



# Town of Sedalia

## Planning Board Meeting / Town Hall

### August 19, 2021 / 7:00 PM

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

**MOTION** to approve the minutes from the previous meeting was made by Vice-Chair Jeffries and seconded by Planning Board member Piotrowski. Motion carried.

### Business / Reports/ Discussions

#### I. A&T State University/Landscape & Architecture Class

Chair Faison introduced Mr. Paul Kron. Mr. Kron was the Regional Planning Director for the Piedmont Triad Regional Council (PTRC) and developed the planning program in 1993. He currently operates his own planning company called Foothills Planning. He has been asked to help with the N.C. A&T University (NCA&T) Landscape and Architecture class. In addition, Professor Kofi Boone with N.C. State University (NCSU) will partner with the NCA&T students. Also, Mr. Kron noted the state is looking for a place for the State Parks headquarters and one of the locations being considered is the Charlotte Hawkins Brown Museum.

The Town is required by the new Chapter 160D rules to update its Land Use Plan by July 2022. The NCA&T University (NCA&T) and N.C. State University (NCSU) Landscape Architecture Design Studios plan to develop a Conceptual Site Plan for Sedalia's Proposed Downtown Area. The NCSU Graduate Design Studio will conduct a Cultural Landscape Assessment Research and provide preliminary design scenarios for Reactivation of the Palmer Institute Campus. The NCA&T Undergraduate Master Planning Studio will provide Conceptual Site Plans and preliminary land development policy and regulation update recommendations to help the town with its vision for a proposed Mixed-Use Village Center. Depending on outcome of the student projects, if needed, the Town can contract with PTRC or with Mr. Kron to complete the Land Use Plan update and maybe develop a Master Plan.

The Land Use Plan will detail what the Town wants or does not want, and the Development Ordinances will detail how to achieve it. If a developer wants to buy property in the town, the Town will have information to share with the developer regarding what the town wants. Mr. Kron suggested looking at what Southern Village, Cornelius and Huntersville have done.

Mr. Kron shared a Land Use Plan Update Preparation form with some initial survey questions. The students could not attend the meeting, so he asked to record the responses to share with the students during class or at a later date. Two challenges discussed included the U.S. 70 widening, the proposed bypass, and water and sewer. U.S. 70 runs through the middle of Town. N.C. DOT currently is reviewing whether to widen U.S. 70 or construct a bypass around the Town. Until it is decided whether the road will be widened, or a bypass constructed, it is a challenge to move forward with any plans for a downtown. Also, the Town currently does not have access to water and sewer service. This too was noted as a challenge in moving forward with a plan for a downtown.

Some of the main issues the Town would like to see addressed through the planning process include access to funding, routing for U.S. 70, the ability to control inlet and outlet, and the need for a specific plan. Some features the town would like to see added to the community include sidewalks, walking trails, restaurants, and a downtown. Mr. Kron mentioned other things for the Town to consider include how big of a downtown does the Town want, does the Town want a town square, a village core, shops, crosswalks, streetlights, and stop lights. The key is to make sure whatever the Town wants is included in the Land Use Plan and ordinances. The more specific the Town can be on how it wants development to look, the easier it will be to ask developers for what it wants.

Some of the features that define the Sedalia community and make it special include the residents are neighborly, the community is beautiful, there is a strong history, the Charlotte Hawkins Brown Museum, and 65% of the residents are homeowners. The Town would like to get landowners involved in the process. Some suggestions was to install fire hydrants and put electric infrastructure underground to minimize power outages. Mr. Kron asked the Town's residents to fill out the form and answer the survey questions. Completed forms can be submitted to Clerk Dungee to compile and send to Mr. Kron.

## **II. Updating the Town's Land Use Plan**

Chair Faison commented the Planning Board will be discussing the update to the Town's Land Use Plan; however, because a lot has already been covered, there will be no further discussion on the plan during this meeting. Each Planning Board member received a binder of the revised development ordinance, and members were asked to bring their copy of the ordinance to future Planning Board meetings. Moving forward, the Planning Board will be working with the Town Council to update the Land Use Plan.

## **III. Other Planning Board Meeting Visits**

Planning Board member Jones attended a Guilford County Planning Board meeting. Their agenda was like Sedalia's; however, it also included a section on rules and procedures. There was discussion regarding dissolving the Planning Board since its work overlapped

with the Board of Adjustment. When the Planning Board votes, each member is called by name to give their vote of approval or not. The Planning Board does not have a designated meeting site. This month the meeting was held at the Agricultural Center. Mr. Jones signed up to receive their monthly newsletter.

Planning Board member Atkins attended a Jamestown Planning Board meeting that included the Town Council members as well. Plans were discussed regarding an approximately 400-acre tract. The attorney representing those proposing to purchase the land was present. The plan for the development included mostly houses, some apartments, and possibly some businesses.

Planning Board member Piotrowski plans to attend the Oak Ridge Planning Board meeting next week. However, he shared the Town has a YouTube channel where recorded meetings are posted. The last meeting posted included a discussion on the plans, construction, and legal aspects regarding a proposed Starbucks. One topic discussed at length was the type of lights and how the lights must be like other existing lights. The town would like the building to fit in with other buildings in the area.

Chair Faison has been trying to attend a Whitsett Planning Board meeting. Meetings are placed on the calendar, but then later canceled. The Town at this point is also not holding Zoom meetings. Also, the Whitsett Town Hall is only open three days a week for a few hours. She will find another Town to visit.

#### **IV. 2021 Sedalia Cruise-In Car Show**

Clerk Dungee sent out an updated flyer for the Sedalia Cruise-In and suggested the flyer be shared. There is a committee meeting planned for September 2<sup>nd</sup> on Zoom at 7 pm. Planning Board member Atkins passed out 50-75 flyers at a recent car show. He expressed concern the information may have been sent out too late for the event to have a good turnout. Those having most success have car shows every year and cruise-ins every month. It was noted the reason for the delay is the situation with COVID-19. Since this is a fund-raising event, the Town did not want to spend a lot of money preparing for the event and then need to cancel it. Clerk Dungee will send information to the participants from the last event but has been waiting until all the details are sorted out.

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

\*Marian Jeffries, 609 Sedalia Road, asked is if anyone had information regarding a bulldozer knocking down trees on a property on Sharonwood Dr. Someone had contacted her regarding the situation. No one was aware of what might be going on; however, a comment was made it is possible the property owner is selling trees on the property.

\*Serita Faison, 6102 Bogues Way, commented a new house being constructed on Bogues Way is not conforming to the restrictive covenants. The house has siding; however, the restrictive covenant requires three sides of a house to be brick. There are two versions of the restrictive covenant. The original does not have the brick requirement, the subsequent version (dated 2016) includes this requirement. The 2016 version of the covenant was not found until after the siding had been installed. A letter has been sent to the contractor asking for the siding to be replaced with brick, and the residents are waiting for a response.

The residents are considering creating a Homeowners Association to ensure this does not happen again.

**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 August 30<sup>th</sup>
- The next Town Council meeting will be held on September 13<sup>th</sup>.
- The next Planning Board Meeting will be held on September 16<sup>th</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date