



Town of Sedalia

Planning Board Meeting / Town Hall

September 16, 2021 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:00 PM by Planning Board Chair Serita Faison.

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), Calvin Atkins, Monroe Smith, Robert Jones, and Ed Piotrowski.

MOTION to approve the agenda was made by Vice-Chair Jeffries and seconded by Planning Board member Atkins. Motion carried.

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

Business / Reports/ Discussions

I. Sedalia Land Development Plan Outline & Timeline

Chair Faison provided Planning Board members with the outline and timeline for the Sedalia Land Development Plan. The adjunct Professor, Mr. Paul Kron suggested the plan be named Town of Sedalia Land Development Plan rather than Town of Sedalia Land Use Plan. This is because of the inclusion of the proposed Town Center Master Plan that is being developed by the NCA&T Design Studio students. They will also recommend development strategies to achieve the Town's economic and community-building goals (e.g. water, sewer, transportation, design standards, etc.). A portion of the plan will be developed by the N.C. A&T University students and will include a town center master plan. Mr. Kron who is also with Foothills Planning will submit a proposal for assisting with the completion of the plan. The Piedmont Triad Regional Council and Rural Center will help guide development of the plan and provide resources so the Town can meet the July 2022 deadline for completion of the plan.

Planning Board member Jones asked if the Town had received any feedback on the completed surveys. Chair Faison responded the survey information was for Mr. Kron, and the Town may or may not receive any feedback. Mr. Jones noted it was stated in the Town Council meeting the Town's long-range goals may take 10 to 20 years to complete. He suggested the Town work on development plans that do not require water and sewer. Planning Board member Atkins added the Town could develop a small park, and there are

companies that can build a park. He is aware of a small town that built a park and will get information to share with the Planning Board. Also, it was noted the Town could construct signs at the Town limits. Chair Faison commented Planning Board members can develop proposals for these ideas to present to the Town Council.

Chair Faison asked for comments on the proposed outline and timeline. Planning Board member Jones noted it did not appear there is anything to comment on, but rather whether the Planning Board agrees with the proposed outline and timeline. There were questions regarding what “Tooling Up” included. Under “Existing Conditions”, it was noted the N.C. A&T students had used a drone to gather information about the Town. Also, water and sewer are a major piece of the plan, and the Town continues to work on getting water and sewer. Under “Public Involvement and Consensus Building” it was asked if the residents will be involved in this portion since the Town will need to get community buy-in to the plan. The demographics within the Town are changing and it will be important to include all residents in the plan development. Planning Board member Jones noted several residents are restricted in their ability to attend meetings, etc. and it will be important to include these residents.

Planning Board member Jones commented the timeline includes only two meetings with the Planning Board/Town Council at the end of the timeline under “Land Development Plan – Review, Refinement, and Adoption”. He felt there should be more meetings to provide updates or get involvement from Planning Board/Town Council members. Planning Board member Piotrowski commented there were several deliverables noted under “Existing Conditions”, “Public Involvement and Consensus Building”, and Land Development Plan – Report and Maps” and asked if these would be opportunities for Planning Board/Town Council to be involved in the development of these deliverables. Vice-Chair Jeffries asked how some of these would be funded.

II. Other Planning Board Meeting Visits

Vice-Chair Jeffries reviewed Gibsonville’s Planning Board minutes from their June meeting; the July meeting was not posted yet. Some of Gibsonville’s ordinances are similar to Sedalia’s. Gibsonville is widening main street in the downtown area and adding sidewalks in the community. Also, they are considering installing electrical charging stations for cars; apparently Duke Energy installs these free of charge.

Planning Board member Piotrowski reported Oak Ridge has returned to Zoom for their July and August Planning Board meetings. He commented Oak Ridge has a YouTube channel where anyone can watch the Planning Board meetings. It was noted although Sedalia posts the minutes of the meeting on its website, the web site is not updated regularly. Mr. Jones added the Town could put the agenda on the TV and use Zoom for those that cannot attend the meeting in person, but the Town does not have the technology currently to do it. Chair Faison suggested determining what technology is needed, then develop a proposal and recommendation to present to the Town Council.

Chair Faison reported she planned to attend the Whitsett Planning Board meeting, but it was canceled. There is another meeting in October.

III. Summerfield Fall Summer Cycle

Chair Faison shared information on the Summerfield recycling event to be held on September 18.

IV. Citizens Concerns

There were no concerns.

V. Announcements

All regular scheduled meetings are in person at 7:00 pm at the Town Hall.

- The next Town Council Agenda meeting will be held on September 27th
- The next Town Council meeting will be held on October 4th
- The next Planning Board Meeting will be held on October 21st

It was noted the Sedalia Cruise-In will be held on October 9.

Planning Board member Atkins asked if there was any consideration for starting meetings at 6 pm rather than 7 pm. The consensus is a 7 pm meeting time is preferred.

Meeting adjourned.

Serita Faison, Chairman

Date