



Town of Sedalia
Planning Board Meeting / Town Hall
April 17, 2025 / 7:00 PM

Planning Board Meeting 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 Jay Riehle (Chair), Marian Jeffries (Vice-Chair), Alfred Walker, Brenda Walker and Tyler Thomas.

A. MOTION to approve the agenda with changes to remove the discussion topic III regarding the Strategic Plan and replace that with review of the Land Use Plan Amendment Map was made by Planning Board Member Vice-Chair Jeffries and seconded by Chair Riehle. Motion carried.

B. MOTION to approve the minutes from the March 20th Planning Board meeting was made by Chair 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 presented by Chair Riehle.

1-11 Official Zoning Map – Town of Gibsonville Development Ordinance

1-11.1 through 1-11.2 was read aloud by Vice-Chair Jeffries.

The next sections 1-11.3 through 1-11.5 were read aloud by Planning Board Member Alfred Walker.

Chair Riehle added that the section noted as 1-11 in the Gibsonville Development Ordinance falls under section 1-10 in the Sedalia Development Ordinance. 1-11.1 is a bit lengthier in the Gibsonville Ordinance than the Sedalia Ordinance and the wording is slightly difference. Both are saying the same thing, essentially just one is wordier.

Gibsonville's 1-11 includes the following statement which is difference from Sedalia's Ordinance, "And as shown on the official zoning map which together with all explanatory manner there on is hereby adopted by reference and declared to be part of this ordinance."

Vice-Chair Jeffries added that due to part of Gibsonville being located within the Alamance County jurisdiction, that may be the reason for the difference in wording because Sedalia falls solely under Guilford County, this may be why we do not have that clause.

1-11.2 is the same between both ordinances. 1-11.3 for Gibsonville has been condensed to one line. Sedalia does have that same line but Sedalia's seems to be a little more expansive. Gibsonville's 1-11.4 is the same as Sedalia's, the Gibsonville 1-11.5 is slightly different "regardless of the existence of purported copies of the official zoning map which may time to time be posted, the official zoning map which shall be located within the Town Hall." Sedalia's does not have this exact wording. Vice-Chair Jeffries added that the Sedalia version does however state that "Any unqualified changes shall be considered a violation of the ordinance." Board Member Alfred Walker added that the Town Clerk can certify the official copy. Chair Riehle stated that he doesn't feel it is a bad idea to have the wording quoted above from the Gibsonville section added to the Sedalia ordinance just for additional support. There was discussion regarding what is considered "official" and who has the power to make documents like this official. Ashlie Thomas 6213 Bogues Way asked the Board if the Town Council would be the ones to designate something "Official" for the Town? Vice-Chair confirmed that the Council would oversee designating things as "Official" for the Town and that the Clerk/Administrator would create the document and sign and stamp the document. Vice-Chair Jeffries asked whether changes to the map needed to be approved by Guilford County prior to making changes. Board member Alfred Walker added that he doesn't see a need for change to add the line from the Gibsonville Ordinance, but he would go with the majority of Board.

1-11.6 Map Damage and Replacement – This section was read aloud by Chair Riehle. The Board agreed to leave this section as is.

1-11.7 Replacement of Official Zoning Map – This section was read aloud by Chair Riehle. The Board agreed to leave this section as is.

1-11.8 Town/City Limits - contains 8 sections for Gibsonville and 9 for Sedalia. The difference is that Sedalia's Ordinance has an additional section which includes "water sheds". It was also noted that section D is different between the two ordinances. Each section was read aloud by Chair Riehle. There was discussion lead by Chair Riehle and Board Member Brenda Walker regarding whether EJTs would be affected by an impending State House Bill. It was unclear to the Board the status of the Bill, Chair Riehle made a note to look further into this.

Tyler Thomas added that the Town of Sedalia does have a water shed protection program which was put in place approximately 25 years ago and it was based on a state model to comply with basic state requirements. It was decided that this would be left as it is in the Sedalia Ordinance.

Gibsonville has an Annexation section which Sedalia does not have. This was read aloud by Chair Riehle.

1-11.3 Annexation (Gibsonville)

"If any portion of the territory subject to county jurisdiction under this Ordinance shall be annexed by a municipality or taken into a municipality's extraterritorial jurisdiction by an act of the General Assembly or in accordance with NCGS 160A, Article 4A or NCGS 160A-360, county regulations and powers or enforcement shall remain in effect until:

- (A) The Municipality has adopted regulations for said annexed or extraterritorial area;
or
- (B) A period of sixty (60) days has elapsed following the effective date of annexation or extension of extraterritorial jurisdiction.

Vice-Chair Jeffries asked whether Sedalia could benefit from adding this as the Town is considering annexation of a piece of land just outside of the Town jurisdiction along Bethel Church Rd.

Chair Riehle reread a portion of the clause for clarification. He agreed that this may be a good section to add to the Sedalia Development Ordinance. The Board all agreed that it would be a good idea to propose to the Council that this be added to the Sedalia Development Ordinance.

1-12 Severability – in comparing the Gibsonville version to the Sedalia version, they appear to be the same.

II. Review Planning Board Basics presented by Chair Riehle.

Chair Riehle asked if everyone had looked at the packet detailing the role and duties of the Planning Board and if there were any questions regarding this information. Tyler Thomas spoke up and confirmed that he has read this packet and has a clear understanding of this information. Chair Riehle added that he glanced over the document, and it contains good information that is important and helpful to know.

III. Sedalia Land Use Plan Amendment presented by Chair Riehle.

Chair Riehle stated by bringing the Board up to speed with the Land Use Plan Amendment. He stated that the Town is looking to update the current Land Use Plan, and they are doing so with the assistance of Jesse Day from PTRC. He spoke about the concerns about the initial map and the resolution to make the suggested updates. He showed the map in the screen and went over the sections and what each color meant. He also reiterated that this is not a map to show what land has been sold and that this is a proposed map which shows zones and the proposal for the town center.

Chair Riehle also showed on the screen the copy of the Land Use Plan which shows the edits in Green and Red for clarity. He read each section to be changed aloud. Chair Riehle added that 30% of the total area is to be designated mixed use commercial. This is a part of the requirement to move forward in the water and sewer process. The Town Administrator was notified that this must be filtered through the Planning Board, who will then make a recommendation to the Town Council to adopt this amendment.

The Board asked for copies of this Land Use Plan as it was a last minute add on, and the other members didn't have a copy to view. Chair Riehle pulled up the initial email from Administrator Dungee to forward this document to everyone and he read aloud the message for the record from Administrator Dungee regarding the intention of this document. Her email read "It's the amendment to the Land Use Plan, definition changes and the map that we discussed at the last Council meeting. We need to hold a public hearing on

May 5th and (because it needs to be done by May 5th) and we'll need a written recommendation from the Planning Board. One main thing to reiterate is that the map is NOT a zoning map! The orange color areas are more of a 'project study area' so that not all parcels will be included in the development. The hash line areas outlined in pink are the town center's study areas, nobody's land has been sold."

This email and attachment was forwarded to each member of the Planning Board for further review. Chair Riehle asked if the Board wanted to take time during the meeting to review or if they preferred to take time to review and respond later. He also mentioned that this is needed before the upcoming meeting to remain on track for the public hearing scheduled for May 5th. Board Member Tyler Thomas added that he is fine to look it over during the meeting. He mentioned that it would be helpful to have an overlay of the two maps to easily identify the changes that were made.

The Board agreed to review this during the current meeting. Everyone took some time to read over the email and view the attachments to familiarize themselves with the information. Tyler Thomas added read a portion of the Land Use Plan proposed change aloud for clarification

"New commercial development in Sedalia is to be located within designated mixed-use activity centers, to maintain the historic and aesthetic integrity of main thoroughfares and entranceways into Sedalia, to reduce traffic congestion, and to avoid strip development."

It sounds like this is regarding county water and sewer, correct? Chair Riehle confirmed that this is true. Tyler stated that he is good with that, and he agrees with that statement. Board Member Alfred Walker added that he too agreed with this information. Chair Riehle made the motion to approve the amendment for the Land Use Plan for the Commercial and Institutional services. Tyler Thomas seconded the motion. The Board unanimously agreed. The motion was carried.

Chair Riehle stated that he would speak with the Town staff to get more information on what specifics are needed to create an official recommendation and he would prepare and submit that information.

D. CITIZENS COMMENTS

Vice Chair Jeffries asked whether there were any updates on the Goodall property if the burning would be approved. Chair Riehle stated that he had no updates, Tyler Thomas added that it is his opinion that if the County is able and willing to burn the home as a demonstration at no cost to the Town that would be his recommendation. Why spend thousands of dollars and place a lien on a home when the goal can be accomplished in a different way that costs the Town nothing. Alfred Walker added that if the family (property owners) are in favor of the burn, he doesn't see a problem with it. Chair Riehle added that his initially had mixed feelings regarding this because it has been going on for two years. There was further discussion regarding the process, costs and historical violations of this property. Tyler brought up the point of potential for other cases like this in the future. Why would taxpayers be responsible for this bill on the front end when there is no real recourse for getting that money back. Let's say the Town spends \$20k- \$30k on a demolition project

and it may take 20 years before the Town gets that back. Whereas the County Fire Department says, hey we can burn it down as a training exercise, even though we still must wait for it, that would accomplish the goal without the people of the Town having to pay for it. There was further discussion regarding the GTCC Fire Training program.

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 April 28, 2025
- The next Town Council meeting will be held on May 5, 2025
- The next Planning Board meeting will be held on May 15, 2025
- Black Heritage Day Event at Charlotte Hawkins Brown June 14, 2025

Meeting adjourned at 8:17pm

Jay R.
Chair Riehle

8/21/25
Date

Drew Clark
Submitted by Drew Clark

8/21/25

