



# Town of Sedalia

## Planning Board Meeting / Zoom

### February 18, 2021 / 7:00 PM

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### Minutes

**Note:** The meeting was held virtually via Zoom to comply with state and local requests to reduce public gatherings due to coronavirus/COVID-19.

**Call to Order:** Planning Board Chair Serita Faison called the meeting to order at 7:00 pm.

**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, and Ed Piotrowski. Sandra Hamlett joined the meeting late.

**Absent:** Monroe Smith

**MOTION** to approve the agenda was made by Planning Board member Atkins and seconded by Planning Board member Piotrowski. 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. Donna Jeffers - Subdivision

The Planning Board reviewed the minor subdivision plat for the Donna Jeffers Subdivision (Case #21-01-SEPL-00636). The proposed subdivision is located on a 13.23-acre tract west of the intersection of Simmons Lake Drive and Stewart Bend Road (Guilford County tax parcel #120236) within the Town of Sedalia. The applicant is proposing a three-lot subdivision. The designer is Joseph Moore, Moore Surveying of Liberty, NC.

Mr. Paul Lowe, Guilford County Planning Department, commented staff from the Planning Department and Watershed Department reviewed the subdivision plat and notes were provided to the surveyor. Following the Planning Board meeting, the plat will be resubmitted and preliminarily approved then it will be sent to Addressing and Environmental Health. The Guilford County staff recommend a favorable recommendation of the preliminary plat.

Planning Board members noted the plat shows cross-hatching on Lot #1 and asked if anything could be built on this lot. Mr. Lowe responded, nothing currently can be built on

the lot. However, in the future, if the owner wanted to build on the lot, an exclusion or exempt map would need to be submitted. The exclusion or exempt map would be reviewed by the County and Environmental Health. Planning Board members noted there is an easement off Bethel Church Road through Lot #1 to access Lot #2 and asked if Lot #1 was landlocked. Mr. Lowe indicated Lot #1 is not landlocked because it has 50-foot of road frontage.

After no further discussion, the Planning Board voted unanimously in favor of recommending approval of the subdivision request to the Town Council. Chair Faison will prepare the recommendation to be presented at the Town Council Agenda meeting on February 22.

It was later noted that according to the plat notes (#4), there is a 45-foot exclusive easement for ingress/egress and utilities to Lot #2 through Lot #1. It was questioned whether there was leniency on 50-foot road front easement, or if it was 50 foot at the road, but reduced to 45 feet within the property.

## **II. Town of Sedalia “Digital Twin” Project Schedule – Feb. 2021**

Chair Faison provided information on the Town of Sedalia digital “twin city” project. The digital “twin city” of Sedalia can express zoning, ordinance, etc. and development scenarios to see if it can improve citizen participation and understanding of planning decisions. A&T State University Assistant Professor Chris Harrison and students from the Landscape and Architectural class will be doing this project. Mr. Harrison and his students completed the Sedalia Downtown Visualization Design a few years ago. Chair Faison shared the proposed project tasks and task dates. The project should be completed by October 2021. Mr. Harrison plans to hold a meeting to include all stakeholders concerning this project. Anyone interested in being a part of the project, may contact the Clerk at the Town Hall.

## **III. Planning and Development Regulation E-Learning**

Planning Board members reviewed Module 15: Conflict of Interest. The module discussed identifying types of conflict that arise with development regulations, reviewing the rules that determine how conflicts should be addressed, and reviewing the process board members should follow when questions about potential conflicts arise.

## **IV. Citizens Comments**

\*Chair Faison commented the Town’s ordinance will be updated to change the number allowed in a Group Care Facility from 30 people to 6 people to match the State’s regulations.

\*Ed Piotrowski commented he was pleased to see the removal of the railcar moving forward. Also, he asked Chair Faison if Planning Board members should be responding to Development Clearance Certificates. Chair Faison responded Planning Board members do not need to respond to a DCC. DCCs are sent to Town Council members for approval or comments. However, Clerk Dungee copies Planning Board members to keep everyone aware of development projects within the Town. He asked whether there was any

additional information on when the Town would get water. Chair Faison responded the Town continues to explore options and she hopes to share more information soon.

\*Marian Jeffries, 609 Sedalia Road, shared she is working on a COVID-19 drive-through vaccine event sponsored by Piedmont Health Services at the Burlington Royal Stadium. The event is for persons 65 years and older and was to be held on February 20<sup>th</sup>. However, the event has been moved to February 27<sup>th</sup> because delivery of the vaccines has been delayed due to weather events.

## **V. Announcements**

All regular scheduled meetings are held via Zoom until further notice. Each meeting will begin at 7:00pm. Interested participants must contact the Town Hall to be added to the town emailing list to receive meeting invitations.

- The next Agenda Meeting will be held on February 22<sup>nd</sup>
- The next Town Hall Meeting will be March 1<sup>st</sup>
- The next Planning Board Meeting will be March 18<sup>th</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date