



# **EXECUTIVE SUMMARY**

## **Town of Sedalia Land Use Plan**

### **VISION FOR SEDALIA**

*As Sedalia grows, we preserve our historic cultural heritage and legacy and remain a welcoming, diverse, and inclusive community where people of every age, race, and cultural background are valued, respected, and celebrated.*

*All new development enhances our small-town character and livability, and is designed to honor the cherished historic, cultural, and environmental resources that make our community such a unique and wonderful place to call home.*

*Our new town center includes a balanced mixture of well-designed commercial, institutional, residential, and recreational uses to meet the diverse needs of our current residents, and to encourage and warmly welcome newcomers to our community.*

### **GUIDING PRINCIPLES**

- **Heritage** – The community has indicated a strong desire to preserve and honor Sedalia's unique African American history and heritage, and small-town look and feel. This includes encouraging the restoration and adaptive reuse of historic structures, focusing new development in the Town Center, directing through traffic to the proposed southern by-pass, and preserving parks and public open space as new development occurs.
- **Activity Centers** – Mixed use activity centers can be developed at different scales to serve the general community or nearby neighborhoods. This development pattern features a mixture of compatible commercial, office, institutional and residential uses in a compact form that encourages pedestrian movements between uses within and outside of the activity center. Design considerations should be given to building style, mass and orientation; the location and interaction of pedestrian and vehicular accommodations; and the relationship between complementary land uses.
- **Connectivity** – The primary consideration for Sedalia's transportation network, to accommodate cars, trucks, bicycles, and pedestrians. A robust network of roads, sidewalks and trails will maximize route and mode choices, reduce congestion on existing thoroughfares, and improve access. Features of a connected network are short blocks, a hierarchy of street types and accommodations for all users.

### **LAND USE GOALS**

#### **TOWN CENTER GOALS**

1. Establish a mixed-use Town Center District – To encourage a variety of commercial, institutional, residential, and recreational uses in a pedestrian-friendly setting.
2. Require development in the Town Center District provide the following attributes:
  - Attractive Streetscapes – Foster a small-town, pedestrian-friendly main street feel with wide sidewalks, street trees, streetlights, benches, on-street parking, outdoor cafes, EV charging stations, bike lanes & racks, bus stops, restrooms.
  - A mixture of Community & Institutional Buildings & Amenities – Including a townhall, post office, community center, assisted-living facility, day care, outdoor performance area & amphitheater, farmers market and a strong, supportive connection to the Palmer Memorial Institute campus and buildings.
3. Require developers to provide an approved set of Site and Building Design Guidelines – To ensure common building and landscape design elements that complement the existing aesthetics, historic integrity, and functions of the Palmer Memorial Institute campus and to support and attract newcomers and visitors.
  - An abundance of Public Open Spaces – Including squares, parks, playgrounds, and greenways.
  - A mixture of village-scale Commercial Uses – Support local entrepreneurs and artisans and to provide a variety of shops, offices, cafés, restaurants & markets.
  - A mixture of Residential Housing Types – Accommodate a range of housing needs, including single-family, townhomes, live/work units and apartments.

## **CONSERVATION & SUSTAINABILITY GOALS**

1. Locate new development outside Conservation Areas and other environmentally sensitive areas containing steep slopes (>15%); poor (hydric) soils; wetlands, floodplains and floodways; and rare or endangered plant or animal species, to protect water quality, wildlife habitat and natural open space areas.
2. Require new development to maintain a minimum 50-foot buffer on both sides of all streams and to preserve other natural site features including existing topography and mature trees, to minimize negative environmental impacts and maintain our small-town character.
3. Require new development to incorporate common, complementary architectural and landscape elements to preserve and enhance the historic and aesthetic integrity of the US 70 corridor (using existing Historic and Scenic Overlay District regulations where appropriate).
4. Support community efforts to establish community gardens and composting system, a farmers' market, sustainable farming practices, enhanced trash and recycling services, solar energy collection, and electronic vehicle recharging stations.
5. Forge strong physical and organizational connections between the Palmer Memorial Institute and the Town Center, to preserve, promote and enhance the interests of the museum and to use the campus as a hub for welcoming visitors and hosting community gatherings and celebrations.
6. Preserve and enhance Sedalia's community character, livability, sustainability, safety, integrity, and quality of life by requiring new development to adhere to the following smart growth practices:
  - Mixed-Use Activity Centers (to avoid commercial strip development and support the sustainability of our new Town Center),
  - Connected Road and Pedestrian Systems (to avoid dead ends, reduce traffic congestion, and provide a wider range of route choices),
  - Mixture of Compatible Uses (to avoid isolated pods of separated uses, reduce vehicle trips, and create a more pedestrian-friendly community),
  - Open Space (Cluster) Development (to reduce large-lot development and provide more public open space and recreational amenities).

## **RESIDENTIAL GOALS**

1. Locate new development outside Conservation Areas and other environmentally sensitive areas containing steep slopes (>15%); poor (hydric) soils; wetlands, floodplains and floodways; and rare or endangered plant or

- animal species, to protect water quality, wildlife habitat and natural open space areas.
2. Maintain and enhance our small-town feel and safety, and the integrity and serenity of existing neighborhoods as new development occurs.
3. Encourage a mixture of high-quality and affordable housing types, sizes, and prices to accommodate residents in each stage of life.
4. Require the provision of public parks and open space as new development occurs, through land dedication, payments in lieu of dedication, and density bonus incentives to encourage the use of conservation and open space subdivision design when appropriate.
5. Strengthen the connection with, and support for our community's senior citizens and explore programs and projects to revive & maintain neglected properties to allow people to age in place.

## **COMMERCIAL GOALS**

1. Encourage and support local entrepreneurs and the creation of local businesses, shops, restaurants, and cafes that reflect the local culture and history of Sedalia.
2. Require new commercial development to be located within designated activity centers, to avoid strip development and maintain the historic and aesthetic quality along major roads.
3. Require new commercial development to be designed at a scale and with the appropriate building character and materials, and site design to reduce negative impacts on surrounding uses and neighborhoods.
4. Review and revise existing regulations (such as landscape & buffer requirements and sign standards) to minimize negative impacts and ensure new commercial development is appropriate for the character and scale of surrounding uses and the town as a whole.

## **INFRASTRUCTURE GOALS**

1. Actively pursue and receive access to public water and sewer services to support development of the Sedalia Town Center.
2. Pursue high speed internet to support education and business development.

## **TRANSPORTATION GOALS**

1. Actively pursue NCDOT alignment, design, funding & construction of a Southern By-Pass to significantly reduce truck & commuter thru-traffic along the existing US Highway 70 corridor and explore traffic-calming measures as necessary.
2. Require new development along the US Highway 70 corridor to provide a shared-use pathway and explore other financing options for implementation of the *Sedalia Bike & Pedestrian Master Plan*.
3. Require new development to provide a high level of connectivity for vehicles, buses and bus stops, bikes, golf carts and pedestrians among

- existing and new residential neighborhoods, parks and schools, the Sedalia Town Center, and the Palmer Memorial Institute Campus.
4. Require new development provide a wide mixture of bike & pedestrian amenities (sidewalks, bike lanes, walking trails) to make Sedalia pedestrian- and bike-friendly, encourage environmental awareness, and support an active and healthy lifestyle.
  5. Require all new roads be constructed to NCDOT standards and pursue the upgrade of existing roads to NCDOT standards.
  6. Require the use of Universal Design Standards to provide easy and safe access for the aging, young and disabled and to help make our community more accessible and pedestrian-friendly for people of all ages and abilities.
  7. Require the use of Low Impact Design Standards and other best management practices to reduce stormwater runoff and to maintain and enhance water quality.

**PARKS, RECREATION & OPENSOURCE GOALS**

1. Pursue the design and development of parks, trails, playgrounds, neighborhood-scale recreation facilities, and a community center, in new development and within existing neighborhoods and open space areas such as town-owned properties and the Palmer

Memorial Institute campus and wooded natural areas.

2. Include Public Greenway Trails as an allowable use whenever public water and sewer rights-of-way are purchased, to support creation and expansion of the Town's pedestrian trail system.
3. Require new development to provide adequate open space & recreational areas.
4. Explore development of a *Parks, Recreation and Trails Master Plan*.

**COMMUNITY APPEARANCE GOALS**

1. Pursue the design and installation of Town entrance signs, plantings, and other landscape elements such as flags and markers, to enhance our community appearance and sense of arrival.
2. Require attractive landscaping, signage and other visual improvements in new development and pursue similar enhancements in existing neighborhoods, public areas, and along entranceway thoroughfares.
3. Adopt and enforce high standards for appearance & maintenance of private property and programs to help citizens preserve & maintain their older homes.
4. Promote the Guilford County Spring Clean-Up Program & NCDOT Spring & Fall Litter Sweep Program.

**FUTURE LAND USE CATEGORIES**

- **RURAL RESIDENTIAL** – Areas accommodating existing agricultural and/or low-density, single-family residential uses along existing roads and/or within minor subdivisions, on lots at least one (1) acre in size, with private wells and septic systems.
- **RESIDENTIAL** – Areas accommodating existing and new low-density, single-family residential uses along existing roads and in neighborhoods, on lots at least half an acre (1/2) in size, with private wells and septic systems.
- **MIXED RESIDENTIAL** – Areas supporting a medium- to high-density mixture of single family detached and attached residential uses and limited, small-scale commercial and service uses within new neighborhoods with public water and sewer services.
- **COMMERCIAL** – Areas accommodating existing, small-scale, stand-alone commercial uses with private wells and septic systems. *NOTE: 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.*
- **INSTITUTIONAL** – Areas accommodating existing and new public and quasi-public uses, including schools, campuses, government offices, and other civic uses and facilities.
- **TOWN CENTER** – The historic center of Sedalia, accommodating a mixture of moderately intensive, community-scale commercial, office, institutional, recreational, open space and residential (single-family, townhome, live-work, and apartment) uses compatible in scale and design with a pedestrian-friendly, small-town 'village' setting on public water & sewer.
- **NEIGHBORHOOD CENTER** – Small-scale, 'cross-roads' centers located at some distance from the Town Center to accommodate a mixture of low-intensity commercial and office uses providing services to nearby farms and residences.
- **PARKS & RECREATION** – Areas in which parks and other recreational uses currently exist or have been identified as potential future park and recreation sites.
- **CONSERVATION OVERLAY** – Environmentally sensitive areas to be preserved for natural open space, wildlife habitat, water quality protection, and low-impact recreational uses such as greenways and interpretive nature trails. Conservation area attributes include areas with steep slopes (>15 %); poor (hydric) soils; wetlands, floodplains and floodways; significant flora and fauna, and 50-foot vegetative buffer areas on both sides of all streams.



# Town of Sedalia

## Future Land Use

- |   |                       |   |               |
|---|-----------------------|---|---------------|
|  | Rural Residential     |  | Town Boundary |
|  | Residential           |  | Study Area    |
|  | Mixed Residential     |  | Tax Parcel    |
|  | Town Center           |  | Road          |
|  | Commercial            |  | Stream        |
|  | Institutional         |  | Lake          |
|  | Park/Recreation       |  | Building      |
|  | Conservation Overlay  |   |               |
|  | Proposed US-70 Bypass |   |               |

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