



Town of Sedalia

Planning Board Meeting / Town Hall

September 21, 2023 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:00 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, and Jay Riehle (alternate). Jay Riehle was seated as a replacement due to an absence.

Absent: Rory Richmond, Alfred Walker, and Brenda Walker.

A. MOTION to approve the agenda was made by Planning Board alternate member Riehle and seconded by Planning Board member Jones. Motion carried.

B. MOTION to approve the minutes from the July 20th meeting was made by Planning Board member Jones and seconded by Planning Board alternate member Riehle. Motion carried.

C. Guests/Reports/Discussions:

I. Sedalia Collector Street Plan

Vice-Chair Jeffries reported the Council has asked the Planning Board to propose options to the Sedalia Throughfare and Collector Street Plan that might help to minimize impacts to resident properties from proposed construction. She commented that the connector road between Painter Lakes Road and Creek Lane could be shifted north and connect to Sedalia Road opposite Keswick Road. Planning Board alternate member Riehle added this connector road could go north and connect to Sedalia Road across from Gantwood Lane. Either would avoid impacts to resident properties on Bogues Way. For the proposed connector from Blue Lantern Road to Knox Road, Planning Board member alternate Riehle suggested connecting Simmons Lake Road to Burlington Road. Alternatives for Rockhurst Drive to Blue Lantern Road were unclear. Concerns were expressed regarding the Rock Creek Dairy Road extension, and it was questioned whether this road could be located outside of the Town's boundaries and connected to Sedalia Road.

Planning Board member Jones commented he thought it was decided to send a letter and copy of the plan to all affected property owners. He felt the Planning Board should wait to hear what the affected resident's concerns are prior to further discussion.

II. Discuss Creating a Town Policy on Accepting Housing Moved from Another Location

Vice-Chair Jeffries stated there will be hearing regarding the property where the house was brought in on a trailer. There are several violations that will be addressed, a nuisance ordinance violation, minimum housing, and the lack of Development Clearance Certificate (DCC) from the Town. She added the town learned that there are two areas on the property that are suitable for septic. Also, the Town cannot require an inspection of the house. Code Enforcement Officers Tristan Smith and hopefully the owner, Brandon Emory will attend the hearing to discuss all the violations.

She added the Council has asked the Planning Board to develop an ordinance that could potential prevent or regulate similar issues in the future. Generally, it may include the house is removed, then the property owner must go through the process of getting the required DCC and proper inspections. It was noted this process was not followed in this case.

Resident Anthony Maynard stated he does not understand why the owner has not received a cease-and-desist order since the property is in violation. Also, the property owner has constructed a privacy fence but has not received a permit for it from Guilford County. Vice-Chair Jeffries responded the Town knows there is a violation and therefore the DCC has not been granted, but according to the Town's ordinance there are steps that must be followed. The property owner cannot get any permits without the DCC. The Town will know more following the hearing. She stated she understands the meeting attendee's frustration, but the Town must work through the process and the hearing will determine how to move forward.

Planning Board member Jones commented that the Town is taking steps to address the issues, but there should be a time limit in how long the house remains on the property. The property owner mentioned he has other property to which he could relocate the house. He suggested the house be removed first then the property owner can start the process. He added the longer the house remains on the property the more it appears that the Town is allowing it.

III. Nuisance Ordinance Review

Vice-Chair Jeffries reviewed the draft nuisance ordinance regarding the sections on vegetation. The draft ordinance includes provisions to allow residents to revegetate their property and, in some circumstances, allows adjacent property owners to have some input. A meeting attendee asked why the draft ordinance is proposed. Vice-Chair Jeffries responded that a resident who is also a Council member was allowing a part of their property to return to forest to create a buffer, but a violation case was opened about the vegetation growth. Mr. Maynard commented that fences also should need permits and neighbors should be able to provide input on the fence type.

Planning Board alternate member Riehle stated intent, precedent, and transfer of ownership needs to be considered. For example, what if a right-of-way has been maintained adjacent to a property, but is not owned by the property owner. The previous property owner maintained it, but now the new property owner is allowing the vegetation to grow. He asked how this would be handled. Planning Board member Jones added it is

important to know the property owner’s intent before moving forward with enforcement. Vice-Chair Jefferies noted the Planning Board will need to address intent, precedent, and transition of ownership in the ordinance.

MOTION to review the existing draft nuisance vegetation ordinance and develop another draft to move forward by Planning Board alternate member Riehle and seconded by Planning Board member Jones. Motion carried.

Vice-Chair Jeffries noted the Planning Board will review fencing as well.

IV. UNC School of Government – Module Review

The Planning Board could not access the UNC School of Government’s Planning and Development Regulation E-Learning Library so review of the module was postponed.

D. Citizens Comment

*No comments.

E. Announcements

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

- The next Town Council Agenda meeting will be held on September 25th.
- The Sedalia Park & Walking Trail Steering Committee meets on September 28th at 7 pm.
- The next Town Council meeting will be held on October 2nd.
- The Sedalia Fall Litter Sweep will be on October 14th starting at 9 am.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date