

**TOWN OF SEDALIA
PLANNING BOARD MEETING
SEDALIA TOWN HALL
6121 BURLINGTON ROAD**

AUGUST 15,2024

Meeting Agenda

Call to Order:	Marian Jeffries, Vice Chair
Prayer and meditation:	Silent
Pledge of Allegiance:	All
Roll Call:	Alfred Walker, PB Member

**** Remote participants please mute your mic, if you are not speaking. In person comments & questions from the floor must be stated from the handheld mic.**

A. MOTION to approve the agenda

B. MOTION to approve the minutes of the July meeting

C. Guest/Reports/Discussions

I. Constitution and Bylaws Review- Recently we received a resignation of one of the Planning Board members. We reviewed of the Constitution and Bylaws as related to membership and increasing the number of members for the planning board. The Town of Sedalia Constitution and Bylaws outlines a 5 member board and additional alternates. For the purpose of conducting the business of the Planning Board we need to replace the one regular member. We need willing Sedalia residents with an interest and committed to making a difference in the Town of Sedalia. The Planning Board also needs at least two alternates to be available to step in the absence of the regular members and replace a vacancy. Alternates input is welcomed and vital however, their voting power will be only in the absence of the regular member. Some talking points in talking with prospective members is that this is a board that makes recommendations, to the Town Council. Guilford County Planning Department is our experts and assist us with our decisions for making recommendation. The Planning Board is made up of residents from the town. We do participate in continue education courses, to help gain a better understanding of the Planning Board duties.

We also need to get the Chair position filled. Currently Marian Jeffries serves as Vice Chair. Jay Reihle is willing to fill the Chair position. The board did not put this in the form of a motion. PB member Alfred Walker, PB member Brenda Walker and Marian Jeffries, all were in favor. Do we needed to have five members to vote as stated in the Bylaws or do we need to have the fifth member before the vote. Could a council member fill in to vote? I will get some clarification tomorrow. Marian Jeffries will check with the Town Administrator and plans will be to have a letter of recommendation to the Town Council for

the next agenda meeting August 26, and formally make a motion and vote in the next Planning Board meeting, September 19th and this recommendation will be presented to the Town Council in the October 7 meeting.

II. Development Ordinance Review- Educational workgroup- The Planning Board beginning the process of reviewing the Town of Sedalia Development Ordinance. **Article I Purpose and Authority.;**

Zoning Regulation Purpose 1-3.2 (B) Secure safety from fire, panic and other dangers. Discussion centered around the dead end roads in Sedalia, where the emergency vehicles, trash trucks and the school buses cannot circle around to exit. Recently a public hearing was done resulting in an additional expense to the property owner to have access to his property because the dead end posed a safety issue. ****Note:** Consideration for future planning to address how will this be handled. Sedalia has several streets with this same problem. The safety of our citizens and the same conveniences for trash pickup should be considered in planning for all future developments.

Code Enforcement Surveillances: The reports from the monthly Coded Enforcement officer do not appear to address many concerns and overlooked properties expressed by citizens. Many violations are repeat offenders and some of the violations seen are not brought up at all in the report. The council and citizens are bringing issues to the Code Enforcer's attention during the meeting. The questions then is how much time is allotted to our community and are we getting the results for which we are paying. Driving back and forth through our community there is evidence that a lot of issues are not being addressed. Would the planning board want to take one day a month to drive through the neighborhood and write down issues and addresses, to send to the town administrator? We are not allowed on personal property.

1-3.3 Cluster and Zero Side Setback Regulation Purpose:- Currently we do not have many of the things addressed in this section however infrastructure is starting to be put in with the cables for communications underground. Our ordinance currently speaks of an acre lot for housing and as development starts this section will need to be updated/revised to accommodated ie. lot sizes, reduce infrastructure cost. A lot of conversation was around our future plans and this section of the Ordinance.

*The Planning board meeting was not able to connect to Zoom and worked tirelessly to find a work around. Given that, Motion to adopt the agenda and minutes was accidently omitted. This will need to be done in our next meeting.

*The Planning Board will ask if Guilford County Planning Department has some continuing education courses for small towns, that we can get to enhance our understanding of the Planning Board.

CITIZEN'S COMMENTS: All questions and comments are to be made from the microphone. Please state your name and address for the record. Remote participants please un mute for any comments or questions once acknowledged by the board. Each participant will have 3 minutes to share.

None

ANNOUNCEMENTS:

All regular scheduled meeting will be held at the Sedalia Town Hall at 7:00pm

- The next Town Agenda meeting will be held on August 26, 2024
- The next Town Council Meeting will be held on September 9, 2024
- The Town Hall will be closed on September 2 (Labor Day)
- The next Planning Board Meeting will be held on September 19