



Town of Sedalia

Planning Board Meeting / Town Hall

July 15, 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), and Calvin Atkins. Robert Jones and Ed Piotrowski arrived after roll call.

Absent: Monroe Smith

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 Vice-Chair Jeffries and seconded by Planning Board member Atkins. Motion carried.

Business / Reports/ Discussions

I. Welcome Back Mr. Robert Jones

Chair Faison welcomed Mr. Jones back to the Planning Board.

II. Sedalia Address vs. Gibsonville Address

Chair Faison commented a generic response letter was received from Russell D. Gardner, District Manager, U.S. Post Office regarding the Town's concerns about the Sedalia Post Office. This was a response to the letter the Town sent to the Honorable Thom Tillis. Chair Faison made some phone calls to determine what, if anything, could be done about the Town's concerns. Apparently, it is common for Town residents to have a different mailing address than the Town they live in. This occurs when smaller townships are located within larger townships (e.g., Green Level and Saxapahaw).

Vice Chair Jeffries was concerned no recommendations were offered in addressing all of the Town's concerns. She noted if the Town wanted mail delivered even to the Town Hall it would have to use the Gibsonville address. Also, she commented the letter included Saturday hours at the Post Office were being reduced from 8:30 am-12:30 pm to 10 am-1 pm and there was no information on the reason the hours were being reduced. She noted people that work usually cannot get to the post office except on Saturday. The Town's

letter also stated there were concerns the Sedalia postmaster had to go to the McLeansville post office to pick up Sedalia residents' mail, and there were delays in the mail delivery earlier this year. These concerns were not addressed.

Planning Board Atkins asked if there are plans to close the Sedalia Post Office. Chair Faison responded there have been comments the building may be put up for sale, but nothing to date indicates the post office will be closed. Chair Faison added to change the street mailing addresses from Gibsonville to Sedalia, the Town would have to offer services found in larger towns (e.g., police and EMS). Therefore, at this time, it does not appear street mailing addresses will be changed from Gibsonville to Sedalia. If a Sedalia resident wants to have mail delivered to their house, then the mailing address would have to be Gibsonville.

III. Guilford County Planning Board Meeting Visits

Chair Faison commented Planning Board members should plan to attend other Town's Planning Board meetings (e.g., Whitsett, Pleasant Garden). She asked each Planning Board member to choose a town and commit to attending at least one Planning Board meeting. At future Planning Board meetings, each member can share information on the topics discussed by other Town Planning Boards. There is no specific deadline for attending a meeting. Planning Board member Atkins plans to attend a Jamestown meeting, Vice-Chair Jeffries plans to attend a Gibsonville meeting, Planning Board member Piotrowski plans to attend an Oak Ridge meeting, Planning Board member Jones plans to attend a Greensboro meeting, and Chair Faison plans to attend a Whitsett meeting.

IV. 6211 Creek Lane Property

Chair Faison shared maps of the 6211 Creek Lane property. Currently, the Town owns this property and may want to sell it. However, the Town needs to get the information out to the community in case someone in Town wants to purchase the land. The Town acquired the land due to delinquent taxes. The County assessed value is \$22,000 for 0.92 acre. It does not appear there is a structure on the property, and it is unclear whether the property perks or is otherwise ready for construction. Planning Board member Atkins asked if one of the neighbors may be interested in purchasing the property. Mr. Jones commented that prior to marketing the property, the Town needs to determine what is in the ordinances regarding construction on the property since it is less than one acre. It might require an exemption to construct on the property. Chair Faison commented the Planning Board is not trying to sell the property, just get the word out that the Town has property and may want to sell it. It was suggested reaching out to the neighbors first. Also, a sign could be placed with information to contact Clerk Dungee, it could be added to the Town's web site or CallingPost message, and/or a poster at the Post Office.

Vice-Chair Jeffries asked if the Town might consider constructing a playground on the property. Chair Faison responded the Town would need to consider the property's zoning.

V. Citizens Concerns

*Serita Faison, 6102 Bogues Way, asked if any Planning Board members were interested in getting an updated book of the Town of Sedalia Development Ordinance. She noted there is one copy at the Town Hall if anyone wants to review it. All members present wanted an updated book.

VI. 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 July 26th
- The next Town Council meeting will be held on August 2nd.
- The next Planning Board Meeting will be held on August 19th
- Clerk Dungee is on vacation July 19-23 and Shari is filling in at the Town Hall, but the Town Hall hours are modified.
- The Town’s retreat will be at St. Francis on November 5 and 6.

Meeting adjourned

Serita Faison, Chairman

Date