



# Town of Sedalia

## Planning Board Meeting / Zoom

### November 19, 2020 / 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), Ed Piotrowski, and Calvin Atkins. Monroe Smith joined the meeting after roll call.

**Absent:** Sandra Hamlett

**MOTION** to approve the agenda was made by Planning Board member Atkins 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 Atkins. Motion carried.

### Business / Reports/ Discussions

#### I. Solar Energy System

Chair Faison discussed the plans for developing a Solar Energy System ordinance. It was noted that the resident who submitted the solar application has not followed-up. Therefore, it appears there is no longer the urgency to complete the final ordinance by January. However, the plan is to move forward to draft an ordinance as soon as possible.

Planning Board member Atkins reviewed the Town of Gibsonville's website and appears they use Guilford County's solar ordinances. He plans to contact Gibsonville for additional information. It was decided to draft the ordinance as an addendum rather than a separate ordinance, and to start by reviewing Guilford County's solar ordinance. The next steps are to contact Guilford County's planner to get information on the County's solar ordinances.

Planning Board member Piotrowski expressed concerns that the proposed solar project was to be installed in the front yard. He asked if that would be allowable. Chair Faison replied this is the purpose of developing an ordinance. The ordinance would include specifics about how solar could be installed including where on the property it could be

located. Chair Faison plans to have a draft copy of the ordinance for the December Planning Board meeting.

## **II. Piedmont Conservation Council (PCC)**

PCC is not able to help with the water and sewer project but can help get funding for the walking/hiking trail. The Planning Board reviewed the proposal form to be submitted to PCC. Chair Faison noted the Town is planning for residents to do most of the trail and playground construction. Vice-Chair Jeffries asked about a waiver releasing the Town of any liability should someone get injured participating in the construction activities. Chair Faison will check with Clerk Dungee. Planning Board member Piotrowski expressed concerns about the pond and soil moisture and how construction might be affected. It is believed the survey should address the issue, but if the survey does not provide that information, the Town will get the information. The Planning Board agreed to move forward with the proposal. Chair Faison will contact Clerk Dungee to share the Planning Board's decision to move forward with the proposal.

## **III. PPE**

The Planning Board reviewed the list of PPE supplies and equipment selected to help keep the Town's residents safe during the pandemic. Chair Faison indicated the funds would expire at the end of the year, so it is necessary for the Town to make decisions on purchasing supplies and equipment sooner rather than later. The funds can be used to provide supplies for the Town Hall and the community.

Vice-Chair Jeffries questioned whether an air purifier/filter for the Town Hall sufficient to cover the square footage might allow the Planning Board to resume meeting in person. It was suggested an HVAC specialist be consulted to provide guidance on the type of filters appropriate for the Town Hall HVAC system, and then purchase the appropriate filters. Also, it was suggested to purchase an air purifier for the Town Clerk's office. Chair Faison suggested a disinfectant sprayer for cleaning chairs, etc. or to consider hiring a cleaning company. Planning Board member Piotrowski suggested the refillable, automatic hand sanitizer for the Town Hall. The Planning Board decided the following items were needed: refillable, automatic hand sanitizer, filters for the HVAC system, and an air purifier for the Town Clerk's office. It was suggested that gloves, masks, hand sanitizer, and shields be purchased for the next give away for the Town's residents.

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

Chair Faison asked if members reviewed Module 13- Group Homes. Most members had not had the opportunity to review the module. Chair Faison indicated there was one more module to review after the module on Group Homes. It was decided to review and discuss both modules during the next Planning Board meeting.

## **V. Citizens Comments**

\*Ed Piotrowski, 209 Cushman Rd, asked what rules or regulations the Code Enforcement Officers uses when canvassing the community. Chair Faison responded the Code

Enforcement Officers are looking for compliance with the Town of Sedalia and Guilford County ordinances. Vice-Chair Jeffries added there is a process that must be followed when there is a violation of one or more ordinances, and it may take a long time for a case to be abated.

**VI. Announcements**

All regular schedule meetings are held via Zoom until further notice. Each meeting will begin at 7:00pm. Interested participants must contact the Town to receive meeting invitations.

- The Town Hall will be closed for Thanksgiving Nov 26<sup>th</sup> and 27<sup>th</sup>
- The next Agenda Meeting will be Nov. 30<sup>th</sup>
- The next Town Hall Meeting will be Dec. 7<sup>th</sup>
- The next Planning Board Meeting will be Dec. 17<sup>th</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date