



**SEDALIA TOWN COUNCIL MEETING  
SEDALIA TOWN HALL  
6121 Burlington Road  
June 5, 2023  
7PM**

**Minutes**

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- **CALL TO ORDER:** 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 & MEDITATION:** Time was allotted for silent prayer and meditation.
- **PLEDGE OF ALLEGIANCE:** Time was allotted for pledge to the U.S. Flag.
- **ROLL CALL:** Mayor Morgan, Mayor Pro Tem Faison, Councilwoman Jones, Councilwoman Wrenwick, and Councilman Sharpe

**A. MOTION** to approve the agenda with the addition of a discussion regarding the legislative grant was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.

**B. MOTION** was requested to approve the minutes from the April 24<sup>th</sup>, May 1<sup>st</sup>, and May 22<sup>nd</sup> meeting. A few Council members had not reviewed the minutes from the May 22<sup>nd</sup> meeting. It was suggested to entertain a motion on May 22<sup>nd</sup> meeting minutes at a later date.

**MOTION** to approve the April 24<sup>th</sup> and May 1<sup>st</sup> minutes was made by Councilman Sharpe and seconded by Mayor Pro Tem Faison. Motion carried.

**C. GUESTS/REPORTS/DISCUSSIONS**

**I. Code Enforcement Report**

In the absence of Chris Curry, Clerk Dungee provided the report on active and abated cases.

- **6057 Burlington Road**, junk and debris in the backyard, and a vehicle that appears to be inoperable. Case abated and closed.
- **915 Rockhurst Drive**, open storage of junk and debris, and junk vehicle that appears inoperable. A Notice of Hearing will be sent.
- **911 Rockhurst Drive**, junk pile of debris of trees and limbs. Case abated.
- **809 Rockhurst Drive**, open storage of debris in front yard and a vehicle filled with junk and debris. Case abated.
- **6124 Burlington Road**, vegetation overgrown more than 24 inches. If needed, a work order to have the vegetation cut will be submitted.
- **6229 Burlington Road**, junk and debris from a fallen mailbox that appears to be vandalism. Case abated and closed.

- **6259 Burlington Road**, vegetation overgrowth more than 24 inches. Case abated and closed.
- **6270 Burlington Road**, overgrowth and fallen tree. Case abated and closed.
- **6231 Burlington Road**, vehicle(s) with expired tags and torn vehicle cover. The debris has been cleared, but the vehicle(s) remain in violation.
- **6309 Rolling Acres Drive**, overgrowth on storage building and overgrown lawn. A work order will be submitted to have the lawn cut. The house went to the bank, and the house is being renovated.
- **6157 Blue Lantern Road**, open storage of furniture and overgrowth. Case is closed. However, a new notice will be sent regarding the burning of the couch.
- **6155 Blue Lantern Road**, open storage and overgrowth. Case abated and closed.
- **6101 Blue Lantern Road**, junk vehicle and overgrowth. A Notice of Hearing will be sent.
- **6144 Blue Lantern Road**, zoning complaints of individuals living in an RV that is stored on the property. The property owner assured that no one is living in the RV. This case is now closed, the RV is located behind a privacy fence.
- **5912 Blue Lantern Road**, junk and debris piles of limbs and brush for more than 30 days. Abatement has started. It was noted abatement has not started. The brush was moved behind the owner's house. Also, the property owner is clearing two lots and the debris is being placed behind the owner's house.
- **204 Martingale Drive**, junk, trash, and debris scattered over the property and nuisance overgrowth. Case abated and closed. The RV will be moved by the end of June.
- **905 Rockhurst Drive**, open storage of junk on a trailer.
- **6309 Jennie Drive**, junk vehicle that appears inoperable.
- **6307 Jennie Drive**, overgrown lot, junk/wrecked vehicle, and open storage. Abatement has started.
- **6217 Creek Lane**, open storage of junk, weeds and debris.
- **6143 Blue Lantern Road**, overgrown lot. Case abated.
- **6141 Blue Lantern Road**, overgrown lot.
- **6128 Blue Lantern Road**, overgrown lot.
- **6134 Blue Lantern Road**, overgrown lot.
- **509 Three Cedars Lane**, overgrown lot and junk vehicle.
- **505 Three Cedars Lane**, overgrown lot. Case abated and closed.
- **6004 #2 Blue Lantern Road**, nuisance junk vehicle(s). The property owner will abate the property. The property owner indicated a privacy fence will be installed.
- **6098 Burnside Drive**, nuisance tree limbs, junk and debris.
- **208 Cushman Street**, trailer parked on the road impeding traffic. Case is now abated and closed.
- **206 Grand Oaks Drive**, junk pile in the yard and on a trailer.

- **6009 Stewart Bend Road**, open storage of washer and dryer under carport. The Enforcement Officer spoke with property owner.

## **II. Sedalia Development Clearance Certificate Fee Increase**

Councilman Sharpe gave an update on the previous discussions concerning an increase on its Development Clearance Certificate fees to recoup the Town's cost in the process of applying for permits. He went over some of the fees for other jurisdictions. Guilford County's fees for a detached single-family home is \$150 and \$0.35 per heated square foot. Morehead City's fees are \$75 with an additional cost of \$0.20 per square foot. Mayor Morgan suggested the fees be on a sliding scale. For example, the fee for a storage building should be less than that for a home. Also, the Town needs to decide if permit fees will be doubled if work commences without the issuance of a building permit. Clerk Dungee commented on the current Development Clearance Certificate, the applicant can be the contractor or the property owner. If there is a penalty fee, then the Town needs to know who should pay the fine.

Councilman Sharpe suggested to increase the fee from \$35 to \$75 for single family site built, modular, and double-wide mobile home. Storage buildings have been considered a remodel/upfit and that fee is \$35. It was suggested to include another category that specifically includes storage buildings with the fee of \$35. For example, Guilford County has a category for accessory buildings, unheated additions, or unheated alterations.

Clerk Dungee asked the Council to review the Development Clearance Certificate to determine if any other fees need to be increased or decreased. It was noted the fee for a rezoning request for Guilford County is \$500; however, Sedalia's is \$750. Also, Morehead City has a fee for residential solar panels of \$150 and \$5 per panel. The Town will need to review its ordinance regarding solar panels to determine how to apply a fee.

## **III. New Planning Board Member Application**

Mayor Morgan reviewed the Planning Board's recommendation for Mr. Alfred Walker to become a Planning Board member. Mr. Walker is a resident of the town and has shown interest in the Town's development by participating in Town Council and Planning Board meetings, and the Town's retreat. Mrs. Walker, Alfred Walker's wife, is a current Planning Board member. It was noted that the constitution and bylaws do not address married couples serving concurrently on the Planning Board. During the Planning Board's interview, Mr. Walker stated he and his wife were capable of making their own decision and they respect each other's decision.

**MOTION to approve the Planning Board's recommendation for Mr. Walker to become a Sedalia Planning Board member was made by Councilwoman Wrenwick and seconded by Councilwoman Jones. Motion carried.**

Clerk Dungee administered the oath of office to Mr. Walker.

## **IV. Resolution Opposing Senate Bill 675**

Mayor Pro Tem Faison reported Senate Bill 675 proposes to eliminate extraterritorial jurisdictions. The Town developed a resolution opposing Senate Bill 675. The resolution

requests the bill be withdrawn from the Senate. Also, the negative impacts the elimination of extraterritorial jurisdiction would have on North Carolina residents and to manage growth of the state's municipalities should be discussed.

**MOTION to adopt the resolution stating the Town's disagreement with the removal of the extraterritorial jurisdiction process was made by Councilwoman Wrenwick and seconded by Mayor Pro Tem Faison. Motion carried.**

#### **V. Public Park Implementation Steps**

Clerk Dungee reported the Town met with Guilford County regarding the proposed community park, walking trail and sidewalks project. The Town is waiting on a quote for clearing the property, looking to put a committee together, requesting an existing conditions analysis, starting a park design, and getting a quote for installing sidewalks once the length and width are determined.

The Town will receive its initial \$65,000 soon, based on the contract. As the Town submits invoices it will be reimbursed. The Town needs to determine the frequency of submitting invoices. Proof of payment for all materials and services must be submitted with the invoices. The Town must follow the state procurement rules with contracts and keep documentation of any bids or RFPs. The deadline for completion is December 31, 2026. Staff should keep records of time spent on the project. The Town must submit quarterly reports with the first report due in July. Also, performance metrics, monitoring plan, records retention, document submission, and budget adjustment forms were discussed.

#### **VI. Update on Tiny Home Regulations**

Councilwoman Wrenwick reported the Town received an inquiry concerning building tiny homes in Sedalia. The Planning Board researched tiny home regulations and reviewed the Town of Mills River's tiny home ordinance. It was noted that most tiny homes are in tiny home parks and have access to public water and sewer. It was unclear if a tiny home could tap into an existing well and septic system since these are based on living space and number of people in the house.

Planning Board member Richmond contacted Guilford County Planning for further information. Guilford County has no plans for specific ordinances for "tiny homes". The current development ordinances for residential districts would apply. In the absence of water and sewer, a tiny home would be considered a "stick built" home and subject to the N.C. building requirements. It may be possible to tap into a current septic system if it is underutilized. However, it would require a special permit from Environmental Services and additional lines may need to be added to the drain field. It was noted the lot was large enough to support a tiny home, but it was unclear whether the septic system was large enough. Clerk Dungee added that she would follow up with the owner to share the information obtained.

#### **VI. Sedalia Collector Street Plan**

Mayor Morgan reported the Transportation Advisory Council (TAC), the Greensboro Urban Area Metropolitan Planning Organization's (MPO) policy board, adopted a new

combined Thoroughfare Plan & Collector Street Plan. The Town received a Thoroughfare & Collector Street Plan that was prepared for Sedalia, and it includes a list of changes to roadways in the area. When the NCDOT constructs the new location for US 70 (the proposed bypass), then US 70 through town would likely downgrade to a collector, to help divert heavy traffic. NCDOT is advocating for funds to be allocated for the State Transportation Improvement Program for 2026 – 2035. The Town can contact NCDOT with any questions.

Councilwoman Wrenwick reviewed all the proposed new connector roads. It was noted many of these projects probably will not be constructed within the next 20 years. A meeting attendee asked if the US 70 bypass would affect the number of Publix trucks coming through town. Also, there were concerns about the Rock Creek Dairy Extension since it appears to run through the east side of Sedalia. It was asked that the Town keep in mind these proposed roads as plans for future development occurs.

This is a NCDOT plan, it has not been adopted by the town. Councilman Sharpe suggested posting the plan on the website noting that NCDOT has adopted the plan, but the Council is currently reviewing it. He added the Town may disagree with the location of the proposed connector roads since many of these will impact residents. The Town may want to share these concerns with NCDOT.

## **VII. Legislative Grant**

Clerk Dungee gave an update on the legislative directed grant. She thought the Town had another year to spend the funds on this particular grant, but later learned this was not the case. She did request an extension but was informed the NC Dept of Commerce did not have authority to provide an extension. Therefore, the funds must be encumbered by June 30th. It was determined since the Town approved Foothills Planning and Design's proposal for \$80,000, this work can be used to cover the remaining \$44,000 of the legislative grant.

The Town was initially going to work on land acquisition, but instead will do an existing conditions analysis and park design. Also, the Town needs to determine the length and width of the sidewalks. Mayor Morgan commented that if the Town has a shelter at the park, it will need a restroom and septic system. Environmental Services will determine the septic system size. Councilwoman Wrenwick commented when the park is constructed the Town will need staff to manage the park. Clerk Dungee responded she is working on identifying new staff that could manage the park as one of their duties.

## **D. CITIZENS COMMENTS**

\*Serita Faison, 6102 Bogues Way, reminded everyone about the Muscle Car and Motorcycle Cruise starting at Charlotte Hawkins Brown Museum on June 17<sup>th</sup>. Also, Black Heritage Day at Charlotte Hawkins Brown Museum is on June 10<sup>th</sup>.

\*Clerk Dungee announced North Carolina's original copy of the 13<sup>th</sup> amendment will be part of a Juneteenth tour of several historic sites. The document will be at the Charlotte Hawkins Brown Museum on June 13<sup>th</sup> from 11 am to 7 pm. *(Note: It was later determined that this info came from an old advisement).*

**E. ANNOUNCEMENTS**

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

- The Charlotte Hawkins Brown Museum will hold Black Heritage Day on June 10<sup>th</sup>.
- The next Planning Board meeting will be held on June 15<sup>th</sup>.
- The next Town Council Agenda meeting will be held on June 26<sup>th</sup>.
- The next Town Council meeting will be held on July 10<sup>th</sup>.

Meeting adjourned.

Submitted By:

Approved By:

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Cam Dungee, Town Clerk

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Howard Morgan, Mayor

\_\_\_\_\_  
Date

(SEAL)