



# Town of Sedalia

## Planning Board Meeting / Zoom

### June 17, 2021 / 7:00 PM

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### 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 Vice-Chair Marian Jeffries called the meeting to order at 7:23 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 Marian Jeffries (Vice-Chair), Calvin Atkins, Monroe Smith, and Ed Piotrowski.

**Absent:** Serita Faison (Chair). *Note: Chair Faison joined the meeting later during the vote on the motion regarding a proposed new Planning Board member.*

**Guest:** Robert Jones

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

**MOTION** to approve the minutes from the previous meeting with one correction was made by Planning Board member Piotrowski and seconded by Planning Board member Smith. The noted correction was to include that Ed Piotrowski is the Planning Board member that objected to wearing a mask during meetings. Motion carried.

### Business / Reports/ Discussions

#### I. Mr. Robert Jones – Proposed New Planning Board Member

Vice-Chair Jeffries asked Mr. Jones to introduce himself. Mr. Jones responded he has been in the community since 1979 and served on the Planning Board for over 15 years. He was Planning Board Chair when he resigned. He wants to become a member to support the Town Council and staff in maintaining and improving the quality of life for citizens in the Town. He is interested in attending meetings to bring suggestions and information to the Planning Board, and he is interested in getting zoning director certification. He asked if there were any questions.

Planning Board member Piotrowski asked when Mr. Jones last served on the Planning Board. Mr. Jones responded about 1 year and 3 months ago. Vice-Chair Jeffries added when Mr. Jones was Chair, he attended a lot of meetings to help keep the community up to date on activities within the Town and adjacent communities.

Vice Chair Jeffries thanked Mr. Jones and asked Planning Board members for a recommendation.

**Motion to recommend approval of Mr. Jones to the Planning Board and to submit the recommendation to the Town Council was made by Planning Board member Smith and seconded by Vice-Chair Jeffries. Vice-Chair Jeffries, Chair Faison, and Planning Board member Smith voted in favor of the motion. Planning Board member Calvin Atkins voted against the motion, and Planning Board member Piotrowski abstained from the vote. Motion carried.** *Note: The board was later informed that the abstained vote is counted as a yes vote. A board member abstaining from a vote must be due to a legitimate conflict of interest.*

## **II. Zoning District Definitions**

Vice-Chair Jeffries reviewed zoning district definitions. She noted Agriculture (AG) and Residential-40 (RS-40) currently are used in the Town but there are some houses that may not be on a one-acre lot. These lots have been grandfathered in and new guidelines require houses to be constructed on a 40,000 sq. ft or one-acre lot. Most of the other residential zones (e.g., RS-15) require public water and sewer which is not available in Sedalia. It was noted these additional residential zoning districts are included because these may be needed in the future. Although RS-40 currently is used in the Town, it would not be suitable for major subdivisions. Major subdivisions would require water and sewer because of the requirements regarding installation distances between wells and septic drain fields.

## **III. American Rescue Plan**

Vice-Chair Jeffries shared information on the American Rescue Plan. It was suggested the Planning Board review the plan to determine how the Town can use the funds for those impacted by COVID-19. There is a need for public input on the plan to ensure transparency and accountability. The plan has information regarding what the funds can and cannot be used for.

Planning Board member Piotrowski commented improvements for internet service would benefit those that work or attend school from home. While there are a few options available, it was noted some options are too slow to stream meetings, etc. It was noted in addition to Spectrum, AT&T and T-Mobile are available and have sufficient speed to allow streaming.

Vice-Chair Jeffries commented there are funds available to pay for COVID-19 screening and supplies; vaccinations; medical expenses such as emergency medical transportation; testing and monitoring; and paid sick and family leave. Planning Board member Piotrowski noted many employers are no longer paying salary or wages if someone gets COVID-19 at work. Vice-Chair Jeffries stated it is unclear what the criteria are for applying for benefits.

There are people that cannot have the vaccine, but if people simply choose not to get the vaccine it was unclear whether they would be eligible for benefits. It was noted there is a lot of controversy about the vaccines. Also, Planning Board member Piotrowski commented often people do not talk about their hardships, and it will be difficult to help someone if the Town does not know who needs help.

Vice-Chair Jeffries commented other items included: ventilation improvements in public facilities, survival benefits for those that have died of COVID-19, disproportional impacts to populations and communities according to census tracts, clean water, and assistance in high poverty school districts. She suggested Planning Board members review the ARP plan and list what might benefit the Town, then the Town will need to determine whether it meets the requirements or criteria.

#### **IV. In-Person Meetings**

Vice-Chair Jeffries stated in-person meetings may resume at the Town Hall beginning in July. At the Town Council meeting in June, it was decided persons would need to wear masks and maintain 6-foot distances inside the Town Hall since it is unknown who has been vaccinated. Planning Board member Smith stated he would be interested in attending in-person meetings, but without a mask since he has been vaccinated. Planning Board member Piotrowski asked if there could be differentiation between the Planning Board and Town Council since it is likely there will be less people at the Planning Board meetings. He asked if the Planning Board meetings could be held with no masks but maintain the 6-foot distancing and sanitation protocols. Vice-Chair Jeffries stated the Town Council would need to approve it. Planning Board member Piotrowski added Zoom could remain an option. Vice-Chair Jeffries stated virtual and in-person meetings may not be able to be held at the same time, but someone may be able to call in. Planning Board member Piotrowski mentioned everyone could have a computer and be on Zoom. He added he would not attend in-person meetings if required to wear a mask. Mr. Jones commented he supports in-person meetings with written guidelines for attendance (e.g., if you do not feel well, then do not attend the meeting). Vice-Chair Jeffries commented the vaccine reduces risk, but one can still get COVID-19 and spread it. She noted the ventilation in the Town Hall may not be optimal. There may be small air purifiers, but these may not be effective for larger groups of people. It was suggested the Town consider having screening criteria and/or written guidelines for people planning to attend in-person meetings.

#### **V. Citizens Concerns**

\*Ed Piotrowski, 209 Cushman Road, asked if any long-term residents had concerns that more permits were issued this year than in previous years. Mr. Jones responded he did not have any concerns and it was an indication of growth. Vice-Chair Jeffries commented the development she has observed is good and the Town's Code Enforcement Officer helps to ensure properties are maintained. Also, the additional development may provide additional justification for the City of Greensboro to extend water and sewer service.

## 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 Town Council Agenda Meeting will be held on June 28<sup>th</sup>
- The Town Hall will be closed July 5<sup>th</sup> to observe Independence Day
- The next Town Council Meeting will be held on July 12<sup>th</sup>.
- The next Planning Board Meeting will be held on July 15<sup>th</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date