



# Town of Sedalia

## Planning Board Meeting / Zoom

### April 15, 2021 / 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 7:00 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), Marian Jeffries (Vice-Chair) Calvin Atkins, and Monroe Smith.

**Absent:** Ed Piotrowski

**MOTION** to approve the agenda with the addition of a discussion on group homes was made by Planning Board member Smith and seconded by Vice-Chair Jeffries. Motion carried.

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

## Business / Reports/ Discussions

### I. Planning Board Note Taker

Chair Faison asked for a volunteer to take notes during the Planning Board meetings. The meetings are recorded, but the notes are helpful if something is unclear, or someone cannot be heard on the recording. Vice-Chair Jeffries volunteered to take notes.

### II. Partial Development Ordinance Changes

Chair Faison encouraged all Planning Board members to review the development ordinance and submit any changes or additions to Clerk Dungee as soon as possible. The development ordinance will need to go to public hearing by June. Vice-Chair Jeffries asked about the sign regulations in the development ordinance, and whether any decisions needed to be made based on the information shared by Clerk Dungee. A document was sent out that compared the different sign regulations for Oak Ridge, Summerfield, and Pleasant Garden. There was a discussion about the different sign regulations for each

zoning district. Chair Faison will send out or share at the next meeting the abbreviations for each zoning district.

Chair Faison shared information on the proposed Senate Bill 349/HB 401. It was filed last month, which if passed, will affect the Chapter 160D new land use laws. The bill is about requirements to increase housing opportunities. The Planning Board expressed concern that adoption of this bill would change the landscape of Sedalia. The Town would like to have managed growth that is determined by the Town. Chair Faison read a sample letter opposing the bill. She encouraged the Planning Board members to review carefully what is proposed in the bill and consider submitting the letter opposing it to their state representatives. She will send members the contact information for the state representatives. Planning Board member Smith stated he would contact Representative Hardister.

Planning Board member Atkins discussed the need for water and sewer for the Town to grow. Chair Faison stated it is unlikely the City of Greensboro would provide water and sewer to the Town, but the Town is exploring other options for water and sewer.

### **III. CityVision Virtual Summit**

Chair Faison asked for volunteers to participate in the CityVision Virtual Summit. Planning Board member Atkins indicated he has signed up for the Summit. Chair Faison stated if any other members are interested in attending to contact Clerk Dungee. She reminded Planning Board members when attending these types of events to submit the training form so credit can be given.

### **IV. Spring Litter Sweep**

Chair Faison provided information on the Spring Litter Sweep scheduled for Saturday, April 24. She encouraged members to invite their neighbors to come out and help keep the Town clean. Interested persons should meet at the Town Hall at 9 am to pick up supplies. There will be a dumpster available for residents to discard garbage. Planning Board members have been assigned a 30-minute time slot to monitor the dumpster to ensure that only Sedalia residents discard of garbage. Planning Board member Atkins noted the dumpster fills up fast, typically by lunch time.

### **V. Map Project**

Chair Faison indicated Clerk Dungee is looking for volunteers to help with the map project. If anyone is interested or knows of someone who might be interested (e.g., a high school student), contact Clerk Dungee for more details.

### **VI. Group Care Homes**

At a previous meeting, the Planning Board reviewed a module on Group Care Homes that indicated the limit is 6 persons. As a result, the Planning Board recommended the Group Care Facility definition in the Town's ordinances be changed from 30 persons to 6 persons. However, there is also a definition for Family Care Homes that states the limit is 6 persons. Further investigation revealed Family Care Home and Group Care Facilities are two

different types of facilities. Therefore, Group Care Facility has been changed back to 30 persons.

### **VII. Citizens Comments**

\*Serita Faison, 6102 Bogues Way, there is a need to recruit more members for the Planning Board. She encouraged the members to share information about the Planning Board with neighbors. Mr. Jones, a former member, is interested in returning to the Planning Board. Chair Faison will be contacting him.

\*Monroe Smith, 622 Morgan Summers Road, expressed concerns and cautioned everyone about catalytic converters being stolen off cars. There was a recent incident on Knox Road.

### **VIII. 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 2021 Spring Litter Sweep will be held on April 24<sup>th</sup>
- The next Agenda Meeting will be held on April 26<sup>th</sup>
- The next Town Hall Meeting will be held on May 3<sup>rd</sup>
- The next Planning Board Meeting will be held on May 20<sup>th</sup>

Meeting adjourned

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Serita Faison, Chairman

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Date