



Town of Sedalia
Planning Board Meeting / Town Hall
May 19, 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, and Monroe Smith.

A. MOTION to approve the agenda was made by Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

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

C. Business / Reports / Guests

I. Review of Rezoning – County Staff Report

Vice-Chair Jeffries reported an applicant has submitted the Development Clearance Certificate for the rezoning request at 6050 Burlington Road. The Guilford County Planning and Development Department has reviewed the proposed request and submitted their report and recommendations to the Town. The first public hearing will be held on June 16th at the Planning Board meeting. Planning Board members need to review the proposed request to ensure it follows the Town's Development Ordinance. Vice-Chair Jeffries noted in the Guilford County Planning and Development Department's report it references the 2015 plan; however, the plan was updated in 2021. The Planning Board will need to decide whether to recommend approval of the proposed request to the Town Council.

II. New Planning Board Members Update

Vice-Chair Jeffries asked Planning Board members to continue to encourage residents to consider joining the Planning Board. Several Planning Board applications were taken at the previous meeting, but only one has been submitted by YC Broadie, 644 Sedalia Rd. Ms. Broadie is applying to be an alternate member on the Planning Board. She wants to use her education, experience, and talents to ensure community engagement. She is a student and has experience in public relations, philanthropy, networking, event planning, and branding.

She would like to gain more experience as an alternate member for the Planning Board. Ms. Broadie has an undergraduate degree in public administration, a graduate degree in business administration, post-graduate program in business negotiation, and is currently a student at Boston College. She worked for Bank of America, owned a juice bar that closed during the pandemic, had her own public relations firm where she worked with Miss USA, and has been involved with educating the public on various subjects such as adopting a wellness lifestyle. Also, she has worked with several organizations and churches and been an advocate for Dr. Brown and her site. She wants to advocate for the Town of Sedalia. Vice-Chair Jeffries asked if she had any grant writing experience. Ms. Broadie responded she did not, but has experience writing press releases, being a spokesperson, planning events, and raising money.

Planning Board member Jones commented the Planning Board has five members. One job of an alternate member is to sit on the board if a seat is available. Since the Planning Board has only three members currently, if approved, she would sit on the board. Once all the permanent seats are filled, she would return to being an alternate member. Planning Board member Jones read the responsibilities of alternate members and noted alternate members do not vote unless seated.

Motion to submit a recommendation to the Town Council that YC Broadie serve as an alternate member of the Planning Board was made by Vice Chair Jeffries and seconded by Planning Board member Jones. Motion carried.

The recommendation will be presented at the Town Council meeting on June 6th. The next Planning Board meeting is June 16th.

III. Retreat Highlights

Vice-Chair Jeffries reported the Land Use Plan update, Town's vision statement, water and sewer service, residential development, and the proposed development for the Smith property were discussed at the Town's retreat held at the St. Francis Prayer Center in Stoneville. Also, there was discussion about changes needed to bring new people into the community. It was noted that several of Sedalia's residents are older, and the Town needs to determine what younger age groups need.

IV. Land Use Plan - Upcoming Community Meeting - May 23

Vice-Chair Jeffries stated the updated Land Use Plan will be presented to the community on May 23rd, and commented it is important for residents to attend the meeting to hear what the Town Council, Planning Board and Land Use Plan committee members have proposed. A lot of what is proposed in the Land Use Plan depends on water and sewer service being provided to the Town as well as knowing the status of the U.S. 70 bypass. She added there is a grant to provide broadband to the community. However, a lot more money is needed to do what is planned. Planning Board member Jones commented it was important to ensure the Land Use Plan shares the Town's ideas for the future and the reason water and sewer is needed. Vice-Chair Jeffries added it will be important for the Town's residents to understand water and sewer is not proposed to be provided to the entire Town. She shared the flyer for the meeting and hopes residents will attend to be informed about what is

going on and to have input. Planning Board member Smith asked if people would be able to attend the meeting virtually. Vice-Chair Jeffries responded she did not know.

V. Christmas Tree Lighting Ceremony Update/Plans

Vice-Chair Jeffries stated the tree lighting ceremony is planned for December 10th at the Charlotte Hawkins Brown Museum. The Four Seasons Town Centre donated a Christmas tree, and it is being stored at the museum. There are plans to do a set it up before December to ensure the tree's lights work. There have been two committee meetings regarding the ceremony. Some of the Town Council members are helping with the program, and it may include activities, vendors, and storytellers. Vice Chair Jeffries added the Town needs help from the Town Council, Planning Board, and its citizens to make the event a success. At this time, the committee does not believe it will need to have the police or fire departments present. The budget for the ceremony has been discussed. Also, there have been discussions about providing snacks, popcorn, Zaxby's, or McDonald's. The committee is meeting every month and may meet more frequently closer to event. Ms. Broadie stated there was a framework for the event last year and asked if it could be duplicated. Vice-Chair Jeffries responded the committee was developing ideas and some of the information from last year may be used for this year. Planning Board member Jones asked if Clerk Dungee had last year's outline. Vice-Chair Jeffries did not know and will check with Clerk Dungee.

D. Citizens Comments

None.

E. Announcements

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

- The next Town Council Agenda meeting is being replaced with the May 23rd Community Meeting
- The next Town Council meeting will be held on June 6th
- The next Planning Board Meeting will be held on June 16th
- Save the date for Founder's Day scheduled for August 6th

Ms. Broadie announced the Sedalia Fresh Farmer's Market Experience will be held on June 18th from 8 to 11 am in the parking lot at Bethany United Church of Christ. There will be sustainable farming vendors with organic vegetables and products, and vegan products. All vendors will be encouraged to use paper and not plastic. There will be entertainment and music. The event will be advertised on Facebook, Instagram, and signs placed on U.S. 70. Planning Board member Jones asked if the church was allowing participants to use their bathrooms. Ms. Broadie responded she did not know, but if not, then it is likely porta-potties will be provided. Ms. Broadie added she hoped it would become a weekly or monthly event the Town supports. Vice-Chair Jeffries suggested she discuss it with the Clerk Dungee.

Ms. Broadie shared information regarding a birthday party planned for Dr. Brown on June 11th at 2 pm. At the event, the new library will be unveiled, and a wreath placed on Dr.

Brown's grave. Vice-Chair Jeffries commented the N.C A&T University students are redesigning the grave site for Dr. Brown. A GoFundMe account has been set up to raise money to do it. The goal is \$70,000. Also, the Charlotte Hawkins Brown Museum may receive some grant money.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date