

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, June 20th, 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, Vice Chair Serita Faison, Planning Board Member Marian Jeffries, Planning Board Member Sandra Hamlett, and Planning Board Member Calvin Atkins

Members Absent: Planning Board Member Monroe Smith

Agenda & Minutes Approval: PB Member Marian Jeffries recommended that the Agenda be approved. PB Member Serita Faison seconded. Motion Approved. PB Member Sandra Hamlett made a motion for the minutes to be approved. PB Member Calvin Atkins seconded. Motion Approved.

Business:

- ❖ **Chairman Jones led the Planning Board in a review of the CDBG Grant information and the guidelines to determine how the Planning Board can assist in meeting the requirements.**

Summary:

- In reviewing the CDBG Grant details which include ***“offering a non-entitlement municipality or county the opportunity to tailor a project to meet the community development needs specific and most critical to their locality, primarily for their low-and-moderate-income residents with special consideration for storm impacted areas,”*** the Planning Board noted the Town’s commitment to **#3 of the NC Neighborhood Livability Principles** which focuses on ***valuing communities and neighborhoods by seeking to enhance the unique characteristics of all communities by investing in health safe, and***

and walkable neighborhoods.

- **Board members agreed that the town is meeting the National Objective of the Grant which seeks to “*prevent or eliminate slums or blight.*”**
 - PB Member Sandra Hamlett and fellow members discussed how Code enforcement Officer Brandon Emory’s services concerning broken down vehicles and unfinished home construction are an example of the National Objective.
 - Planning Board Members also noted that there are instances where residents have broken down property, but don’t have the means for repairs.
 - PB Member Calvin Atkins suggested that grant funding would help the code enforcement process to move quicker and how he would like to see grant information to be available to the residents.
 - PB Member Marian Jeffries shared that she believes grant funding would prevent residents from living in unsuitable conditions and provide a safer community.

- **The Planning Board determined the Grant would be helpful in addressing such needs in the community, however before moving forward, the town must establish who follows under the low-and-moderate-income bracket.**
 - PB Member Serita Faison stated that the Census could possibly assist in determining who falls under the low-and-moderate bracket and the town would need to check for more current information as well.

Citizen Concerns:

- Resident Elton Rucker, who provided feedback regarding the CDBG Grant, including the notion that the town must “adhere to the definition of Low-to-moderate income persons,” expressed enthusiasm about the potential impact of the grant. “It is good to see something that will serve the community,” he said. (Resident Rucker also agreed Planning Board members who think the town should focus on **1 “Promote equitable, affordable housing”** and **2 “Support existing communities,”** of the NC Neighborhood Program Three Livability Principles.)

- Chairman Robert Jones recommended Elton Rucker join the Planning Board.
 - Elton Rucker, who is a recent retiree was appreciative of the offer and said that he would need to determine how participation would fit into his current commitments.

- Calvin Atkins shared that was a sinkhole on the corner of Grand Oaks Drive and Blue Lantern.

Information Sharing:

The board received handouts on healthy grilling for seniors.

Wrap Up

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

Announcements:

Agenda Meeting – June 24th at 7p.m.

Town Hall Meeting – July 1st at 7p.m.

Planning Board Meeting – July 18th at 7p.m.

Chairman

Date