda Walker agreed and suggested that the Board should try this plan and see if it is helpful.

II. Proposal to compare Sedalia Development Ordinance to Guilford County

Chair Jay Riehle pulled up the Guilford County Development Ordinance on the screen to compare sections with the Town of Sedalia Development Ordinance. The findings were that there were a lot of similarities, however some of the wording was different. It was discovered that the Guilford County Development Ordinance was

Planning Board member Alfred Walker asked if it would be more helpful to use Pleasant Garden or Gibsonville since those two Towns are more compatible with the size and structure of the Town of Sedalia since Guilford County encompasses much more than the Town of Sedalia needs.

Chair Jay Riehle did some brief research on the recommended Town's to view their Development Ordinances as well as the Town of Gibsonville's. It was found that Gibsonville's Ordinance was closely like the Town of Sedalia's with some parts of Gibsonville's being more extensive than Sedalia's.

Vice-Chair Jeffries asked if the Board could research what the origins the Development Ordinances for these small Towns in Guilford County since they are all similar. Starting with the original to adjust from there. Chair Riehle agreed, he stated that he would investigate this as well as other local Town's that may be a good comparison to Sedalia. There was further discussion about potential Towns to look at when exploring other Development Ordinances.

Chair Jay Riehle stated that he would contact the Town of Gibsonville to see when their Development Ordinance was last updated. There was more discussion about where the Sedalia Development Ordinance originated and when it was established.

Vice-Chair Jeffries brought up the desire to keep the Historic District as is within the development ordinance with new development and future development. There was more discussion about what would need to be added to the working development ordinance to incorporate this section of the town.

It was the consensus of the Board to look at the Development Ordinances of other small Towns within Guilford County to compare them to the Town of Sedalia's to ensure that we are encompassing all that is needed to update the current Development Ordinance.

Chair Jay Riehle reported on his conversations with Avery Tew, Guilford County Planner that is assigned to the Town of Sedalia. Avery advised Jay that small towns within Guilford County don't typically have a specific animal ordinance regarding the type and or quantity of animals that are allowed on residential land. It was recommended by Avery that smaller towns allow the County to regulate this due to this being such a convoluted situation. As long as the residential property is abiding by the setbacks and has ample amount of land there isn't a violation. Planning Board member Brenda Walker asked if it was a good idea to

add to the ordinance that those who opt to have animals are 100% responsible for their animals should they venture outside of the owner's property to avoid neighbors being responsible or liable for stray animals from neighboring lots. Planning Board member, Tyler Thomas asked if loose animals are a code enforcement issue and whether this is a violation. There was some discussion about past events of animals who have gone outside of their property onto neighboring properties and past solutions to these situations.

D. CITIZENS COMMENTS

Ashlie Thomas added that the Nc extension agency website would be a good tool to consider - <https://www.ces.ncsu.edu/>

She added that it includes things regarding NC Livestock and liability, Fence Law, animal entry to trespassers, Operators, landowners and more. The board collectively agreed that this may be a good resource to consider looking into.

There was a question about the next Agenda meeting for December which was canceled due to the Holiday.

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 January 27, 2025
- The next Town Council meeting will be held on January 6, 2025
- The next Planning Board meeting will be held on January 16, 2025

Meeting adjourned.