



- **335 Sedalia Road**, overgrowth. Case abated.
- **331 Sedalia Road** overgrowth, tree trunks and branches in yard. Hearing held. Case closed.
- **6065 Burlington Road** overgrowth and trash. Hearing scheduled. Case on hold until further notice.
- **6009 Stewart Bend Road** overgrowth and junk pile. Hearing held. Case closed.
- **6098 Burnside Road** overgrowth and open storage in yard. Met with owners. Lattice remains beside the house due to ongoing renovations.
- **313 Martingale Drive** open storage and junk vehicle. Hearing held. Owners will remove the open storage and get a vehicle cover.
- **304 Martingale Drive** overgrowth, junk pile, and junk vehicles. Grass has been cut and junk removed. Case abated and closed.
- **204 Martingale Drive** junk, trash, debris and RV used for storage. Spoke with owner and owner's son. Refused to sign the notice of hearing or allow the property to be posted. Finding of Fact order sent giving owner 15 days to remove the items.
- **203 Simmons Lake Drive**, overgrowth and junk pile. Case closed.
- **6103 Gateway Drive** overgrowth and open storage. Owner hired someone to remove the trash and bush hog the property.
- **6259 Burlington Road** overgrowth. Case closed.
- **1111 Palmer Farm Road** overgrowth and junk pile. Hearing held, but no one attended. Finding of Fact order sent giving owner 15 days to remove the items.
- **1113 Palmer Farm Road** overgrowth and trash, debris and junk dumped on property. Hearing scheduled. Finding of Fact order sent giving owner 15 days to remove the items.
- **6069 Burlington Road** open storage of furniture outside. Case abated and closed.

Administrator Dungee commented that the pending overgrowth cases are properties that are currently without structures. The Town is reviewing its nuisance vegetation ordinance regarding these types of properties.

## **II. Vote on the Adoption of the Sedalia Collector Street Plan**

Mayor Morgan reported the Transportation Advisory Council, Greensboro Urban Metropolitan Planning Organization's policy board, adopted a new combined Thoroughfare & Collector Street Plan in May 2023 that included a Sedalia Thoroughfare & Collector Street Plan. When NCDOT constructs the U.S. 70 bypass, the existing section of U.S. 70 through town may be downgraded to a collector street. The proposed collector streets would be constructed only if there were plans for development in those areas.

Initially, the Planning Board recommended approval of the plan. During the Town Council's review, it was decided to solicit comments from the residents who could be affected by the proposed road construction. Comments were received from four of the 43 residents that were contacted and all were in opposition to the plan.

Mayor Morgan commented he had concerns about the potential increase in traffic with the extension of Blue Lantern Road to Knox Road. Councilwoman Wrenwick and Mayor

Pro Tem Faison expressed concerns about the possible increase in school traffic or that it would open the area for development for the Creek Lane to Painter Lakes Road collector street. Administrator Dungee stated collector streets would not be constructed unless development occurred. Councilwoman Wrenwick responded there are large parcels of land in the town, and if sold, then development could occur. Also, there were concerns about speeding on Rockhurst Drive if this road was connected to Blue Lantern Road. Planning Board member Jones commented the Town's concerns should be noted, but nothing can happen until the Town approves a development. Councilwoman Jones expressed concern that the rules can be changed. Councilman Sharpe agreed stating that the Town now has a lot of truck traffic from Publix, when it was thought that truck traffic would go to the bypass rather than through town.

Administrator Dungee stated the Council can adopt, not adopt, or change the plan. Mayor Morgan commented the plan should be what the Town wants, not what NCDOT wants. Administrator Dungee responded the Town can recommend changes to the plan. There is no deadline, but she informed NCDOT the Town would make a decision on October 30<sup>th</sup>. She suggested the Town hold a workshop where it can review the plan with residents. Councilwoman Wrenwick asked if the Town only had control over the collector streets. It was noted that streets such as the Rock Creek Dairy Road extension likely would be constructed. Councilman Sharpe asked how the location of the collector streets such as Blue Lantern Road to Knox Road or Creek Lane to Painter Lakes Road was determined if there is no development. Administrator Dungee responded NCDOT conducts traffic studies and can project how much traffic there will be. It is likely there is proposed development that the Town is not aware of yet. Planning Board alternate member Riehle stated the Planning Board developed alternatives for the Creek Lane to Painters Lake Road and the Blue Lantern to Knox Road collector streets.

**MOTION to oppose the current 2023 Sedalia Thoroughfare and Collector Street Plan submitted by the Transportation Advisory Council/Greensboro Urban Area Municipal Planning Organization by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.**

### **III. Update on the Sedalia Park & Walking Trail Project**

Councilman Sharpe reported the Town has \$500,000 for construction of park on Dansby Drive and the Town has started to hold community meetings. Paul Kron is facilitating the meetings. At the November 2<sup>nd</sup> meeting, two design concepts were presented. The first design – Concept A – includes a forest gazebo, picnic tables and grills, woodchip playground and nature trail, crushed granite trail, and fishing/boating dock. The second design – Concept B – includes a picnic shelter, a smaller playground, and an exercise pavilion. Meeting attendees liked Concept A, but took some features from Concept B. One participant asked for a north entrance for easier access to the pond. Councilman Sharpe noted that in Concept B there was a memorial area that could feature a dedication. Also, construction of bathrooms is under discussion since the Town does not have water and sewer. It is hoped the park will be an asset for the community.

Meeting attendees asked how the park will be closed and expressed concern about the park being used for drug dealings, etc. Councilwoman Wrenwick responded the Town

may need to ask for additional police patrols. Meeting attendee, Anthony Maynard asked who will maintain the park. Mayor Morgan responded the Town will maintain the park and may need to hire parks and recreation staff. A meeting attendee asked about dredging the pond. Mayor Morgan responded the Town is looking at repairing the dam and maintaining the area around the pond.

#### **IV. LUMOS Network**

Administrator Dungee stated LUMOS Network (formerly North State) proposes to install fiber optic cable along Stewart Bend Road, Grand Oaks Drive, Simmons Lake Road, Burnside Drive, Dansby Drive and Martingale Drive. Councilwoman Wrenwick stated she asked a couple of LUMOS workers about the project status. They responded Sedalia was at Stage 4. She asked to be informed of the project and will forward any information she receives to Administrator Dungee. Mayor Pro Tem Faison commented North State stated the Town would get special rates and asked if LUMOS Network will provide the same rates. Administrator Dungee responded it was unclear what the rates would be. A meeting attendee asked what lines are being buried along Rockhurst Drive. Administrator Dungee responded she believes Spectrum was installing lines in this area.

#### **V. 2023 Municipal Election**

Councilwoman Jones reminded everyone to vote in tomorrow's municipal election. Also, remember to bring a photo ID as it is now required to vote. The Town has two vacancies on the Town Council and the candidates are Howard Morgan and Michael Sharpe.

#### **VI. NCDEQ Report**

Administrator Dungee reported that at the Council's Agenda meeting there was a complaint about livestock on a property on Blue Lantern Road. Also, there was a petition from at least 40 residents opposed to the location of a pig pen on the property, and the Town has received complaints. The Town requested an inspection to determine if there were any violations regarding the housing, amount, and types of livestock on the property as it relates to location, zoning, acreage, and animal welfare.

The N.C. Department of Environmental Quality (NCDEQ) conducted an inspection, and no violations were identified. It was noted there are no rules or zoning requirements for property owners with less than 250 animals. NCDEQ reported the property was in good shape, the pigs and pigpen appeared to be well maintained, the animals had water and appeared to be well fed. If the pigpen is within the NCDOT right-of-way, then it is an issue to be addressed by NCDOT. The Town's code enforcement officer is checking the location of the pig pen in relation to the right-of-way.

Administrator Dungee commented it might be good gesture for the property owner to relocate the pigpen to the rear of the property. Mr. Maynard responded he has 14 pigs on 1.81 acres and the pigpen will stay where it is noting the Right to Farm Act. He stated the only requirement is the pig pen must be 50 feet from any creek, but there is no creek on the property. A meeting attendee commented it was not fair to ask him to change his farm. Another meeting attendee commented that it has a pig odor. It was noted the Town must follow the law.

**D. CITIZENS COMMENTS**

\*James Davis, 6008 Blue Lantern Road, asked the Council if they would want pigs next to their houses. Mayor Morgan responded he understands the concerns, but NCDEQ inspected the property and found no violations. The Town must accept the NCDEQ report. A meeting attendee expressed concern about waste seeping into the watershed. Councilwoman Wrenwick asked if NCDEQ looked at waste products. Administrator Dungee responded NCDEQ did not find any issues with waste. Councilwoman Wrenwick commented if in the future waste is not taken care of and disposed of properly, the Town can ask for another inspection by NCDEQ.

\*Administrator Dungee made an announcement regarding the Senior Luncheon. If anyone aged 60 and older is interested in attending this year’s luncheon to contact the Town Hall to make sure they sign up.

**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 November 16<sup>th</sup>.
- The Town Hall will be closed for Thanksgiving on November 23<sup>rd</sup> & 24<sup>th</sup>.
- The next Town Council Agenda meeting will be held on November 27<sup>th</sup>.
- The next Town Council meeting will be held on December 4<sup>th</sup>.

Meeting adjourned.

Submitted By:

Approved By:

\_\_\_\_\_  
Cam Dungee, Town Administrator

\_\_\_\_\_  
Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)