



Town of Sedalia

Planning Board Meeting / Town Hall

November 18, 2021 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7 pm by Planning Board Chair Serita Faison.

Moment of Silence: Time was allotted for a moment of silence.

Pledge of Allegiance: Time was allotted for Pledge of Allegiance.

Roll Call: Members present included Serita Faison (Chair), Marian Jeffries (Vice-Chair), Calvin Atkins, Robert Jones, Ed Piotrowski, and Monroe Smith.

Vice-Chair Jeffries asked about the Town's proposed Christmas Tree event that was discussed at the previous Planning Board meeting. Chair Faison responded the event was discussed at the Town Council meeting. Unfortunately, the Town's budget cannot accommodate the expense and the event has been cancelled.

MOTION to approve the agenda with the addition of Nomination of a Planning Board Chair was made by Chair Faison and seconded by Planning Board member Piotrowski. Motion carried.

MOTION to approve the minutes from the previous meeting was made by Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

Business / Reports/ Discussions

I. Monica England – Minor Subdivision

Chair Faison welcomed Ms. Kaye Graybeal, Guilford County Deputy Planning Director, who is standing in until Guilford County gets a new Planner. Chair Faison read the summary for Case#21-10-SEPL-08903. The applicant proposes to create a two-lot subdivision at 6407 Jennie Drive on parcel #234156; the parcel is 2.56 acres. The proposed acreage for Lot 1, zoned Agricultural (AG) and Residential (RS 40), is 1.633 acres. The proposed acreage for Lot 2, zoned Residential (RS 40), is 0.925 acres.

Planning Board member Jones asked Ms. Graybeal if she was familiar with the Town of Sedalia's ordinances. Ms. Graybeal responded she was not and was looking for a copy of the ordinances. Planning Board member Jones stated the 0.925 lot size does not meet Sedalia's minimum lot requirement of 1.0-acre. Planning Board member Atkins started to speak over Planning Board member Jones regarding Sedalia's ordinance of a minimum lot requirement of 1.0 acre. Chair Faison asked Planning Board members to be respectful of each other and to raise their hand to be recognized to speak. Planning Board member

Jones continued and asked if Guilford County's ordinances could override the Town of Sedalia's ordinances. Ms. Graybeal responded no. Planning Board member Jones stated the Guilford County Planning staff and Watershed/Stormwater staff recommended a favorable recommendation of the subdivision plat. Ms. Graybeal responded the reason for the 0.925 lot size was due to an easement that took away some of the footage. Planning Board member Piotrowski asked whether the easement area could be moved so Lot 2 would meet Sedalia's ordinance. Ms. Graybeal felt it was feasible.

Serita Faison asked if Planning Board members agreed with the recommended change to increase Lot 2 to 1.0 acre. All Planning Board members agreed, and once the proposed change was found to be required, the Planning Board could move forward with a favorable recommendation.

II. New Statutory Changes to Criminal Justice Reform

Planning Board member Piotrowski read the changes to the Criminal Justice Reform, and it was followed by a brief discussion. All Planning Board members liked the amended section. Planning Board member Jones and Chair Faison stated this would not affect the Town since we do not have law enforcement in Sedalia. Vice-Chair Jeffries stated since we were a town in Guilford County, we could let Guilford County know we reviewed and supported these amendments. Planning Board member Atkins stated he was previously in law enforcement, and he was familiar with these types of laws. Vice-Chair Jeffries asked about the removal of the fingerprint once a person withdraws an application and an Affidavit of Separation had been filed.

III. Welcome to Sedalia Sign

Several pictures of welcome signs were reviewed by the Planning Board. Planning Board member Atkins shared pictures of Mebane's welcome sign and the Gibsonville's welcome sign. Planning Board member Jones stated he would like to see "Historic Sedalia" included in the sign, similar to Cherryfield's welcome sign. He added Sedalia has a lot of history and we need to let people know this is a historic community. Planning Board members also liked the Little Egg Harbor Township welcome sign. Planning Board member Atkins will forward the pictures for Mebane and Gibsonville's welcome signs to Chair Faison. Currently, the budget for a welcome sign has not been determined or approved so it is unclear how much money will be available. Chair Faison and Planning Board member Atkins will get some prices.

IV. Nomination of Planning Board Chair

Chair Faison stated she is leaving the Planning Board, and this would be her last meeting. Chair Faison asked Vice-Chair Jeffries if she was interested in being Chair; Vice-Chair Jeffries declined. She stated she was Vice Chair only because no one else wanted to be and she accepted it to be interim. She added at times she also is doing the secretary duties for the Planning Board. If she stayed as Vice-Chair, she would not be doing the minutes, and no one stepped up for that job.

Chair Faison opened the floor to volunteers for Planning Board Chair. Planning Board member Piotrowski asked Planning Board member Smith if he would consider being Chair; Planning Board member Smith declined. Planning Board member Jones and Planning Board member Piotrowski both volunteered. Planning Board member Piotrowski read the By-Laws paragraph that provided information on the number of board members (seeing as there is an even number of members). Planning Board member Atkins stated he believed Planning Board member Jones was an alternate. There was a confrontational exchange between Planning Board member Jones and Planning Board member Atkins again. Chair Faison hit the gavel and stated again that Planning Board members needed to respect each other. Chair Faison stated Planning Board member Jones was not an alternate when he returned to the Planning Board. Planning Board member Piotrowski asked if the By-Laws were being followed. Chair Faison stated several attempts had been made to add more board members to prevent this situation from happening. Unfortunately, no one has applied to the Planning Board.

Planning Board member Atkins suggested Chair Faison call for a vote between Planning Board member Piotrowski and Planning Board member Jones. The results were tied at three and three. Planning Board member Atkins stated argumentatively, to prevent ties, this is the reason an odd number of Planning Board members was needed. Chair Faison suggested Planning Board member Piotrowski and Planning Board member Jones serve as Co-Chairs. There was another confrontation between Planning Board member Atkins and Planning Board member Jones. Planning Board member Jones stated, "I see what's happening" and he withdrew his name from consideration. He added he concurred with Planning Board member Piotrowski as Chair and stated he was through. Planning Board member Atkins sarcastically thanked Planning Board member Jones for his work on the Planning Board and said "goodbye". *(Board member Atkins later added that he was speaking to Chair Faison, thanking her for her services to the board, not Mr. Jones. There is unclarity between other board members on who he was actually addressing based on his tone)*. Chair Faison commented all Planning Board members needed ethics training. Chair Faison tabled the discussion without a recommendation to the Town Council.

V. Citizens Concerns

*Teresa Austin, 210 Cushman Road, asked about what is needed to start the process of dividing a property. She has a 2.68-acre property at 619 Blue Lantern Road, and it is considered a Flag Lot, 107892. She is interested in dividing it into two lots. She stated she noticed there were two other properties that had Flag Lots, and each had double wide mobile homes. Vice-Chair Jeffries asked what Ms. Austin planned to do with this property. Vice Chair Jeffries added the ordinance did not allow double wide mobile homes on that property, but it could be a modular home. Ms. Austin responded she may sell or build on the property. She added she heard the conversation with the first item on the agenda about the easement. Planning Board member Jones stated Ms. Austin needed to first decide what she wanted to do with the property because it may need to be rezoned. He asked what the current zoning is of the property. Ms. Austin responded it is zoned as Agriculture. Planning Board member Jones suggested once she decided what she wanted to do she should go to the Guilford County Planning Department and discuss the proposal with them. They would draw up the plans and send them to the Sedalia Planning Board.

*Ed Piotrowski, 209 Cushman Road. Planning Board member Piotrowski commented that at the last Town Council meeting it was said that there were some things said about him that were inappropriate. These things also were said at the early voting site at Charlotte Hawkins Brown. Chair Faison commented that she believes she knows what he is referring to, and to clarify things, she had a conversation with Councilwoman Ophelia Jones. However, his name did not come up. She asked if that is what he is talking about. Ms. Austin, who at the time was on her way out to exit the meeting but decided to back up and she joined the conversation. She stated she supported Planning Board member Piotrowski in his campaign for Town Council. She added he was the only one to assist her when she was in need. No one else on the Town Council had done so. She was caring for her mother who was ill and a child with special needs. He helped her and she appreciated it. Ms. Austin added she moved to Sedalia because it was a small caring community, but the community had not come to her aid. Planning Board member Piotrowski had exemplified a good neighbor. Chair Faison reiterated the conversation had nothing to do with Planning Board member Piotrowski, but they were talking about Stoney Creek not having a town government and what if the Town partnered with them. Councilwoman Jones expressed concern that in the future our board would look more like Stoney Creek, and it was felt Sedalia wanted to keep some diversity. Chair Faison commented that it was she who encouraged Planning Board member Piotrowski to join the Planning Board, so why would she say something negative about him.

V. Announcements

All regular scheduled meetings are in person at 7:00 pm at the Town Hall.

- The next Town Council Agenda meeting will be held on November 29th
- The Senior Christmas Luncheon will be held on December 1st at 12:00 pm
- The next Town Council meeting will be held on December 6th
- The next Planning Board Meeting will be held on December 18th

Meeting adjourned.

Serita Faison, Chairman

Date