



Town of Sedalia

Planning Board Meeting / Town Hall

June 20th, 2024 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:07 pm 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 Marian Jeffries (Vice-Chair), Robert Jones, Alfred Walker, Jay Riehle, and Brenda Walker.

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

B. MOTION to approve the minutes from the May 16th Planning Board meeting was made by Planning Board Member Jay Riehle and seconded by Planning Board Member Robert Jones. Motion carried.

C. DISCUSSIONS/REPORTS

I. Sedalia Collector Street Plan

Craig McKinney, from the Greensboro Department of Transportation, presented a report about the Sedalia Collector Street Plan.

The Greensboro Urban Area MPO, led by the Greensboro Department of Transportation, oversees transportation planning, including the City of Greensboro, Guilford County, and the North Carolina Department of Transportation. The MPO's policy board, the Transportation Advisory Council (TAC), adopted the 2023 Thoroughfare & Collector Street Plan on May 10, 2023. This plan includes changes for Sedalia, suggesting that the current US 70 section could be downgraded when the new US 70 bypass is built. NCDOT planner Craig McKinney is seeking funding for this project in the 2026-2035 State Transportation Improvement Program.

Sedalia has been provided with the new map and a list of road changes for review and potential adoption, dependent on future land development. The Sedalia Planning Board will review and make a recommendation to the Town Council.

Vice-Chair Marian Jeffries stated that in 2006, the GDOT submitted a street plan for the town's review, allowing any revisions to be made that the town saw fit. After much discussion and planning, the Planning Board sent an email to GDOT with suggested revisions but did not receive a response. This led to the town administrator calling the

Greensboro Department of Transportation, where they were informed that the town's revisions were rejected.

The Planning Board prefers GDOT to alter the road route to direct traffic around the town rather than through it, due to Sedalia's small-town nature. Vice-Chair Marian Jeffries questioned why the Greensboro DOT asked for suggestions if they did not plan on adhering to them.

Craig McKinney stated that the plan is not finalized; however, the department felt the town's requests were beyond what they could accommodate at the time. Since the town plans to create a Town Park and a Downtown area, he believes the road plan could be beneficial.

As this plan is not set to begin soon, he suggests more frequent check-ins between his department and the town to make needed revisions. McKinney emphasized that his proposed collector street plan is not set in stone and is simply a way to outline their plan.

II. Sedalia Street Sign Regulations

The Planning Board is continuing conversations about the inclusion of specific wording to the Town's Development Ordinance.

Planning Board members recommended adjusting Section 6-1.5 of the Town's Development Ordinance

(2021) to include:

- Informational, Commercial, and Directional signs of all sizes need to be approved by the Town Council, on a permit basis.
- Sign limits on public and private properties.
- An established permit system for business promotion within Town limits.
- More specific speech regarding the type of zoning in which these changes should be held, "In all zoning districts, the requester would need to have a drawing specifying the dimension of the sign and apply for a permit."

The following information addresses the commercial sign located at the corner of US 70/Burlington Road and Rockhurst Drive. The lot is zoned AG/RS-40. Note: If one of these options is selected, the Town probably should consult with the County and/or lawyer to ensure it is legal.

- **Option 1:** The Guilford County planner suggested revising the definition of a billboard. Both the county and town define a billboard as a freestanding sign for information or advertising, erected as a principal use. The Town's Development Ordinance allows billboards in Highway Business (HB), Light Industrial (LI), or Heavy Industrial (HI) zones, but not in the US 70/Burlington Road Scenic Corridor. To comply, the sign would need to meet development standards or the ordinance would need revision.
- **Option 2:** If the Town does not change the definition of a billboard or make other ordinance revisions, it could declare the sign a "non-conforming sign." However, non-conforming signs must have existed before July 1, 1998, which the current sign

does not. Alternatively, the Town could create an “Off-Premise Sign” category, which could be prohibited, allowing existing signs to remain as non-conforming.

- **Option 3:** If the Town permits this sign and allows other off-premise signs, it could add them to the list requiring a permit. Most zoning districts have specific sign requirements, except Agriculture (AG), Residential Single Family (RS), and Residential Multi-Family (RM). Detailed requirements for these zones would need development. Additionally, there are restrictions on signs near historic districts and properties listed in the National Register of Historic Places.

The Planning Board is in favor of pursuing option three, with the pursuit of the “Table 6-12: Specifications for accessory free-standing signs requiring a permit” being updated.

Planning Board Member Jay Riehle made a motion to approve option three for the Sedalia sign regulations and pursue that the Town update Table 6-12: Specifications for accessory free-standing signs requiring a permit. Upon completion of the update, the Planning Board will revisit the discussion.

Planning Board Member Alfred Walker seconded this motion. It was voted for approval by a 5-0 vote.

D. CITIZENS COMMENTS

Karen Thorne, Planning Board Chair or Whitsett, NC –

Gibsonville is adding duplexes and apartments, which are causing their citizens to drive through Whitsett and Sedalia. As both communities are pretty small, accidents along 40 cause a tremendous amount of traffic within both communities. Therefore she empathizes with Sedalia’s hesitance on the Sedalia Collector Street Plan causing more of a disturbance to the area.

Whitsett also works alongside Guilford County Planner, Aaron Calloway, and found that the Whitsett and Sedalia ordinances on the subdivision process is similar, but isn’t very specific, especially for minor subdivisions. Alongside Aaron Calloway, the town of Whitsett came up with a good solution to their ordinance, adding that minor subdivisions don’t have to have a public hearing, nor do they have to do a 30-days’ notice to the planning board. Their citizens would simply have to pick up the DCC, and work with Aaron Calloway for the rest of the process for final approval, to be signed away by the Town officer, after a quick review.

Their Planning Board meets the first Tuesdays at 6 o’clock.

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 June 24, 2024
- The next Town Council meeting will be held on July 1, 2024

- The next Planning Board meeting will be held on July 17,2024

Meeting adjourned.