



Town of Sedalia

Planning Board Meeting / Zoom

January 21, 2021 / 7:00 PM

Minutes

Note: The meeting was held virtually via Zoom to comply with state and local requests to reduce public gatherings due to coronavirus/COVID-19.

Call to Order: Planning Board Chair Serita Faison called the meeting to order at 7:00 pm.

Moment of Silence: Time was allotted for a moment of silence.

Pledge of Allegiance: Time was allotted for the Pledge of Allegiance

Roll Call: Members present included Serita Faison (Chair), Marian Jeffries (Vice-Chair) and Ed Piotrowski. Monroe Smith joined the meeting after roll call.

Absent: Calvin Atkins and Sandra Hamlett

MOTION to approve the agenda with a change to review Module 15 instead of Module 14 under Planning and Development E-Learning was made by Planning Board member Piotrowski and seconded by Vice-Chair Jeffries. Motion carried.

MOTION to approve the minutes from the previous meeting with correction of the word “started” was made by Vice-Chair Jeffries and seconded by Planning Board member Piotrowski. Motion carried.

Business / Reports/ Discussions

I. Rodina Estates Subdivision

The Planning Board reviewed the minor subdivision plat for Rodina Estates (Subdivision case #20-12-SEPL-08820). The proposed subdivision is located approximately 720 feet southeast of the intersection of Sedalia Road and Blue Lantern Road (Guilford County tax parcel #107870 and 107876) within the Town of Sedalia. A 50-foot strip of land will be recombined into parcel #107876. The applicant is proposing a four-lot subdivision on an 11.0-acre parcel. The property is zoned AG. The designer is Jody Stutts, of Stutts Surveying out of Greensboro.

Summary of the Request: The applicant is seeking to use parcel #107870, 615 Sedalia Road, to create a four-lot subdivision along Sedalia Road. The applicant is using a portion of parcel #107870 to provide a fifty-foot strip to parcel #107876, 619 Sedalia Road, to provide access to the landlocked parcel.

The applicant, Megan Moravian and Guilford County Planner, Paul Lowe joined the meeting. The Planning Board had several questions and concerns regarding the proposed subdivision.

Planning Board members requested information on the odd shape (“legs”) for lots 3 and 6. It was explained the odd shape is to meet Sedalia’s ordinance that requires each lot have 50-foot of road frontage. These “legs” likely would be used for a driveway to access the lots from Sedalia Road. Planning Board and Town Council members expressed concerns about construction of a 50-foot wide and 300-foot long road in these “legs” and asked if these would be hard surfaced and who would be responsible for maintenance. There are concerns the Town may be responsible for maintaining the roads. It was explained these access areas are not proposed as roads, but as driveways, and those constructing the homes would be responsible for the maintenance of the driveways. The Town’s ordinances require each lot has 50-feet of road frontage. Therefore, to subdivide the property into four lots, each lot must have 50-feet of road frontage. Lots 4 and 5 are located adjacent to Sedalia Road and have access to this road, but lots 3 and 6 are located behind lots 4 and 5 and need the 50-foot wide “legs” to provide access to those lots. It was added, it is likely these driveways would be 10 to 20 feet, not 50 feet wide, and there is no requirement in the ordinances for requiring a hard surface.

Planning Board members requested information regarding the proposed right-of-way between lots 3/4 and 5/6. It was explained this right-of-way will allow access to an 8-acre tract (619 Sedalia Road) behind the proposed subdivision. Without this access, the tract would be landlocked. In the future, the tract could be subdivided into two, maybe three, lots. However, most likely there could be no more than two lots based on access and additional access easement since access easements must be 150 feet apart from each other. Planning Board and Town Council members also expressed concerns about construction of a 50-foot wide and 300-foot long road in this right-of-way to access the property behind the subdivision, and questioned whether this too would be hard surfaced and who would be responsible for maintenance. Since the dimensions are the same as a dedicated road, who’s to keep the applicant from constructing a road there later. Mayor Morgan explained that the Town has been in situations before where one thing was said, but something else was done, and we don’t want to be put in the position where these access areas are constructed as roads, and the Town is left with having to bring these roads up to NCDOT standard. It was reiterated, this access area is not proposed as a road, but likely as a driveway, and the property owners would be responsible for the maintenance of any driveways. It was added the Town’s ordinance provides for construction of a private lane, but as of now, it appears only driveways are proposed.

The applicant commented there are no plans to construct driveways within the “legs” of lots 3 and 6. The plan is to use the right-of-way that provides access to 619 Sedalia Road as the driveway to access the lots. The plan is to pave this driveway, but it will be paved only after construction is completed to prevent damage to the pavement from construction traffic.

Planning Board members expressed concerns about impacts of construction to adjacent residences and asked if each lot would have one house or multiple houses. The response

was any house constructed will need to meet the district minimum side property line of 15 feet, 30 feet off the back of property, and 40 feet off the front property line. In addition, according to the Town's ordinance, each lot could have one accessory dwelling unit, but it would have to be on a separate septic system. This could limit construction if there is only space for one septic system.

There were concerns that well and septic locations were not shown on the map, and whether septic systems for these lots could impact the wells on adjacent properties. It was mentioned there are separation requirements for wells and septic systems and this will be reviewed by the County's Environmental Health Department. Also, it was mentioned septic would be located on lot 3 and all other lots will be connected to the septic on lot 3; however, it was unclear how this would work.

The main question the Planning Board needed to consider is, does the proposed subdivision meet the Town's map standards, ordinance, dimension standards for lots, minimum standards on lot size, and road frontage. The board's recommendation for approval or denial should be based on the Town's ordinances. Since the proposed subdivision meets Town's ordinance and was conducted by a licensed surveyor, the Guilford County staff has given a favorable recommendation of the preliminary plat.

The Planning Board members had some remaining concerns about the subdivision particularly regarding the proposed road and septic systems. It was decided to postpone the vote until additional information was provided. Chair Faison will get additional information to address the remaining concerns. Once this information is obtained and concerns are addressed, the Planning Board will vote on the proposed subdivision.

II. Solar Energy Systems Wrap Up

Chair Faison reported the solar energy systems ordinance has been prepared based on Guilford County's ordinance. The ordinance will be included under new sections in the Town's ordinances: Section 4-5.5, Solar Collectors, Principle (where required: AG, PI, LI, HI) and Section 4-5.5-1, Solar Collectors, Accessory in the Town's ordinances. The Planning Board members reviewed the ordinance and recommended it to be presented to the Town Council.

III. Planning and Development Regulation E-Learning

Planning Board members are having technical issues viewing the Module 15: Conflict of Interest. Review of the module has been postponed.

IV. Citizens Comments

*Ed Piotrowski asked about the Town's ordinance on group homes and the number of people allowed per house (30) exceeding the number (6) described in the Planning and Development Regulation E-Learning Module on Group Homes. Chair Faison responded she would check into having the Town's ordinance changed to be based on the module.

V. Announcements

All regular scheduled meetings are held via Zoom until further notice. Each meeting will begin at 7:00pm. Interested participants must contact the Town Hall to be added to the town emailing list to receive meeting invitations.

- The next Agenda Meeting will be held on Jan. 25th
- The next Town Hall Meeting will be Feb. 1st
- The next Planning Board Meeting will be Feb. 18th

Meeting adjourned

Serita Faison, Chairman

Date