

**Town of Sedalia**  
**Planning Board Meeting**

**Planning Board Minutes/Public Hearing for Thursday, October 19, 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, Marie Martin, Marian Jeffries, Sandra Hamlett, LaDonna Woodruff, and Serita Faison

**Members Absent:** Monroe Smith

**Agenda & Minutes Approval:** A motion was made, and the Agenda and Minutes were approved by the Planning Board.

**Business:**

❖ **Public Hearing for Case # 17-09-SEPL-04599 Subdivision Case on Sedalia Road (4 Lot subdivision)**

- Chairman Jones read Section 5 of the Town Development Ordinance and provided an overview of the case:
  - Sedalia resident Robert Lee Morrison proposed to create a four-lot subdivision from a 7.866-acre parcel. A two-acre tract from the property will be combined with parcel #0107935 located on Morgan Summers Road.
  - The recombination resulted in a width waiver request, according to the Guilford County Planning Department, since the resulting lot would be four times longer than it is wide.
- Guilford County Planning Department Paul Lowe informed Sedalia Planning Board that the county staff favorably recommended the preliminary plat and approval of the waiver request and recommended the board recommend the request to the Council.
- In relation to the four-lot subdivision, Mayor Howard Morgan expressed his desire to close Arlee Road.
  - Paul Lowe stated that the Planning Board could hear Mayor Morgan's concerns, but added that there is a process to go through, in order for the request to be met.
  - Marian Jeffries asked Mayor Morgan if he planned to recommend that Arlee Road be closed, and he said that he would do so.

- Representatives of the Alan Roan property at 627-639 Sedalia Road, attending the Public Hearing, inquired as to whether their property would be involved in the subdivision case and were informed that the area would not be affected.
- The Planning Board voted to approve the waiver request made by Robert Lee Morrison and recommended the Minor Subdivision Plat also be considered and approved by the Sedalia Town Council.

### **Citizens Concerns:**

- Planning Board members mentioned that Zaxby's plans to open by Thanksgiving.
- LaDonna Woodruff asked if there was an update on the technical issue with the e-library module, where one of the questions was not working properly.
- Marian Jeffries inquired about whether any information had been provided about a written copy of the e-Learning module.
- LaDonna Woodruff discussed a dog issue on Blue Lantern Road, where a pit bull was running loose and chasing cars. The pet owner denied ownership.

### **Wrap Up**

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

### **Announcements:**

Litter Sweep, Oct. 21<sup>st</sup>, at 9 a.m.

Agenda Meeting, Oct. 30th, at 7 p.m.

Town Hall Meeting, Nov. 06th, at 7:00 PM

Planning Board Meeting, Nov. 16th, at 7:00 PM

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Chairman

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Date