

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, March 21st, 2019

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: Chairman Robert Jones, Vice-Chair Serita Faison, and Monroe Smith

Members Absent: Marian Jeffries, Calvin Atkins, Sandra Hamlett

Agenda & Minutes Approval: Serita Faison recommended the Agenda to be approved. Monroe Smith seconded. Motion Approved. Serita Faison made a motion for the February minutes to be approved. Monroe Smith seconded. Motion Approved.

**Updates: Monroe Smith asked if Marie Martin would still be on the board. Chairman Jones said that she would be recognized (at meetings), but not participate.*

❖ **Business:**

• **Module 12: Adult Businesses**

(Not using E-Learning Library; using another source, since the Training Module has not been working properly) **Workshop: “Problem Solving Using Tools We Have (Development Ordinance & Land Use Plan)”**

- **Chairman Jones posed the scenario of a citizen wanting to open an Adult Business and asked board members what the Planning Board would need to know in taking a business of this nature in consideration.**
- Serita Faison and Monroe Smith suggested the board would need to know such details as where the business is going to be located, whether the location is zoned for this type of business and what would be the purpose of the business.
- Chairman Jones shared that the (manual) Land Use Plan is beneficial in determining what the town desires in terms of improvement; and added that the board would look in the Development Ordinance for additional information. *(The board looked over the Table of Contents in both notebooks.)*
- The board noted that Adult Businesses cannot go into a residential section; must go into commercial.

- According to the Development Ordinance (Section 6:44), the following are considered Adult Oriented Establishments (including principal or access use) adult arcades, adult bookstores or adult video stores, adult cabarets, adult massage parlors, adult motels, adult motion picture theatres, adult theaters, escort agencies, nude model studios, sexual encounter centers, or any combination of these uses.
- Chairman Jones said that the board would focus their attention on determining what type of zone the Adult Business would be in.
- The board looked at Businesses vs General Business and the Permitted Uses.
- The board noted that Adult Businesses are not permitted (within 1,000ft of) near places such as churches, public parks, public or private schools, and daycares. (examples provided in the Development Ordinance)
- Chairman Jones said that he had seen Limited Business zoning in Sedalia, but not General Business.
 - Businesses that would fall under GB are Adult theaters and Massage Parlors.
- Chairman Jones read some of the restrictions, which were listed in the ordinance; concerning the adult businesses, including, no sleeping quarters (unless a motel), and no more than one adult business can be in the same building.
- The board looked at the Permitted Use Schedule. (Page 747)
 - Serita Faison noted that the P “Equal Use by Right” means “something an Enforcement officers would allow based on the situation.”
 - Monroe Smith inquired about the Dvelopment Standard; and after the board searched to gain a clear understanding of the definition, Chairman Jones advised Board members to write down the question and research during their leisure time.
- Chairman Jones said that there was currently no zoning for an Adult Business in the town.
- Serita Faison asked what the zoning was for Adult Businesses in Guilford County. (Serita Google Searched Greensboro and found the following Adult businesses, such as “Adam and Eve” and “Cupid’s Corner”.
 - Serita reviewed the updated Ordinance for Guilford County for Adult Businesses (updated 1995) Amendment to Adult Businesses 11.3
 - Chairman Jones noted that it was good to know that such information is available.

- The board discussed various current businesses, such as the Dollar General, and past potential businesses, like Belermina's to differentiate the Limited Business standards versus General Business standards. (Chairman Jones noted that most of the area around Sedalia is AG - agricultural.
 - Serita Faison inquired about the idea of Limited Businesses being zoned as General Business instead, considering the fact that General Businesses tend to accept more.
 - Chairman Jones used the example of a used car lot to explain the purpose of Limited Business rather than General Business; mentioning wells, residential housing, no parking, and land that hasn't been zoned, as factors.
- The board agreed that the review of the town manuals was resourceful.

Citizen Concerns:

- Board members inquired about the progress of Sedalia Road.
 - Chairman Jones shared that Resident Charles Broadie had walked across the area. Chairman Jones also said that he had spoken with the construction workers, who informed him that they would be able to put concrete down if the weather permitted.
 - Chairman Jones added that he learned that the bridge would still need to be inspected by the state being that the bridge is wider now and the waterline had been rerouted.
- Monroe Smith said that he wanted to revisit the topic of junk cars in the future.
 - Chairman Jones encouraged Monroe Smith to attend one of the Council Meetings to speak with the Code Enforcement Officer regarding Junk Cars.

Information Sharing: The board received handouts on allergies vs colds and "Spring Cleaning" Tips for Seniors.

Wrap Up

Office Assistant Denise James provided a recap of the items discussed during the meeting.

Announcements:

Agenda Meeting - March 25th at 7p.m.

Town Hall Meeting - April 01st at 7p.m.

Planning Board Meeting - April 18th at 7p.m.

***Town Retreat** - April 12-13th

Chairman

Date