

Town of Sedalia

Planning Board Meeting

Sedalia Town Hall / 6121 Burlington Road
January 16, 2020 / 7:00 PM

Minutes

Meeting was called to order at 7:00 PM by Planning Board Chairman Robert Jones, followed by a Moment of Silence, Pledge of Allegiance, and Roll Call.

Members Present: Chairman Robert Jones, Sandra Hamlett, Marian Jeffries, Monroe Smith, and Calvin Atkins. Vice-Chairman Serita Faison came in later.

MOTION to approve the agenda was made by Planning Board member Hamlett and seconded by Vice-Chairman Faison. Motion carried.

MOTION to approve the minutes of the previous meeting was made by Planning Board member Hamlett and seconded by Planning Board member Smith. Motion carried. Note: It was suggested the minutes be reviewed prior to the meeting.

Business / Reports / Discussions

I. Proposed Subdivision of Property Located at 6069 Burlington Road

Jeff Deal, Massey Commercial Real Estate, presented a proposed subdivision of a 19.02-acre tract of land into four large tracts. The property is located at 6069 Burlington Road. Most of the property is zoned AG; a small portion is zoned RS-40. A soil scientist assessed the site and suitable soils are available to support the subdivision as proposed. However, all sites will need to be approved by environmental health. Two lots have access from Rockhurst Drive, and two lots have access from Burlington Road. Choyce Drive, noted on the plat as an unopened road, is proposed to remain unopened. One acre of Lot #1 has a historic designation. There are potential buyers for this tract, and the house will be renovated if they purchase this lot. Planning Board member Jeffries commented due to the historic designation, any renovations (e.g., replacing window) must meet specific requirements and the owners must get a Certificate of Appropriateness (COA).

The Planning Board members voted to approve of the proposed subdivision and will make a recommendation to the Town Council, which will make the final vote.

II. Module Summary Report: What is Chapter 160D?

Chairman R. Jones reported on the module "What is Chapter 160D?" and provided each Planning Board member a handout prepared by David Owens and Adam Lovelady. Chapter 160D consolidates current city (Chapter 153A) and county (Chapter 160A) development statutes into a single, unified chapter. It also places these statutes into a more logical, coherent organization. While the new law does not make major policy changes or shifts in authority, it provides many clarifying amendments and consensus reforms that will need to

be incorporated into local development regulations. (See attached for a bulleted summary) Chairman R. Jones stated he will be attending a four-hour workshop on the new laws concerning Chapter 160D and will share any additional information he receives. Planning Board Jeffries asked when the modules would be available, and she also asked about the module assignments. Clerk Dungee responded the modules are available online and an email was sent with a link to the modules. Clerk Dungee also reported each Town Council and Planning Board member was assigned a module to report on at a meeting. If a member cannot attend a meeting, a summary of each module will be available for review. There was a brief discussion regarding the Sunshine Law and how it applied to Council members attending Planning Board meetings for the module summary reports.

III. Citizen's Concerns

*Stephen Brown, 707 Weddingbrook Drive, asked about proposed construction on the subdivided land approved during the meeting, and requested neighbors be kept informed of any proposed construction. Planning Board Chairman R. Jones and the Clerk Dungee responded that it is unknown what type of construction is planned; however, lot owners must contact the town prior to any construction. If a house is proposed to be built, then only the Town's development ordinances must be met. If the owners propose to construct something that is not approved for the current zoning, then they would need to request the lot be rezoned. If rezoning is requested, then there will be a hearing and neighbors will be informed of the hearing.

*Monroe Smith, 622 Morgan Summers Road, informed the Planning Board that land clearing had begun at 612 Morgan Summers Rd. He also expressed concerns regarding stormwater runoff.

IV. Information Sharing

Information regarding top New Year's Resolutions was handed out to the board members. Chairman Jones read through each item and suggested that everyone consider ones that might be helpful.

V. Announcements

All regular scheduled meetings begin at 7:00pm at the Sedalia Town Hall:

- The Town Hall will be closed January 20th in observance of the Martin Luther King Jr. holiday
- The next Town Council Agenda meeting will be January 27th
- The next Town Council meeting will be on February 3rd
- The next Planning Board meeting will be February 20th

Meeting adjourned.

Serita Faison, Chair

Date