



Town of Sedalia

Planning Board Meeting / Town Hall

December 16, 2021 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7 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 Marian Jeffries (Vice-Chair), Calvin Atkins, Robert Jones, Ed Piotrowski, and Monroe Smith. Planning Board member Piotrowski agreed to take minutes.

MOTION to approve the agenda was made by Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

Vice-Chair Jeffries asked if there were any additions or corrections to the previous meeting's minutes. Planning Board member Atkins commented where it was noted in the minutes that he responded sarcastically to Planning Board member Jones, that the comment was not intended to be sarcastic, and he was speaking to Chair Faison. Vice-Chair Jeffries responded the comment was made immediately following an exchange between Planning Board member Atkins and Planning Board member Jones where Planning Board member Jones commented he was done and handed the nomination of Planning Board Chair to Planning Board member Piotrowski. She added the comment sounded sarcastic and appeared to be directed to Planning Board member Jones. Planning Board member Atkins stated he was thanking Chair Faison for what she had done, noting she took the Planning Board to another level, and he appreciated her time, and they will work out the issue at a future meeting. Vice-Chair Jeffries responded from her perspective it appeared Planning Board member Atkins' comment was directed to Planning Board member Jones.

Vice-Chair Jeffries added it is important each member is respectful of other members, and that order is maintained by allowing members to speak uninterrupted. Planning Board member Atkins reiterated his comment was directed to Chair Faison and was not intended to be sarcastic. He asked the Planning Board members to review the meeting's recording and to add a notation in the minutes to reflect the comments were not sarcastic and were directed to Chair Faison, not Planning Board member Jones. *(Note: the meeting was not recorded. It is unclear whether the record button was not fully pressed, and the recorder was not started, or if there was a technical issue with the voice recorder.)*

MOTION to approve the minutes from the previous meeting with a notation regarding Planning Board member Atkins' comment as noted in the discussion above was made by Vice-Chair Jeffries and seconded by Planning Board member Jones. Motion carried.

Business / Reports/ Discussions

I. Update on the Welcome to Sedalia Sign

Planning Board member Atkins contacted Syntech Signs in Burlington regarding a Welcome to Sedalia sign. This company did the sign for Mebane. The cost for Mebane's sign was \$12,000. He added the Town needs to meet with Syntech Signs to design the sign and determine the cost. He is planning on one sign with two sides and a second smaller sign like Jamestown's sign. Vice-Chair Jeffries noted the Planning Board needs to determine the sign's dimensions, the design, and include "historic" on the sign and then set up an appointment with Syntech Signs to get a quote to construct with installation. She added the sign's dimensions must meet the requirements in the Town's development ordinance. Planning Board member Atkins will set up an appointment in January with Syntech Signs; all interested Planning Board members are welcome to attend. The plan is to have a design and quote to present to the Town Council in February.

II. Nomination of Officers

Vice-Chair Jeffries stated the Planning Board needs to nominate a Chair, Vice-Chair and Secretary. According to the by-laws the Planning Board needs at least five members. At the previous meeting, there were six members. The plan was to get an additional member to have an odd number, but that has not happened. Vice-Chair Jeffries stated she will remain as interim Vice-Chair since at the previous meeting no one indicated an interest in serving as Vice-Chair or Secretary. She commented rules were needed to avoid the issues that occurred at the previous meeting. Moving forward, she asked each Planning Board member to raise their hand to be recognized when they want to speak. Only one person should speak at a time because each member needs to be heard. Planning Board member Atkins asked if Planning Board member Piotrowski was appointed as Chair. Vice-Chair Jeffries stated there was no vote for Chair at the previous meeting. The Planning Board will seek more members first then start the process of nominating officers. In the meantime, she will remain as interim Vice-Chair and serve as Chair for the meetings until additional members are added to the Planning Board to avoid the issues that occurred during the previous meeting.

III. Knox Road Update (Information Only)

Vice-Chair Jeffries reported that at the Senior Luncheon Mayor Morgan shared information regarding a Transportation Impact Analysis of a proposed light industrial park on Knox Road. The project includes parcels on Knox Road, Marley Drive, and Bloomfield Road, and includes construction of up to 600,000 square feet of industrial space. The information is provided for the Guilford County Planning Board to review.

There was a project meeting and several members of the town attended. However, no comments were allowed because all the details regarding the project had not been

finalized. There will be a public hearing where comments will be accepted. It is believed the public hearing will be held January 12th at the Agricultural Center in Greensboro. It is hoped members of the town and its residents will attend the public hearing to provide comment. *(Note for clarity: minimal public comment at the county meeting was only allowed because residents were invited to the wrong meeting. This particular meeting was not scheduled with the intentions to hear public comment and take questions on the project. However, there was a scheduled meeting planned for Jan. 6 with that purpose. There was also a public hearing to consider the rezoning scheduled for Jan. 12th).*

IV. Social Media Update

Planning Board member Smith stated he is unclear on what social media the Planning Board needed. Vice-Chair Jeffries responded when member Smith was assigned the project, it had been discussed that the Town needed a place where residents can watch the meetings, and read the meeting minutes, Land Use Plan, etc. Planning Board member Atkins commented the Town has a website, but it needs to be updated. Planning Board member Piotrowski commented the Town of Oak Ridge uses YouTube to record their meetings then posts the recording to Facebook the next day so community members can see what was discussed. There is no public comment permitted on the YouTube channel or Facebook. If residents have any questions, then they need to contact Town Hall.

Mayor Morgan commented Clerk Dungee does not have time to create or maintain social media for the Town. The Town Council recently reviewed a bid to post to Facebook, Instagram, and Twitter. The cost was \$1,300 per month. The Town Council has decided to limit the Town's social media to Facebook and to seek other bids. It is hoped the Town will be able to find someone to do it for around \$200 per month.

Vice-Chair Jeffries stated a written cost estimate was needed so it could be submitted to the Town Council. Planning Board member Smith will gather information to present to the Planning Board at the January meeting.

V. Citizens Concerns

*Ed Piotrowski, 209 Cushman Road, suggested that going forward the Planning Board should have an odd number of members so when a vote is conducted there will not be a tie.

*Vice-Chair Jeffries commented all Planning Board members need to be courteous and professional while conducting business for the town.

*Calvin Atkins, 6100 Burnside Road, commented he agreed with Vice-Chair Jeffries, but did not agree with what the previous meeting was perceived to be. He expressed concern that his opinion does not mean anything. He agreed members should have been more professional. However, he felt at the end of the meeting it was agreed that Planning Board member Piotrowski would be Chair of the board. Vice-Chair Jeffries responded Planning Board member Jones withdrew his nomination, but there was no vote taken by the Planning Board regarding chair and therefore there was no recommendation to present to the Town Council. She reiterated the Planning Board will seek more members first before starting the process again of nominating officers. She added that all Planning Board members' vote and opinion are important.

*Robert Jones encouraged Planning Board members to review the rules and regulations. He added Planning Board members are appointed by the Town Council and members can be removed from the Planning Board by the Town Council. Vice-Chair Jeffries agreed that Planning Board members should review the rules and regulations so that everyone has a clear understanding moving forward.

*Mayor Morgan commented the Town Council and Planning Board are the Town of Sedalia, and its activities and actions reflect on the Town. He reiterated that the Town Council appoints Planning Board members and members can be removed by the Town Council just as easily as they are appointed. He added members should be professional and allow each other the chance to share their opinion without being interrupted.

V. Announcements

All regular scheduled meetings are in person at 7:00 pm at the Town Hall.

- The Town Hall will be closed for December 23rd and 24th for Christmas
- The next Town Council meeting will be held on January 3rd
- The next Planning Board Meeting will be held on January 20th
- The next Town Council Agenda Meeting will be on January 31st

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date