



Town of Sedalia

Planning Board Meeting / Town Hall

August 18, 2022 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:00 pm by Planning Board Vice-Chair Marian Jeffries.

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 Vice-Chair Marian Jeffries, board members Robert Jones, Monroe Smith, Brenda Walker and YC Broadie (alternate). Planning Board alternate member YC Broadie sat on the Planning Board and is eligible to vote on all issues.

A. MOTION to approve the agenda with the addition of an update on the water and sewer feasibility study was made by Planning Board member Broadie and seconded by Planning Board member Walker. Motion carried.

B. 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.

C. Business / Reports / Guests

I. Guilford County New Online Process for Permitting, Inspections and Planning

Vice-Chair Jeffries shared information regarding Guilford County's new online process for permitting, inspections and planning that will begin on August 22nd. Residents will be able to apply online for permits. The process remains the same except instead of submitting paper copies it will be completed online. The purpose is to make the process more efficient. More instructions will be provided soon.

II. Charlotte Hawkins Brown Museum and Sedalia Joint Meeting with Representative Jon Hardister (Need for Grant Funding)

Planning Board member Broadie reported on a meeting with representatives from the Charlotte Hawkins Brown Museum and the Town of Sedalia, and Representative Jon Hardister. The meeting was to discuss the 16 million dollars for the museum that had been removed from the State budget. During the meeting, it was stated the funds would be used for revitalization of three buildings. Representative Hardister was given a tour of the campus. He is in support of getting the funds back on Governor Coopers budget. State Senator, Amy Galey, was unable to attend the meeting. Representative Hardister encouraged her to tour the museum and support the funding. Michelle Lanier, Director of

N.C. Division of State Historic Sites, provided an overview of the pre-pandemic activities and asked museum staff to visualize something grand and extraordinary with the proposed funds.

III. Interview Applicant for Planning Board – Mr. Rory Richmond

Vice-Chair Jeffries stated Mr. Rory Richmond was not in attendance but had submitted an application to become a Planning Board member. She asked members to review his application. She will invite Mr. Richmond to attend the next meeting for an interview. Following the interview, a recommendation will be submitted to the Town Council. She asked Planning Board member Jones to give an overview of the Planning Board’s responsibilities at the next meeting.

IV. Guilford County ARPA Request

Vice-Chair Jeffries reported the American Rescue Plan Act is having workshops to explain the funds requested related to COVID-19. The Town asked for suggestions on projects to support residents. Vice-Chair Jeffries stated the Town applied for renovation of the Town Hall AC unit to provide good air filtration. There six or seven planned sessions for September and October. She encouraged members to attend so the Town can determine how to use the funds. It was asked how other municipalities are using their funds and whether the meeting was via Zoom or in person. More information will be provided soon.

V. Update on Request for State to Pave and Maintain Roads in Sedalia

Vice-Chair Jeffries provided an update on Mr. Brown’s request to add Wheatstone Drive to the state-maintained road system and paving it. Currently for a road to be state maintained it must have at least four houses on it. There are two houses on the corner that have access to Wheatstone Drive, but each is facing another road, there was another house on the road, and another is being built. Vice-Chair Jeffries will contact Mr. Brown once she has discussed the issue with the NCDOT engineer.

Planning Board member Broadie commented Corn Tassel Drive and Havenbrook Drive may need to be paved. Vice-Chair Jeffries noted both Corn Tassel Drive and Havenbrook Drive have only two houses each. Therefore, it is unclear whether these roads would be eligible. Dansby Drive was another road to consider, but it has not been evaluated. It was noted a resident on Palmer Farm Road would like for it to be paved; however, it cannot be paved due to the front section is part of the historic site. This information has been shared with Charlotte Hawkins Brown Museum. They would need to decide whether to pave the road.

V. Update on Water and Sewer Feasibility Study

Planning Board member Jones stated the Town received an update regarding water and sewer services from Paul Kron, Foothills Planning & Design, PLLC. An analysis of the age of private septic systems within the Town limits was conducted. The analysis showed 84% of the Town’s private septic drainage fields have reached their practical age limit and may fail. Nearly 70% are 30 or more years old and 14% are 20-29 years old. Also, 15% are on lots

less than 0.5 acre and are too small to accommodate a replacement system. This supports the Town's need for public sewer service to prevent a public health issue.

Greensboro Water Resources and Planning staff will meet on August 29th to discuss potential changes to the City's extension policies that may include changes in the definition of "economic development", considerations for emergency hookups, and "payment in lieu of collecting taxes.". It was noted extension decisions will require evidence that it provides financial benefit to the City of Greensboro.

There was concern about what residents can do if their septic system fails and a replacement cannot be installed. It was felt this information needed to be shared with residents. Vice-Chair Jeffries noted many residents prefer to maintain wells and septic systems, but they may not be aware of this issue. Planning Board member Broadie suggested a State of the Town address where residents are updated on the analysis of septic systems in the Town, well testing, and septic maintenance. She also commented on the need to clean up debris around the bridge on Sedalia Road.

Vice-Chair Jeffries reported a couple of Development Clearance Certificates (DCC) have been submitted. Planning Board members will get copies and can provide comments. The Town Council approves DCCs. Planning Board member Jones commented the Planning Board usually looks at sites and provides recommendations to Town Council, then the Town Council makes a recommendation based on the Planning Board's recommendations. It appears the process now is if the DCC meets specifications then it is approved. However, sometimes a DCC comes to the Planning Board first particularly if it will require a public hearing. The Planning Board needs clarification on how the process works.

D. Citizens Comments

*Marian Jeffries, 609 Sedalia Road, commented she has restructured the planning board meetings to provide other members an opportunity to participate in agenda items, so everyone has a part in the meeting.

E. Announcements

All regular scheduled meetings are held at the Sedalia Town Hall and begin at 7 pm.

- The next Town Council agenda meeting will be held on August 29th
- The next Town Council meeting will be held on September 12th
- The next Planning Board meeting will be held on September 15th

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date