



# Town of Sedalia

## Planning Board Meeting / Zoom

### December 17, 2020 / 7:00 PM

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### Minutes

**Note:** The meeting was held virtually via Zoom to comply with state and local requests to reduce public gatherings due to coronavirus/COVID-19.

**Call to Order:** Planning Board Chair Serita Faison called the meeting to order at 7:05 pm.

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

**Pledge of Allegiance:** Time was allotted for the Pledge of Allegiance

**Roll Call:** Members present included Serita Faison (Chair), Ed Piotrowski, Calvin Atkins, and Monroe Smith. Sandra Hamlett joined the meeting after roll call.

**Absent:** Marian Jeffries (Vice-Chair)

**MOTION** to approve the agenda with a date correction for the previous minutes was made by Planning Board member Atkins and seconded by Planning Board member Piotrowski. Motion carried.

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

### Business / Reports/ Discussions

#### I. Solar Energy System

Chair Faison reviewed Guilford County's solar ordinance. It was decided the County's solar ordinance provides the information the Town needs for its solar ordinance. There was discussion regarding whether "All districts" needed to be included under "Where Required" in Section E. The Town is in one district, whereas there are multiple districts in Guilford County. Also, there were concerns about installing solar panels, particularly in a side yard, since these may be visible from the road. Installing a screen (vegetation or fencing) would block the view of solar panels.

**MOTION** was made by Chair Faison for the Town's solar ordinance to be based on Guilford County's ordinance with two changes: 1) removing "All districts" under "Where Required" in Section E, and 2) adding a visual screen (vegetation or fencing) as a requirement for solar panels. The motion was seconded member Atkins; all were in favor. Motion carried.

## **II. Piedmont Conservation Council (PCC)**

Member Hamlett read from the PCC project request form that the Clerk submitted to their board. PCC can help the Town in securing funding and assist with development of the walking trail. The survey map and topo map for both properties were received from the contracted surveyors. A field visit to the properties will be planned. Also, it was sated that Soil and Water Conservation could inspect the pond. There was discussion about a property exchange with adjacent property owners to help connect the two properties. Planning Board member Piotrowski indicated a property exchange where the Town could have access to the entire pond might be beneficial. Planning Board member Atkins mentioned there are companies that can assist in building small parks although it may be expensive. Chair Faison mentioned the Town Council is evaluating how much of the work can be done by the Town.

## **III. Planning and Development Regulation E-Learning**

The Planning Board members discussed Module 13: Group Homes. The Town's ordinance indicates Group Homes are limited to no more than 30 persons, but the module indicates only six persons per house are allowed. There were questions about whether the Town's ordinance needs to be reviewed and possibly updated. It was noted there is no Town licensing required for Group Homes, but a permit from the Town is required.

Chair Faison and other members were not able to review Module 14: Adult Business. Therefore, the module will be reviewed at the January meeting. There are three more modules that need to be reviewed in the next couple of meetings. Members were encouraged to watch each module prior to the January meeting.

## **IV. Citizens Comments**

\*Calvin Atkins, 6100 Burnside Dr, asked when the Planning Board would be able to meet in person. Chair Faison responded it is unclear when the Planning Board will be able to meet in person.

## **V. Announcements**

All regular scheduled meetings are held via Zoom until further notice. Each meeting will begin at 7:00pm. Interested participants must contact the Town Hall to be added to the town emailing list to receive meeting invitations.

- The Town Hall will be closed for Christmas on Dec. 24<sup>th</sup> & 25<sup>th</sup>
- The Dec. 28<sup>th</sup> Agenda Meeting is cancelled due to the Christmas Holiday
- The next Town Hall Meeting will be Jan. 4<sup>th</sup>
- The next Planning Board Meeting will be Jan 21<sup>st</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date