



# Town of Sedalia

## Planning Board Meeting / Town Hall

### September 15, 2022 / 7:00 PM

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## 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, Monroe Smith, Brenda Walker and YC Broadie (alternate member). Planning Board alternate member YC Broadie sat on the Planning Board and is eligible to vote on all issues.

**A. MOTION** to approve the agenda was made by Planning Board member Walker 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 Jones and seconded by Planning Board alternate member Broadie. Motion carried.

### C. Business / Reports / Guests

#### I. DCC Process Follow Up

Vice-Chair Jeffries stated at the last meeting it was questioned when a Development Clearance Certificate (DCC) is sent to the Planning Board for review. Planning Board members receive a copy of the DCC, but often it has gone through the Town Council and been approved for construction. It was noted for DCCs that involve construction of new single-family home, usually these do not go through the Planning Board. DCCs that involve zoning or plats, and is reviewed by Guilford County Planning and Development will come through the Planning Board. The Planning Board reviews these DCCs and provides a recommendation to the Town Council.

#### II. Special Call Meeting Update - Purpose

Vice-Chair Jeffries stated the Town Council held a special meeting to discuss potential projects to request ARP funds that may be available to the Town. Several residents attended the meeting. Some thought the meeting was to discuss water and sewer services for the Town which was not the intent of the special meeting. Several issues were discussed such as the need for additional streetlights. It was noted the ARP funds could not be used for streetlights, but the Town does have a Powell Bill grant funds that may be able to be

used for streetlights. The Town selected four projects to submit for the available ARP funds – drinking water (wells), administrative expenses, existing sewer (septic systems), and broadband. It is unclear whether the Town will get any funding. At the special meeting, it was noted a lot of houses have wells and septic systems that are at least 30 years old, and several houses are on less than one acre lots and may not have sufficient space to replace a failed septic system. Also, the Town wants to provide educational information to its residents about the maintenance on septic systems. There was a sign-up sheet at the special meeting for residents to provide their contact information so they can be included on the list to receive Town updates.

### **III. Approvals Made at the Recent Town Council Meeting**

Planning Board member Walker reported the Town Council recently accepted a proposal by LEPR Public Relations to help the Town with its image. Also, a resolution was approved for the DEQ Merger/Regionalization Feasibility Study Grant with a proposed change of the word “loan” to “grant”. The grant will be used for the proposed new development.

Planning Board alternate member YC Broadie reported the Town Council approved the proposal for Sedalia Fresh. The Town now will have a sustainable Farmers Market from April to October for residents and surrounding communities. It will be held at the Charlotte Hawkins Brown site. She noted Sedalia Fresh is a communal name. There are other municipalities that have been pitched the same program – Sedalia Fresh – High Point, Sedalia Fresh – Boston. The name is spreading globally. Planning Board member Walker commented she thought the Town Council approved the signage for Sedalia Fresh and questioned the salary for the PT. Vice-Chair Jeffries will get clarification on the approval specifics.

### **D. Interview – Mr. Rory Richmond, Candidate for Membership to the Sedalia Planning Board**

Vice-Chair Jeffries introduced Rory Richmond. Mr. Richmond grew up in Sedalia, left the Town for a while, and then moved back to Sedalia. He wants to serve the community, represent and respect the historical side of Sedalia as the Town moves forward. He is interested in GIS mapping.

Planning Board alternate member Broadie asked what Mr. Richmond envisions for Sedalia. Mr. Richmond responded he understands the Town needs more taxpayers and to modernize but would like to see it done in a way that is consistent with who the town is. As the Town grows, he wants to be involved. He also wants to give back to the Town and set an example for his kids.

Planning Board member Jones asked what he would like to get for himself from participation on the Planning Board. Mr. Richmond responded he wanted to feel like he was helping Sedalia because it means a lot to him. He wants to contribute and he has skills to help. He is a behind the scenes worker. He wants Sedalia to continue to grow in the right way.

Vice-Chair Jeffries stated there are a lot of projects with which the Town needs help and the Town wants everyone to feel a part of the community.

### **E. Planning Board Purpose and Responsibilities (Overview)**

Planning Board member Jones provided an overview of the Planning Board's responsibilities, purpose, authority, and membership as described in Section 9-2 of the Town of Sedalia Development Ordinance. He emphasized the primary responsibility of the Planning Board is to advise the Town Council, staff, and others on community development. He outlined the specific duties and the need for continuing education. He added Planning Board members are encouraged to initiate projects and present ideas. For example, the Christmas tree lighting ceremony and Sedalia Fresh were ideas presented by Planning Board alternate member YC Broadie.

Mr. Richmond stated he wants to be part of the Planning Board and recognizes he has a lot to learn. Vice-Chair Jeffries responded there are resources for the Planning Board including Guilford County Planning and Development Department, and courses offered by the UNC School of Government. She added the Planning Board has a budget to cover continuing education for its members.

**Motion to recommend to the Town Council that Mr. Rory Richmond be approved as a regular member of the Planning Board was made by Planning Board member Smith and seconded by Planning Board alternate member Broadie. Motion carried.**

Vice Chair Jeffries stated the recommendation will be submitted to the Town Council to be addressed at the next Town Council meeting. She suggested Mr. Richmond attend the meeting to answer any questions the Council may have. Also, Clerk Dungee will provide Mr. Richmond with the Planning Board book once he is approved as a member.

### **F. Request for State Maintenance (Wheatstone)**

Vice-Chair Jeffries stated there was a request to have Wheatstone Drive added to the list of DOT state-maintained roads. Two other roads – Haven Brook Drive and Corn Tassel Drive were identified as needing to be paved. Vice-Chair Jeffries contacted NCDOT. The District Engineer informed that the Town is responsible for maintenance and repair including paving for seven of the roads for a total of 1.09 miles. These Roads include Burnside Drive, a section of Stewart Bend Road, Dansby Drive, the end of Morgan Summers Road, Corn Tassel Drive, Haven Brook Drive and Wheatstone Drive. The Town receives approximately \$16,710.13 annually in Powell Bill funds for road maintenance and repair. In order for roads to be state maintained, there must be at least four houses on the road. Haven Brook Drive and Corn Tassel Drive only have two houses. Wheatstone Drive has four houses when access from the driveways are counted. The first step toward state maintenance is to get at least 50% of the residents to sign a petition. NCDOT then would do an assessment and the Town must bring the road up to NCDOT standards before NCDOT would take over maintenance. Once the Town gets the assessment it must decide whether to bring the road up to standard. NCDOT will send the information needed and she will forward it to the Town Council. She also noted NCDOT maintenance will check on the bridge over Sedalia Road, due to the report of cleanup up vegetation needed, and the silk fence removed.

**G. Citizens Comments/Questions**

\*Rory Richmond asked about the widening of U.S. 70. Planning Board member Jones responded it is still listed to happen within the next 9 years but there is no specific plan. It is anticipated there will be a bypass south of the Town.

**E. Announcements**

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

- The next Town Council agenda meeting will be held on September 26<sup>th</sup>
- The next Town Council meeting will be held on October 3<sup>rd</sup>
- Sedalia Fall Litter Sweep will be held on October 15<sup>th</sup> at 9:00 am
- Christmas Tree Lighting Ceremony will be December 10<sup>th</sup> at CHB site
- The next Planning Board meeting will be held on September 15<sup>th</sup>

Vice-Chair Jeffries added the Town may get a dumpster and/or shred truck for the Fall Litter Sweep. Planning Board alternate member Broadie asked about getting a recycle dumpster. It was unclear if that is possible. Also, it was noted Republic Services are no longer doing bulk pick up of items.

Vice-Chair Jeffries noted there has been speeding on Sedalia Road and the Town is looking to have it monitored.

Meeting adjourned at 8:17 pm.

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Marian Jeffries, Vice-Chair

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Date