



**SEDALIA TOWN COUNCIL MEETING
SEDALIA TOWN HALL
6121 Burlington Road
July 11, 2022
7PM**

Minutes

- **OPENING:** The regular scheduled meeting for the Town of Sedalia was called to order at 7:00 pm at the Sedalia Town Hall by Mayor Morgan.
- **PRAYER:** Time was allotted for silent prayer and meditation.
- **PLEDGE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman O. Jones, and Councilwoman Wrenwick.

A. MOTION to approve the agenda with the removal of item IV (Planning Board Member Appointment) was made by Councilwoman Wrenwick and seconded by Councilwoman O. Jones. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

C. DISCUSSIONS/REPORTS/GUESTS

Open Public Hearing

I. Rezoning Case #22-05-SEPL-03157 (6050 Burlington Road)

Mayor Morgan opened the public hearing on the rezoning case. After the report, all interested parties were given an opportunity to be heard. Each person was allowed 3 to 5 minutes to speak in favor of or in opposition to the proposed rezoning case.

Aaron Callaway, Guilford County Planning and Development Department, presented the rezoning case. The applicant is Mr. Patel, and the property owner is Mr. Hancock. Mr. Callaway presented information from the County staff's report. Burlington Road in front of the property currently has 8,600 daily vehicle trips. The property is within the Lake Mackintosh watershed and the Sedalia Scenic Corridor Overlay District. The property is in the McLeansville fire district. Under the previous Land Use Plan (2015), the property was classified as Commercial. However, the current Land Use Plan (2022), classifies the property as Residential. Guilford County staff recommends approval since the property is adjacent to existing commercially zoned property with uses (service station and beauty shop) permitted in the LB district. If approved, the Land Use Plan would need to be amended to change the land use classification from Residential to Commercial. If the request is granted, the modular home can be used only as a caretaker residence.

Mayor Morgan asked why the area with the modular home does not remain residential. Mr. Callaway responded caretaker residences are permitted in the LB district. However, only someone that manages the gas station could live in the residence. Councilwoman Wrenwick

asked a question regarding the scenic corridor. Mr. Callaway explained that the Sedalia Scenic Corridor Overlay District is designed to protect visual quality standards.

Mayor Morgan asked what the plan for the property is and about water and sewer service for the property. The owner responded the property has city water from Greensboro. Mr. Garrett Neal, Project Manager, responded they are reviewing the septic system. The applicant is looking to construct a convenience store. It's been approved for two bathrooms, and they are planning to have two gas pumps installed. Councilwoman Wrenwick asked what the septic system capacity is. Mr. Neal responded for convenience stores capacity is determined by the number of pumps, not a person capacity. Mayor Morgan asked if the benzene leak from years ago had had been fully resolved. Mr. Neal responded no Phase 1 Environmental study has been completed yet. However, the applicant will follow all State, County and Local rules or ordinances.

The floor was opened for questions and to provide an opportunity for those to speak in favor of or against the proposed rezoning. Planning Board member Jones commented that the Sedalia Planning Board does recommend approval.

Robert Hancock, property owner at 6050 Burlington Road, provide a summary of the project history. The applicant contact him a while back because he wanted to construct a gas station, but more land was needed to meet new setback requirements for the pumps and the need for 0.25 acres or approximately 10,000 square feet for grease trap and septic. The applicant needed more land on left side of the property. He wanted to use the existing septic tank to meet the demands. It was suggested the applicant purchase the one acre with the modular home. The modular home could be used for storage or as a caretaker residence. Mr. Hancock did not want to provide more land because it could be sold later. The applicant has already purchased the store property, he just needed more space to create some frontage, and needed a repair area.

MOTION to approve the rezoning of case # 22-05-SEPL-03157 with the continuation of the Sedalia Scenic Corridor Overlay restrictions was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

Close Public Hearing

II. Code Enforcement Report

Chris Curry, Alliance Code Enforcement, was unable to attend the meeting. Mr. Curry provided a written report for each case in the Town. The following is a summary of the report.

At **6259 Burlington Road**, renovation of the burned structure has halted; the property appears to have been abandoned. Also, a case was opened due to an overgrown lot. The owner is deceased. Research will be done to locate the heirs and a Work Order will be submitted to have the grass cut. At **6117 Burlington Road**, case opened due to minimum housing violation, junk vehicle and open storage. The owner has been advised what needs to be done to bring the property into compliance. Some improvements have been made, but additional cleanup is needed. At **6309 Rolling Acres Drive**, case opened due to minimum housing violations and an overgrown lot. Portions of the structure are missing siding and

structures on the property are open to animals and/or vagrants. A Notice of Hearing will be sent.

At **6103 Gateway Drive**, case opened due to disabled vehicle, and junk and brush pile. The disabled vehicle has been removed and the owner continues to clean up the junk and brush pile. At **401 Sedalia Road**, case opened due to multiple nuisance vehicles. Hearing was held and additional time allowed for vehicles to be repaired, covered, or removed from the property. Two vehicles remain in violation and a Notice of Tow will be prepared.

At **6052 Burlington Road**, case was opened due to overgrown lot. Repeated notices have been sent and the property remains in violation. The owner has been advised if the property remains in violation a Work Order will be submitted to have the lot mowed and the owner billed. At **203 Simmons Lake Road**, case opened due to overgrowth on a vacant property. Notice of Violation was sent; the property remains in violation. A Work Order will be submitted to have the property mowed and the owner billed.

Case abated and closed at **604 Rockhurst Drive** (nuisance vehicle), **312 Grand Oaks Drive** (fallen fence), **606 Rockhurst Drive** (open storage/fallen fence), **6124 Burlington Road** (overgrown lot), **6255 Burlington Road** (fallen tree), **6202 Creek Lane** (overgrown lot), **902 Rockhurst Drive** (overgrown lot), **606 Morgan Summers Road** (disabled vehicles), **6137 Blue Lantern Road** (inoperable vehicles), **809 Rockhurst Drive** (burning trash), **6258 Burlington Road** (overgrown lot), **800 Rockhurst Drive** (overgrown lot), **218 Simmons Lake Drive** (overgrown lot), and **212 Martingale Drive** (tractor-trailer on street).

III. Sedalia Town Council Member Appointment (Michael Sharpe)

Mayor Morgan stated due to the resignation of Ms. Valerie Jones, the Town Council needs to appoint someone to serve out her remaining term until the November 2023 election. Mr. Michael Sharpe has agreed to fill the vacancy.

Mr. Sharpe stated he is honored to have been asked to be on the Town Council. He used to live in Elon and has lived other places close by. After moving to Sedalia, he took an interest in the community and the character of the community; it reminds him of home. He participated as a member of the Sedalia Land Use Plan committee. He was somewhat surprised that others hadn't stepped up to serve in the Council seat. He is new to the community, but he is interested in being part of how the town grows in the near future.

MOTION to appoint Michael Sharpe as Councilman to the Town Council was made by Councilwoman O. Jones and seconded by Councilwoman Wrenwick. Motion carried.

IV. Planning Board Member Appointment

Item removed from the agenda.

V. Vote on Revised Carey Sounds Audio/Visual Proposal

Clerk Dungee reported the Town received the amended audio/visual proposal. There was a presentation during the last meeting, so this time was wouldn't include all the details of

each piece of equipment. However, she did include that the system would allow people to attend Town meetings online via Zoom, and all parties in person and online would be able to clearly hear each other. A camera, another TV, microphones, and speakers will be included with the set-up. Once the proposal is approved and the deposit is received, the equipment will be ordered. Installation could be a week or less after equipment is received.

MOTION to approve the audio/visual proposal by Carey Sound was made by Mayor Pro Tem Faison and seconded by Councilwoman O. Jones. Motion carried.

D. CITIZENS COMMENTS

*A meeting attendee asked why item IV was deleted from the agenda. It was noted the Planning Board must review the application and submit a recommendation to the Town Council. The Planning Board will be reviewing the application at their next meeting.

*Anyone interested in joining the Planning Board or volunteering for the Founder’s Day Celebration event, please contact the Town Hall.

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 July 21st.
- The next Town Council Agenda meeting will be held on July 25th
- The Sedalia Founder’s Day event will be held on August 6th from 11 am to 3 pm
- The next Town Council meeting has been rescheduled to August 8th.

Meeting adjourned.

Submitted By:

Approved By:

Cam Dungee, Town Clerk

Howard Morgan, Mayor

Date

(SEAL)