

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, July 19th, 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, Marie Martin, Monroe Smith, and Marian Jeffries

Members Absent: Serita Faison, LaDonna Woodruff, and Sandra Hamlett

Agenda & Minutes Approval: Marian Jeffries recommended the Agenda be approved. Monroe Smith seconded. Motion Approved. Marian Jeffries recommended the June minutes be approved and Marie Martin seconded. Motion Approved.

Business:

❖ **Module Review**

- Chairman Robert Jones reviewed Spot Zoning & Contract Zoning for members, whom missed the last meeting or had not viewed the module.
 - Spot Zoning - refers to a small area of land that is different from the way the surrounding area is zoned.
 - Four Criteria for the Zoning:
 - *Size & nature (the larger it is, the more likely to be reasonable)
 - *Compatibility with the existing plan
 - *Impact land owners, neighbors, and surrounding community
 - *Relationship between the newly allowed and previously allowed uses.

❖ **Special Use Permits**

- Summary from the School of Government: This module examined what a special use permit is and how it is different from other types of development review. The module went over the standards that are used to determine if a special use Permit should be approved or denied. The module then reviewed the type of evidence needed to decide a special use permit application and concluded with a look at how decisions are made on special uses permits.
 - Applicant must produce convincing evidence that a project meets

ordinance standards.

- Neighbor base objections on reliable evidence that standards would not be met.
- Board conducts an evidentiary hearing and applies facts.

The board mentioned Special Use Permits in relation to Belermina's event center, and how the owner of the property was not willing to do what was needed for the business to open there.

Citizens Concerns:

- Marian Jeffries noted that the area around the caboose/diner at 6270 Burlington Road had been cleaned up.
 - In addition, the board discussed that the diner had been cleaned out, according to Code Enforcement Officer Brandon Emory. Also, the status on whether the diner, with floor cemented down, would be moved to a North Carolina transportation museum was not certain.
- Monroe Smith inquired about the house on Burlington Road with the blue tent, and whether there was a time limit on the permit. Chairman Jones said that there is a time limit on the permit.
- Marian Jeffries and other board members discussed the status of the land that was being cleared near the Zaxby's restaurant.

Information Sharing:

- ❖ Monroe Smith announced to the board that he had recently graduated with a Bachelor of Science Diploma in Business Administration. He shared that his experience was "not easy", but well worth it.
- ❖ Town Clerk Cam Dungee sent a message through the town office assistant, strongly suggesting that the Planning Board have five people when voting (items from county). She also advised that the board write down who voted for what. This was brought to her attention from a Clerk workshop, which she attended.
 - Chairman Jones discussed what the NC statutes states, regarding the board's voting and whether an alternate can vote.
- ❖ Chairman Jones made the recommendation, that Marian Jeffries become an official Planning Board member rather than an alternate.
 - Monroe Smith and Marie Martin seconded.

- The Planning Board Members approved.
- Chairman Jones said that he will make the recommendation to the Council
- Marian Jeffries accepted the role as Planning Board Member.

Wrap Up

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

Announcements:

Agenda Meeting, July 30th 7 p.m.

Town Hall Meeting, August 06th 7 p.m.

Planning Board Meeting, August 16th 7 p.m.

Chairman

Date