



# Town of Sedalia

## Planning Board Meeting / Town Hall

### February 16, 2023 / 7:00 PM

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## Minutes

**Call to Order:** Meeting was called to order at 7:00 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), Robert Jones, Rory Richmond, and Brenda Walker.

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

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

### C. Updates and Reports (Highlights from Town Council meeting)

- **Sedalia ETJ**

Vice-Chair Jeffries reported the Council is considering creating an extraterritorial jurisdiction (ETJ). ETJs can extend up to one mile from a town's boundaries. There is a difference between an ETJ and annexation. The Council will review the Land Use Plan and discuss the proposed ETJ with residents. If the Council decides to create an ETJ, they must state why it is needed and present it to and get it accepted by the county and county commissioners.

- **Foothills Proposal for Grant Services**

Planning Board member Richmond summarized a proposal by Paul Kron with Foothills Planning and Design to provide services to assist the town with its park/sidewalk project. Step one is the site plan (\$30,000) that includes reviewing database maps, evaluating site conditions, developing a steering committee, and engaging the community. Step two is construction drawings and specifications (\$25,000), and step three is project implementation and construction (\$20,000). It is estimated to be a three-year project and services and deliverables will not exceed \$75,000. There may be opportunities to apply for additional grants to help with the project. Planning Board member Richmond added Mr. Kron has a good understanding of how to plan projects

and knows what the town wants. Planning Board member Jones expressed doubts about the project. It is a lot of money, and when dealing with grants the town needs to keep very good accounting and documentation.

- **PTRC Whiteout 2023**

Planning Board member Jones participated in the Piedmont Triad Regional Council's Whiteout 2023 along with the fire department, police department, emergency services and Red Cross. The workshop was designed to help towns and organizations prepare for a catastrophic event. In the 36-48 hours before an event communication is important. The town needs to have a plan if the power goes out, and if phone lines go down. He suggested Council members consider getting walkie talkies. In the 24-36 hours prior to an event, this is the time to determine if generators, chain saws, etc. work and identify people that know how to use them. In the 12-24 hours prior to an event is the preparation. If the town does not have resources, then maybe it can work with a neighboring town. If the town doesn't have a shelter, it needs to determine where the residents are to go. He added the Planning Board should consider providing recommendations to the Council and suggested reactivating the Community Emergency Response Team (CERT). The town has a higher percentage of older residents, so it is important to check on them, and it is important to know who the sick and shut-ins are in the community. Also, it is important to know who is responsible for what (e.g., calling 911), and the town should consider having drills.

Vice-Chair Jeffries commented that when she first came to Sedalia if there was a disaster then residents were to go to Charlotte Hawkins Brown Museum or Sedalia Elementary. She questioned if it was still the case. She also commented that it is the same with active shooters. The town needs to have people that are attentive during meetings. Planning Board member Jones responded the town can request an officer to be present at meetings.

### **Rock Creek Dairy Road TIP**

Planning Board member Walker reported the Benjamin Parkway project has been canceled and the Rock Creek Dairy Road project is a priority now. Once NCDOT finalizes the schedule, the project will be included in the Transportation Improvement Plan (TIP).

### **D. Residential Sedalia Development Specifications**

Vice-Chair Jeffries reported that the Council is planning a meeting to discuss residential development specifications and asked for comments from the Planning Board and citizens. The town is interested in maintaining a small-town feel, not building cookie-cutter houses, not building commercial buildings on main street, large lots, and it does want to incorporate the Charlotte Hawkins Brown Museum into the towns plans. There is a lot of undeveloped land in the town. The demographic of Sedalia is changing. Planning Board member Richmond is concerned about lot size. He commented that the minimum lot size should be 11,000 to 14,000 square feet. This would be three to four houses per acre. Brightwood subdivision has seven to eight houses per acre. Vice-Chair Jeffries noted the

proposed development from Diamondback Investment Group had six to seven houses per acre.

Ray Covington, 709 Crosswell Court, commented that he attends a lot of Council meetings across the state and has noted very little time is given to long-term planning. Most towns are reacting to developers. He is aware there will be a lot of growth in the town and wants to ensure the town has support it needs to get the growth it wants. He likes that the town is making plans to guide growth.

**E. Land Use Plan Review continued; page 27 “Analysis of Regulatory Factors thru page 33; “Community Involvement”**

Section 2.4 of the Land Use Plan, Analysis of Regulatory Factors was reviewed. Planning Board member Jones reviewed the section on existing zoning regulations that includes zoning districts for Residential (RS-40), Agricultural (AG), Commercial (LB & HB), Office (LO), and Public Institutional (PI), Light Industrial (LI), and Planned Unit Development – Mixed (PD-M). Planning Board member Richmond reviewed the section on the development ordinance. Sedalia has adopted a development ordinance that includes its zoning ordinance and subdivision regulations. Planning Board member Walker reviewed the existing subdivision regulations and the flood damage prevention ordinance. She noted that there have been recent changes in floodplain locations. Planning Board member Jones reviewed the conclusions and noted that Sedalia has adopted and amended zoning and subdivision regulations over the years to improve the quality of development in the community.

Section 3 of the Land Use Plan, Community Involvement was reviewed. This included forming a citizen’s committee, a town meeting to identify key growth issues, and presentation of the Land Use Plan to the Planning Board and Town Council for recommendations and consideration for adoption.

**F. Citizens Comment**

\*Robert Jones, 6508 Rolling Acres Drive, shared that Whitsett is celebrating African American history this month with a display at their town hall. The display can be seen from 8 am to 3 pm, daily. Also, on February 24<sup>th</sup>, the Charlotte Hawkins Brown Museum is having an open mic night from 6 to 8 pm. Admission is \$5.

**G. Announcements**

All regular scheduled meetings are held at the Sedalia Town Hall and begin at 7:00 pm.

- The next Town Council Agenda meeting will be held on February 27<sup>th</sup>.
- The next Town Council meeting will be held on March 6<sup>th</sup>.
- The next Planning Board meeting will be held on March 16<sup>th</sup>.

Meeting adjourned.

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Marian Jeffries, Vice-Chair

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Date