

**Town of Sedalia**  
**Planning Board Meeting/Public Hearing**

**Planning Board Minutes for Thursday, April 20, 2017**

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, LaDonna Woodruff, Marian Jeffries, Marie Martin, and Monroe Smith.

**Members Absent:** Vice-Chair Serita Faison and Sandra Hamlett

**Agenda & Minutes Approval:** The Planning Board approved the agenda. Marian Jeffries made a motion to approve the minutes. Marie Martin seconded. Motion approved.

**Business:**

- ❖ Chairman Jones requested Guilford Planning Department provide an overview of the site plan for (Special Use Permit Case #17-04-SEPL-01605 LB-SP Event Center) Belermina's Event and Planning Center; applicant/property owners: Anna Marie Robinson/Ricky Cauthren, Donna Cauthren, Robert Cauthren, and Lorrie Hancock.
  - Guilford County Planner Dervin Spell discussed the "Nature of the Request" - Approval of a Special Use permit for the operation of a special event center. Dervin Spell said the Guilford County Planning Staff found that the request met the requirements.
  - The property location is on the southwest side of Burlington Road approximately 600 feet southwest of the intersection with Commons Drive, in Jefferson Township.
  - Guilford County Planner Paul Lowe added that the Belermina's Event and Planning Center applicant/property owners had met all the requirements except for a "minor label"; marking at the entrance that could be addressed by the surveyor. With the exception of the marking, Paul Lowe stated that Belermina's Event and Planning Center applicants were at "99 percent" in terms of meeting the requirements.
- Chairman Jones announced that there was a sign-up sheet for people who wanted to speak during the hearing for Belermina's Event and Planning Center.
- The Planning Board reviewed the Agenda and Minutes. The Planning Board approved the Agenda (added Roll Call). Marian Jeffries made a motion to approve minutes. Marie Martin seconded. Motion Approved.

❖ **The Public Hearing Opening** – those who signed up were sworn in.

- Latarsha Miller, Annamaria Payne-Robinson, Franklin Payne (“affirmed factual” rather than swear), Councilman Clarence Meachem
  - Latarsha Miller shared that the Belermina’s Event and Planning Center applicants had an assessment completed; hired a land surveyor and addressed any environmental health concerns.
  - Annamaria Payne-Robinson said the Belermina’s Event and Planning Center applicants had obtained all the necessary certificates, met all deadlines, and had everything that they needed to move forward. She added, “Anything that we have missing will get done by May 1<sup>st</sup>.”
- LaDonna Woodruff asked if a privacy fence had been placed on the right side of the property.
- Belermina’s Event and Planning Center applicants responded that there are several trees in the area and the property owners on the right side did not desire a fence.
- Marian Jeffries also inquired about a privacy fence in relation to past rezoning conditions and the section of the site plan which included the “Planting Yard”.
- Paul Lowe stated the landscape on the site plan which included a buffer would serve the same purpose as a privacy fence.
  - Devin Spell added that the original zoning conditions would still need to be met.
- Councilman Clarence Meachem commented, “It appears to me, everything is in line that needs to be...as far as I’m concerned, I think we need to move forward.”
- Chairman Jones responded that, “How we make our decision is based on evidence that has been presented, not opinions.”
  - Councilman Clarence Meachem said that the landlord should address the proposed event center owners if they are not meeting the set conditions.
  - Latarsha Miller said that residents had received letters concerning the event center and none had stated that they did not want the business to open there. She said, “We have gone above and beyond... put in a lot of effort, money, and time in this... It has got to the point, if it is about fact findings, we should be presented with something... a reason why you can’t do a, b, & c ... making it further drawn out isn’t fair...We have taken care of everything since November, even when we have been

led the wrong way (she asked Paul Lowe to confirm).” She added that she felt they were missing out on business with this being the “wedding season”.

- Franklin Payne added that he thought the event center was a “perfect idea; help out everything and make Sedalia look better.”
  
- Chairman Jones read the Special Use Permit Conditions for Approval
  - Meet Development Ordinance Standards
  - Will not endanger the public health or safety
  - Meets conditions and specifications
  - Will not injure the value of area property;
  - If developed according to the plan will work in harmony of area

### **Additional Comments:**

- Councilman Clarence inquired about the septic system (how often it would have to be pumped?).
- Paul Lowe responded that he only knew the location of the septic system and had no additional information.
- Latarsha Miller said that they had spoken with environmental health and an assessment had been done; and were not informed any issues.
- Chairman Jones requested that the Planning Board vote. He added that if the board approved, that it would be based on conditions being met and that “The ultimate decision is made by the council.”
  - The vote was unanimous in favor of a Special Use Permit.

### **Citizens Concerns:**

- Franklin Payne expressed interest in joining the Planning Board and provided his number and address.
  - LaDonna Woodruff said we welcome attendance at our meetings.
  
  - Marie Martin shared what she felt it meant to be on the Planning Board. “I would like that person to be someone who has shown interest in Sedalia living style. We have a meeting every first Monday, we would expect that person to be a valid voting person, we are open to anybody who would want to be on the board, but it is more than just being on the board, we would want you to support Sedalia and be productive. I think anybody could be on the board, anybody can be on the council if you are interested in what’s best for Sedalia.”
  
  - Franklin Payne asked if you have to be a resident.

- Chairman Jones said that the individual would come forward and the board would make a recommendation to the Council.
- Annamaria Payne-Robinson asked Marie Martin to elaborate on what she meant by “Sedalia’s living style”.
- Marie Martin responded that the individual should help keep the town in “stable condition”, also be “dependable and interested in health and education.”
- Marian Jeffries said that “One of the struggles we have is to get more of the citizens to come out and support the town, to be able to move it forward...we need community input...sometimes people come when it’s a problem...We don’t want to make decisions based on what we want, we want community involvement.” Marian Jeffries also shared the board’s desire to be there for the elderly population of the town.
- Chairman Jones added that the decisions of the board are not based on what members want, but “made according to specific rules and regulations...We are incorporated, we have guidelines.” He added “We are volunteers...we don’t get paid...we take it serious.”

**Wrap Up**

The Town Office Assistant Denise James gave a recap of the items discussed during the meeting.

**Announcements:**

Agenda Meeting April 24th, at 7:00 PM

Town Hall Meeting May 01st, at 7:00 PM

Planning Board Meeting May 18th, at 7:00PM

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Chairman

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Date