



Town of Sedalia

Planning Board Meeting / Town Hall

March 16, 2022 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Vice-Chair Marian Jeffries.

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

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

Roll Call: Members present included Marian Jeffries (Vice-Chair), Robert Jones, Ed Piotrowski, Calvin Atkins, and Monroe Smith.

A. MOTION to approve the agenda with the addition of a discussion on the plan for adding new Planning Board members was made by Planning Board member Jones and seconded by Planning Board member Piotrowski. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

C. Business / Reports/ Discussions

I. Town Council Meeting Presentation/Plans

The Town Council met on March 7th. The town received a \$50,000 Small Town Development Grant and Representative Jon Hardister presented the town with a check at the Council meeting. He will continue to work with the town to help it accomplish some of its goals. Also, there was a discussion regarding the U.S. Highway 70 bypass. Representative Hardister will contact the NCDOT to see if they can meet with the town to discuss the plans. Vice-Chair Jeffries encouraged Planning Board members to attend the meeting. Planning Board member Piotrowski asked if Representative Hardister was aware there are still eight different potential options. Vice-Chair Jeffries responded there are 13 divisions working on different parts. The plan is to bring everyone together to discuss it.

II. Robert's Rules of Order Discussion

Vice-Chair Jeffries reported all Planning Board members should have received a copy of the simplified version of Robert's Rules of Order. She added the Planning Board needs to discuss how to proceed with using Robert's Rules of Order during meetings so it can accomplish what it is charged to do. Planning Board member Atkins asked if this a state or county rule. Planning Board member Piotrowski responded it is an online version that provides an overview of motions, etc. Vice-Chair Jeffries read the guiding principles of

Robert's Rules of Order – everyone has the right to participate in the discussion if they wish before anyone speaks a second time, everyone has the right to know what is going on and only urgent matters may interrupt the speaker, and only one thing (the motion) can be discussed at a time. As the conversation was veering off subject, Vice-Chair Jefferies noted that the topic of discussion is regarding motions. After being recognized by the chair, any member can introduce a motion. A motion requires a second to be considered. If there is no second to the motion, then the matter is not considered. Also, each motion must be disposed of by being passed, defeated, tabled, referred to committee, or postponed indefinitely.

Vice-Chair Jeffries stated each Planning Board member will be recognized to speak. When one member is speaking, no other member will be allowed to speak. At this time, there will be no specific time limit for a member to speak. If the member wants to move on a topic, then a motion will need to be made. If a member wants to change the motion or some part of it, then they will need to follow the procedure described in the Robert's Rule of Order handout. She asked if everyone understood the procedure.

Planning Board member Piotrowski asked for a motion to discuss the Planning Board's bylaws. Vice-Chair Jeffries noted that discussion on the by-laws is not on the agenda. There was an opportunity at the beginning of the meeting to make a motion to add the topic to the agenda. Since there was no motion made, it is not on the agenda, it cannot be discussed at tonight's meeting.

III. Procedure for Rezoning and Conditional Zoning

Vice-Chair Jeffries reviewed the procedures for rezoning and conditional zoning. There is a proposed project that will require rezoning. The Guilford County Planning and Development Department will review the project. Once it is approved by the county, it will be submitted to the Planning Board for review. In addition, the property owner must submit a Development Clearance Certificate (DCC) with the appropriate fee. Planning Board member Jones commented the DCC has not been submitted yet. Vice-Chair Jeffries responded the property must be rezoned before a DCC can be submitted and the county must approve the project before the town can move forward. There will be a hearing on the rezoning. After the Planning Board reviews the project and develops its recommendation, the project will be presented to the Town Council. *(Note: it was later learned that the DCC had indeed been submitted, which is required to request a rezoning, but the rezoning fee had not yet been received)*

Vice-Chair Jeffries noted the procedures for conditional zoning will be discussed at another meeting. Planning Board member Piotrowski asked about new construction of a carport. He has not seen a DCC submitted by the property owner for the construction. Vice-Chair Jeffries stated she will check into it.

IV. Land Use Plan Update and Schedule

Vice Chair Jeffries reported on the Land Use Plan committee meeting held on March 14th. Approximately 15 community members attended the meeting; Michelle Lanier, Philip White and Pricilla Smith also attended the meeting remotely. Paul Kron gave an overview

of land use planning, zoning and subdivision ordinances, and conditional zoning. There is a proposed development on a 100-acre tract in the town and some of the plans are going along with what the town discussed at the retreat last year. These Land Use Plan committee meetings are an opportunity for the community to voice their wants and needs regarding development in the town. There are several other planned work sessions and meetings – April 11th, May 9th, May 23rd, and June 6th. The Land Use Plan is due July 1, 2022. Vice-Chair Jeffries commented it was exciting to see how many from the community came to the meeting. She noted it is important to have community involvement and encouraged Planning Board members to invite other citizens to the future committee meetings.

Planning Board member Jones commented it was important for the town to update its Land Use Plan since the last update was in 2009. With all the proposed new development, the town needs to have an updated Land Use Plan that states what the town's expectations and procedures are and it needs to be in place before the developers come. He added at the committee meeting YC Broadie mentioned "air-castle thinking" or dreaming big like Dr. Brown. The town needs to think outside the box and look at lots of visions. The desire is to keep the community a small, quaint town.

Vice-Chair Jeffries commented Michelle Lanier is working with the NCDOT regarding the widening of U.S. Highway 70 and its potential impacts to the historic site. Until the plan is finalized, the town cannot spend its grant because it does not want to construct something only for it to be removed due to construction of the roadway.

IV. New Planning Board Members Plan

Vice-Chair Jeffries commented there are several community members that are interested in joining the Planning Board. The plan is to hold an interest meeting for potential new members to provide information on the Planning Board's purpose, responsibilities, chain-of-command, and meeting dates and times. The date for the interest meeting has not been finalized. If, after attending the interest meeting, someone is still interested in becoming a Planning Board member, then they can come to a regular Planning Board meeting to see what goes on during a meeting.

D. Citizens Comments

Teresa Austin, 210 Cushman Road, asked for more information on the two committees – walking trail and land use plan – detailed in the newsletter and whether she needed to apply to be on the committees. Vice-Chair Jeffries responded if Ms. Austin wanted to be on a committee she can. She should contact the Clerk Dungee to let her know she's interested in being on the committee(s). Ms. Austin also asked if other towns are contributing information for the town's Land Use Plan. Vice-Chair Jeffries responded other towns do not have input on Sedalia's Land Use Plan, but other towns are required to submit their own Land Use Plan. Ms. Austin also asked about rezoning of her property. Vice-Chair Jeffries responded her property would not be rezoned unless she requested it. If she plans to build on her property and the proposed construction is not included in the current zoning for the property, then it would need to be rezoned.

Michael Sharpe, 916 Rockhurst Drive, stated he was unclear if the presentation on March 14th was regarding the proposed 100-acre development. Vice-Chair Jeffries responded the meeting was for the update of the town's Land Use Plan, and future meetings also will be for the town's Land Use Plan. The meetings are not for the proposed development

E. Announcements

All regular scheduled meetings are held at the Sedalia Town Hall and begin at 7 pm.

- The next Town Council Agenda meeting will be on March 28th
- The next Town Council meeting will be held on April 4th
- The next Planning Board Meeting will be held on April 21st
- The 2022 Spring Litter Sweep event will be April 23rd at 9:00 am

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date