



Town of Sedalia

Planning Board Meeting / Town Hall

March 20, 2024 / 7:00 PM

Planning Board Meeting Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Chair 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, Tyler Thomas, and Brenda Walker.

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

B. MOTION to approve the minutes from the January 16th Planning Board meeting was made by Planning Board Chair Jay Riehle and seconded by Planning Board Member Tyler Thomas. Motion carried.

C. DISCUSSIONS/REPORTS

I. Development Ordinance "Update on Research from Gibsonville Ordinance" - Educational workgroup of reviewing the Town of Sedalia Development Ordinance

The Board has been reviewing the Town of Sedalia Development Ordinance as an ongoing practice to familiarize each member with the ordinance as well as to ensure that the ordinance is up to date and encompasses the Town's current vision. The Board started with section 1-3 – 1-6 were all read aloud by individual board members. It was noted that Gibsonville added a section to the end of their equivalent section which read "Whenever regulations imposed by this ordinance are less restrictive than regulations imposed by any governmental authority through regulation rule or registration the regulations imposed by that authority shall govern regardless of any provision of this ordinance no land shall be developed or used in and no structure shall be erected or maintained in violation of any state or federal regulation." Chair Jay Riehle asked if the Board wanted to consider adding something like this to the Sedalia Development Ordinance as a precautionary measure. There was further discussion regarding the wording of parts of this section. Chair Riehle stated that he would set up a meeting with Brandon, the Planning Board member from Gibsonville whom he had spoke with previously to get more clarification on this portion of the ordinance. He also mentioned that he would speak with the Sedalia Town Administrator to have this broken down in more plain text for better understanding. There was further

discussion regarding the clarification of what this section actually means and how it affects the ordinance as it stands.

Ashlie Thomas – 6213 Bouges Way, was in attendance and asked if she could clarify from her understanding of the text. “It is my understanding that this is not intended to change anything that is set forth by the government or any governmental authority. However, if what has been set by the governmental authority is less restrictive than this ordinance then you go with the decision / governance of that governmental authority.

Vice-Chair Jeffries responded by asking if this means that the final decision would be to go with the governmental authority to which Ashlie Thomas replied, “so basically it is saying that the governmental authority has the final say.”

Vice-Chair added that this would only come down to this if somebody challenged our ordinance?

Chair Riehle stated that this makes sense but if this clause applies to the entire ordinance, then the State of NC could come in and implement things.

Vice-Chair Jeffries added that she was sure that the ordinances are a collaborative effort between the State and each Town.

Section 1-7 was read aloud by Chair Riehle, he added that this section feels like a “cover yourself” kind of statement.

There was further discussion regarding the methods of collaboration to develop State and Governmental Ordinances.

Section 1-8 was read aloud to which Chair Riehle stated that he believed this to be another “Cover yourself” statement to protect the Town. Vice-Chair Jeffries added that she felt it would be a good idea to have someone else take a look at these sections to see if adaption is needed. Chair Riehle said he would spend some time outside of the meeting to comb back through these sections.

Board Member Tyler Thomas added that he looked over the Guilford County Development Ordinance and he found that the Town of Sedalia’s mirrors their document very closely and that their ordinance was updated about 5 years ago.

Board Member Alfred Walker added that the Town of Sedalia needs to decide whether to follow the Town of Gibsonville Development Ordinance or the Guilford County Development Ordinance when making updates moving forward.

Chair Riehle noted that the Town of Gibsonville opted to remove a section from their Development Ordinance titled “Urban Plan Development”, a section that still exists in the

Town of Sedalia Development Ordinance.

Vice-Chair Jeffries added that when considering which plan to follow for updates Gibsonville does fall partially under Guilford County and Partially under Alamance which is potentially the cause for the difference in how their Development Ordinance is written.

Sections 1-9 and 1-10 were read aloud. It was noted that they were both the same as observed in the Town of Gibsonville's Development Ordinance.

II. II. Review Planning Board Basics – Town Administrator Dungee provided this via email as a refresher for existing and update for new Board Members

Chair Riehle stated that this was originally introduced at the January meeting. This packet was sent via email by the Town Administrator for review. He asked that the Board look over this packet on their own time and they will discuss any questions and or comments at their next meeting.

III. Sedalia Strategic Plan workgroup – Creating a formal plan for progress in collaboration with the Council and Town Hall Staff.

Vice-Chair Jeffries stated that there used to be a layout where everyone was assigned and designated as the head person for different projects. This seemed to make it easier for us to accomplish goals and get stuff done when we had point of contact.

Chair Riehle added that he recently found a neighborhood that aesthetically looked and felt like the desired type of neighborhood that the Town of Sedalia aspired to grow to with the large tracks of land for sale. This neighborhood is located on High Rock Rd headed to Reidsville. He stated that the homes are on larger plots of land with .5-1 acre lots and the price ranged from \$500s-\$600s.

D. CITIZENS COMMENTS

Board Member mentioned that he had received a spam email from what looked like Chair Riehle asking for money and wanted to alert the Board to be mindful of spam emails that are becoming more common.

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 March 31, 2025
- The next Town Council meeting will be held on April 7, 2025
- The next Planning Board meeting will be held on April 17, 2025
- Spring Litter Sweep will be Saturday April 26th at 9am

Meeting adjourned at 8:17pm