

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, December 20th, 2018

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

Members Present: Chairman Robert Jones, Marian Jeffries, and Serita Faison

Members Absent: Monroe Smith, Sandra Hamlett, LaDonna Woodruff, and Marie Martin

Agenda & Minutes Approval: PB Member Marian Jeffries recommended the Agenda be approved. PB Member Serita Faison seconded. Motion Approved; with the NCAZO Workshop Announcement added. PB Member Marian Jeffries recommended the July minutes be approved and PB Member Serita Faison seconded. Motion Approved.

Business:

❖ **Module 11:**

- **Group Homes (Summary from UNC School of Government) –**
 - **Module 11** clarified key terms and concepts, like defining a group home, and looked at why state and federal law have special protections for group homes.
 - **Module 11** reviewed specific provisions in North Carolina law that limit land use regulations of group homes.
 - **Module 11** looked at provisions in federal law, which impact land use regulations applied to homes serving persons with disabilities.
 - Planning Board members watched the Group Homes Module and answered and discussed the questions.

Citizen Concerns:

➤ **Cancelled Meetings**

- Chairman Jones shared that his concerns regarding weather conditions and the potential effect on attendees, had affected the previous meetings. He added, that he had connected with board members with emails.

- Town Assistant Denise James stated that Chairman Jones was referring to an email from Town Clerk Cam Dungee, that said a resident showed up for the previous meeting and did not know the meeting had been cancelled. The town clerk explained that someone from the planning board must show up and then the meeting can be officially cancelled.
- Board members discussed whether this procedure was a part of the by-laws.
- PB Member Marian Jeffries requested that board members receive a notice about scheduled meetings and that members say whether they are coming or not. She also mentioned concerns for members who may not have access to email.
- Board members discussed the challenges of communication with members of the board whom may not be able to receive notices or updates. Also, the board mentioned fellow members who had recently expressed uncertainty of future service on the planning board.

➤ **Sedalia Road Status**

- The board discussed the inconvenience of Sedalia Road being closed and that it would be another month before its reopening, due to the weather.

➤ **Robbery**

- PB Member Marian Jeffries shared that Councilwoman Valerie Jones recently mentioned news of a neighborhood robbery of a resident's porch furniture (near the corner of Bethel Church Rd). PB Member Serita Faison suggested that the incident could possibly be connected to a couple of young men, who had been a problem before.

➤ **Trees Hanging Over Road**

- Chairman Jones mentioned that there were a couple of trees hanging on Rockhurst Drive which needed to be removed and that the town clerk should be made aware.

➤ **Resident Gertrude Goodall's Passing**

- The board spoke on their regrets of Gertrude Goodall's passing.
- The board mentioned that the diner which she formally owned,

would not be going to the NC Transportation Museum, as had previously been mentioned but be relocated to Greensboro instead. Also, PB Member Marian Jeffries said the Code Enforcement Officer Brandon Emory would be getting back with the Town regarding the former caboose's status.

➤ **Property Given to the Town**

- Chairman Jones told the board to stay tuned for details regarding property off Blue Lantern Road (near a pond and the Wilder's residence). He stated that there had been recent discussion of the property being offered to the town. The chairman expressed enthusiasm about the possibilities for the property.

➤ **Workshops**

- Chairman Jones shared that \$1,500 was set aside for the town to cover costs for them to attend workshops, conferences, and meetings. He also, encouraged board members who were interested in attending the NCAZO Mid-Winter Workshop in February 2019, to let Town Clerk Cam Dungee know.
- PB Member Serita Faison commented that the workshops had been a great experience.

Information Sharing:

- The planning Board received information regarding raking leaves and winter storm tips.

Wrap Up

Office Assistant Denise James provided a recap of the items discussed during the meeting;

Announcements:

Agenda Meeting, Cancelled for December

Town Hall Meeting, January 07th, at 7 p.m.

Planning Board Meeting, January 17th, at 7 p.m.

NCAZO Mid-Winter Workshop, Feb. 17th-19th 2019, at Embassy Suites in Cary, NC

Chairman

Date