

Town of Sedalia
Planning Board Meeting
September 18, 2019 / 7:00 PM
Minutes

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: Monroe Smith, Chairman Robert Jones, Vice-Chair Serita Faison, Sandra Hamlett, Marian Jeffries and Calvin Atkins.

Members Absent: No members were absent at time of roll call

Agenda & Minutes Approval: Serita Faison made a motion to approve the meeting agenda; it was seconded Sandra Hamlett. Motion Approved. The meeting for July was cancelled. Therefore, there were no minutes. Minutes for the meeting in Aug were not submitted by the Office Assistant prior to her last day of employment. No vote was made for approval.

Business / Reports / Discussions

I. Sedalia Here We Grow Project

The town was contacted by the Here We Grow organization, which is connected to the North Carolina League of Municipalities. They publish new stories about individual towns and cities that showcase how they are helping their residents with revitalization projects and other investments that might help create jobs. The town was asked to submit a story that might shine a digital spotlight on any projects that Sedalia is doing. Anything that enhances residents' quality of life in the town. The board discussed a suitable project that would be great to submit.

Cam Dungee, Town Clerk, said she originally was planning to have everyone review and discuss completed projects that had been done in the towns of Gibsonville and Kannapolis, but decided it might be best to look at a few smaller projects. She made copies of a portion of the Pedestrian Plan from the Town of Angier and towns newly constructed playgrounds in the Town of Pleasant Garden. These projects were looked at as examples to help spark ideas for what could be submitted for Sedalia. The options given to possibly choose from was the Sedalia Bicycle & Pedestrian Plan, the Sedalia Downtown Streetscape or the proposed Sedalia Master Plan (to be completed in December).

The conversation took a turn to revisit a topic discussed during a previous meeting regarding ways to keep citizens engaged. Chairman Jones read through some information that focused on communication and participation ideas. He added that the Sedalia

community is made up of diverse individuals, such as homeowners, renters, people who work, seniors, and primarily people of color. Mostly everyone is looking for quick, easy and effective ways of being informed. During this meeting and one of their prior meetings, they also talked about finding ways to make the meetings fun. The Clerk reminded everyone that official meetings (Council and Planning Board) are designed to be informative and times dedicated to review and approve official documents. It was discussed that the town should probably schedule outside events that are dedicated to engaging the community in fun activities. Maybe baseball games or something geared toward seniors and youth.

The conversation was redirected back to focusing on the Here We Grow Project. Serita Faison volunteered to spearhead the project and suggested that the Sedalia Downtown Streetscape be the focus. She added that she would one day love to see decorative streetlights installed, with hanging flower baskets. After more discussion on the subject, the board agreed to email Serita any added thoughts or ideas they come up with. Also, that she would reach out for help if she finds that she needs it.

II. Citizen Concerns

Chairman Jones made mention of the following:

- Robert Jones, 6305 Rolling Acres Drive, stated that as he was driving around town, he noticed how the appearance of some areas looked nice and others not so much. One area needing attention included a house on Rolling Acres Drive, with lots of household items in the front yard. A house on Rockhurst Drive, also with items sitting on the curb; there is a realtor sign in the yard of this house.
- A discussion took place regarding some construction going on at Rock Creek Industrial Park. It was said that maybe it's going to be an industrial building or warehouse. (Note: it was later confirmed that there are indeed plans in place for development of an industrial park).
- Mr. Jones announced potential plans for a Community Emergency Response Team (CERT) Training. He spoke with Steven Grose with Guilford County Emergency Management, and Steven is trying to get other communities and Sedalia together for training for both certified and non-certified individuals regarding education and training on natural disasters. No date has been set, but if interested in CERT this is an opportunity.
- Mr. Jones stated that the town has a Planning Board member who is running for office on the Town Council.
- Monroe Smith, 622 Morgan Summers Road, reported that there is a junk car parked on his road. Cam Dungee stated that this situation has already been reported to the Code Enforcement Officer to investigate. She added that there is a specific definition for abandoned or junk vehicles. Therefore, it cannot be deemed a violation unless it meets the definition of an abandoned or junk vehicle.

- Sandra Hamlett, 619 Morgan Summers Road, said that she remembers getting some information on a new house being built on Morgan-Summers Road, but there has been no activity yet. She asked if there are still plans for this to be completed. She also asked about the status of the house with the blue roof on Burlington Road, saying it taking a long time to finish the repairs.
- Cam Dungee, Town Clerk, answered that the house with the blue roof is still in violation, but the owner has consistently been working on it. The Code Enforcement gives the Council a monthly report on all the cases. Paperwork for the new house on Morgan-Summers Road has been submitted to apply for a building permit, but that is all that she is aware of.
- Mr. Jones strongly admonished the board members to only speak one person at a time. It is difficult to hear and understand when multiple people are talking at the same time. He is very concerned with making sure the board presents itself professionally.

III. Information Sharing

Spring Flowering Bulbs: Information was shared about planning ahead of time for spring flowers. It is suggested to plant bulbs for beautiful spring flowers after the first autumn frost. This and other information given included the best types of flowering bulbs, best location to plant, and free monthly classes that will be held by the Guilford County's Extension Master Gardner's. For more information or to register, board members were instructed to contact Lauren Taubert at 336-641-2400.

IV. Announcements

- School of Government (SOG) Offers different programs to help advance knowledge in government topics. Also, the North Carolina Association of Zoning Officials will hold two or three workshops each year if the board members are interested in zoning and regulations requirements.
- The next Town Council meeting will be held on October 7, 2019. Campaign speeches will be given during this meeting as well.
- The next Planning Board meeting will be held on Oct. 17th and the next Town Council Agenda meeting will be held on Oct. 28th. Both at the Sedalia Town Hall at 7:00 pm.
- The town is still taking names for the CDBG program. This is a Neighborhood Revitalization grant specifically for those with low to moderate household incomes.

Meeting Adjourned

Robert Jones, Chairman

Date