

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, May 16th, 2019

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, Planning Board Member Sandra Hamlett, Planning Board Member Monroe Smith, and Planning Board Member Calvin Atkins

Members Absent: Vice Chair Serita Faison and Planning Board Member Marian Jeffries

Agenda & Minutes Approval: Planning Board Member Sandra Hamlett recommended that the Agenda be approved. Planning Board Member Monroe Smith seconded. Motion Approved. Planning Board Member Monroe Smith made a motion for the minutes to be approved. Planning Board Member Calvin Atkins seconded. Motion Approved.

Business:

- ❖ The Planning Board Placed handouts regarding “Gaming”, inside of the Town Ordinance.
 - The board place the handouts in Sections 2-28 and 2-29
- ❖ The Planning Board voted on the Text Amendment regarding the following: Addition to the Chapter on Adult Gaming Establishments & Amendments with regards to Electronic Gaming Operations.
 - Chairman Robert Jones noted the recent “Gaming Amendment” marked the first time that a text amendment was adopted without going through the Planning Board (before Council).
- ❖ The Planning Board looked at the chapter entitled, “Decision Making” in the book “The Introduction to the Zoning and Development Regulation” as a reference for a recommendation.
 - Board Members considered the following from the book basis for a recommendation: (refer to page 86)

- Neighborhood
 - Public
 - Site Use
 - Potential Land use Impacts
 - Traffic
 - Environment
- Chairman Robert Jones expressed disappointment that the decision regarding the Text Amendment was made without the Planning Board's recommendation first.
- "We should have been the one who came up with a reason...they made it difficult for us...we have to go back," he said.
- Planning Board Members shared their thoughts on the concept of a Gaming Establishment.
- Planning Board Member Sandra Hamlett said, "Our recommendation is based on things we want to do to protect our town."
 - Planning Board Member Calvin Atkins and other board members also discussed the concerns for safety and the potential threat of violent activity, prostitution, and drugs with such an establishment.
 - The board noted that their decision could not be based on religion or race.
- The Town Assistant Denise James inquired as to what would happen if the board did not agree with the decision to adopt the text amendment.
- The Planning Board referred to page 89 on "Conflicts of Interest"
 - Planning Board Member Sandra Hamlett noted that the Planning Board acts with Public Interest rather than Financial Interest.
 - Planning Board Member Monroe Smith added that public disapproval is an important factor in the Planning Board's decision making.

- Chairman Robert Jones stated that the Council’s decision to adopt the Text Amendment in the manner that it was done (without going through the Planning Board), was necessary.
 - “They had to get it in quickly,” he said.

Citizen Concerns:

- The Planning Board mentioned the bump in Sedalia Road.
 - Although the bump had gone back down; it had not been fixed.
 - The board expressed the concerns over potential worsening; sink holes.
 - Planning Board Member Calvin Atkins noted that the second bridge on Sedalia Road was “wobbly; a kid could fall in.”
- The Planning Board also noted the upcoming Founder’s Day Meeting and the cancellation of the Farmer’s Market Trip.”

*** At this time, *The Planning Board voted for the Recommendation of the Text Amendment to Gaming Establishments:***

- **Planning Board Member Calvin Atkins made a motion to approve the text amendment**
- **Planning Board Member Sandra Hamlett seconded**
- **Unanimous – (VOTE 4 – 0) TO APPROVE**

Information Sharing:

The board received handouts on skincare for seniors.

Wrap Up

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

Announcements:

Agenda Meeting – May 20th at 7p.m.

Town Hall Meeting – June 3rd at 7p.m.

Planning Board Meeting - June 20th at 7p.m.

Chairman

Date