

**Town of Sedalia
Planning Board Meeting**

**Sedalia Town Hall / 6121 Burlington Road
October 17, 2019 / 7:00 PM**

Minutes

Meeting was called to order at 7:00 PM by Planning Board Chairman Robert Jones, followed by a Moment of Silence, Pledge of Allegiance, and Roll Call.

Members Present: Chairman Robert Jones, Vice-Chairman Serita Faison, Monroe Smith, Marian Jeffries, Calvin Atkins

Members Absent: Sandra Hamlett

MOTION to approve the agenda was made by Planning Board member Marian Jeffries and seconded by Vice-Chairman Serita Faison. Motion carried.

MOTION to approve the minutes of the September 19th meeting was made by Vice-Chairman Serita Faison and seconded by Planning Board member Marian Jeffries. There was a discussion about whether the abbreviation for August - Aug - is acceptable in the minutes. Motion carried with the noted change that Aug be changed to August.

Business / Reports / Discussions

I. 2019 NC Legislation Related to Planning & Development Regulation

Chairman Jones reported the General Assembly has enacted significant legislation affecting planning and development regulations in North Carolina. A newly released legislative bulletin summarizes the changes. The most significant land use legislation is the adoption of Chapter 160D. All city and county zoning, subdivision, and other development regulations including unified-development ordinances will need to be updated with the changes described in the Chapter 160D by January 1, 2021.

A copy of the bulletin was provided to each Planning Board member. Members are to review the changes and incorporate the new regulations in the Town's current Development Ordinance.

Planning Board member Marian Jeffries asked if this information would be included in the School of Government's Planning and Development modules, and if there was a time frame for which it would be included. Town Clerk, Cam Dungee, explained this bulletin

outlined updates that need to be incorporated into the Town's Development Ordinance. It is unclear whether this information would be included in the School of Government's modules, but it is expected that there would be at some point.

Chairman Jones suggested reading through the new regulations and discussing each section. The Planning Board members reviewed the following sections during the meeting:

- ▶ Reorganization of Statutes on Planning and Development Regulation (p 2-3): There were no comments or questions regarding this section.
- ▶ Zoning Regulations, No Third-Party Down Zonings (p.4): Planning Board member Atkins asked if neighbors could ask for down-zoning or rezoning. The interpretation of this section is that although neighbors could request down-zoning or rezoning, the property cannot be rezoned unless the property owner has consented to the zoning change. Planning Board member Calvin Atkins asked if the Town has areas zoned for agricultural use. Chairman Jones reported a significant portion of Sedalia is zoned Agricultural (AG).
- ▶ Zoning Regulations, Conditional Approvals, Legislative conditional zoning (p. 4): There were no questions or comments regarding the section.
- ▶ Zoning Regulations, Conditional Approval, Quasi-judicial Special Use Permits (p. 5): Town Clerk, Cam Dungee, commented there is property in town with a two-story house zoned for limited business on Burlington Road. Residents petitioned the Town Council because they did not want a business at this location. Seven or eight conditions were placed on the property to allow businesses in this location and to protect residents adjacent to and across from the property. The conditions were placed to ensure the businesses did not have long hours, create a lot of noise, have a lot of traffic coming in or out, nothing could be sold outside the building, etc. She asked whether this section states the Town can no longer have those conditions on this property. Chairman Jones indicated this property is listed as Limited Business (LB). The Town's ordinance covers what type of businesses can or cannot be located on this property. If there are any changes, then both the Town of Sedalia and Guilford County would have the opportunity to provide recommendations regarding the approval of any businesses or development projects.

Planning Board member Marian Jeffries requested clarification regarding the expansion of Highway 70 and the Town's streetlight project along Highway 70/Burlington Road. Town Clerk, Cam Dungee, reported there was no additional information regarding the expansion of Highway 70, but the streetlight project will

not move forward due to the potential need for the poles to be relocated if the road was expanded. If Duke Energy installs the streetlight poles, and then NCDOT requires the poles to be relocated to accommodate a roadway expansion, then the question is who will cover the expense of relocating the poles. Duke Energy and NCDOT are not willing to pay to relocate them, and the Town does not have the money to pay for relocation. It was questioned why this is even an issue if the Highway is proposed to go around Sedalia and whether this section applied to this project, the interpretation is this section applies to the design of structures, but not to land, roads, etc.

- ▶ Zoning Regulations, Small Houses (p. 5): There were no questions or comments regarding the section on Small Houses.
- ▶ Zoning Regulations, Local Bills, Planning Board approval of rezoning, Special Use Districts, and University Student Housing projects (p. 5-6). There were no questions or comments regarding any of the sections under Local Bills.

Chairman Jones asked that each member review the remainder of the bulletin. At the next meeting he asked that members be prepared with a list of questions or comments for the sections starting at 'Subdivision Changes (p. 6) to 'Definitions in Development Regulations' (p.10).

II. Citizens Concern

A summary and update of previous citizen concerns was provided:

- The development at the Rock Creek Dairy Road exit will be an industrial office park
- The house with the blue roof on Burlington Road remains in violation, but the owner has been working on the house and progress is being made.
- Paperwork for a new house on Morgan Summers Road has been submitted, but there has been no further action. The owners have one year to build from the time the permit is received.
- This is a cleared lot on Grand Oaks Drive, but no Development Clearance Certificate has been issued
- Chairman Jones reported there is no update on the CERT Training.

Marian Jeffries - 609 Sedalia Rd, stated that during the Fall Litter Sweep, on the right side of Rockhurst Drive along a wooded area, a young lady came out of the woods and asked for a trash bag. She was asked why she was in the woods. She said there was a lot of trash in the woods and she was going to clean it up. She took the bag, walked up the road, and went back into the woods. Later, she was observed and looked to basically be just standing in the woods. This was concerning to her and the others participating and wanted to make everyone aware. She had on shorts and a short sleeved shirt, which was odd during this time of the year. This young lady looked to be around 17-20 years old. It was reported that there is an empty house nearby that frequently has an open side door. It was suspected that

maybe she had been hanging out in this house.

Also, during the Litter Sweep event, Calvin Atkins added they found several CDs and a key fob.

III. Information Sharing

- a) Information was provided on the One-Stop Early Voting Schedule/Sedalia Voting Polls/Sedalia Candidates. Vice-Chairman Serita Faison asked if there are updated election tallies during the day. Town Clerk, Cam Dungee, reported that after the voting polls closes, the tallies show up on TV. However, it is usually next day before tallies are final.
- b) Some information was provided to the board members on Common Halloween Scams. It was suggested that everyone read over it during their free time to help keep themselves safe during the upcoming holiday season.

IV. Announcements

All regular scheduled meetings begin at 7:00pm

- The next Town Council Agenda Meeting will be held on October 28.
- A stakeholders meeting with property owners of large parcels of land (10 acres or more) will be held October 28 in conjunction with the Town Council Agenda Meeting.
- The next Town Council Meeting will be held on November 4.
- Please remember to vote on November 5 from 6:30am -7:30pm.
- The next Planning Board Meeting will be held on November 21.

Meeting adjourned.

Approved By:

Date:
