



Town of Sedalia

Planning Board Meeting / Town Hall

October 20, 2022 / 7:00 PM

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, Monroe Smith, Brenda Walker, Rory Richmond, and Alternate member YC Broadie.

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

B. MOTION to approve the minutes from the previous meeting was made by Planning Board member Jones and seconded by Planning Board member Walker.

C. Business / Reports / Guests

I. Welcome Mr. Rory Richmond – New Planning Board Member

Vice-Chair Jeffries welcomed Rory Richmond to the Planning Board. Planning Board member Richmond commented he looked forward to learning from its members.

II. Update County ARP Project Funding

Planning Board member Walker reported the Guilford County Board of Commissioners recently approved \$500,000 in ARP funds for Sedalia. Therefore, the Town does not need to present its additional projects at the next meeting. The Council needs to determine where to start on the projects. The priority is likely sidewalks along Blue Lantern Road to Dansby Drive where a park and walking trail are planned. The Council will schedule a meeting to discuss further and also any use of the \$125,000 Powell Bill funds.

III. Abbott Foreclosure Sale Update

Planning Board member Richmond reported Mayor Morgan and Clerk Dungee met with the Town's attorney regarding the foreclosure sale. It was determined the liens on the property will not have to be paid by the buyer. The Town made an upset bid, and it appears bidding is ongoing. The property is 22 to 23 acres. Vice-Chair Jeffries commented it is likely there will be more bids and she will provide updates.

IV. DCC New Letter - FYI

Vice-Chair Jeffries reported she received the new process form for the Development Clearance Certificate (DCC). It is like the old one, but it includes some additional information, as county permits are now processed online. The DCC comes to the town then goes to Guilford County Planning.

A DCC is needed for all development projects that need a permit from Guilford County. This includes commercial and residential building permits, events, signs, floor plans, and any other permits required by Sedalia's development ordinance or building code. The completed DCC must be signed by an authorized Sedalia representative and submitted to Guilford County. Any changes made to the original DCC must be reviewed by the town and a new certificate issued. Depending on the type of permit, a plot plan, site plan, or other supporting documentation may be required. DCC's can be submitted by a property owner or the person doing the construction.

IV. LEPR Proposal Discussion

Vice-Chair Jeffries reported LEPR, a public relations agency, attended a Council meeting to answer questions regarding their proposal to help address the negative allegations published about the town. No Council or Planning Board members have talked directly to news agencies or reporters because they wanted professional help to respond appropriately to the allegations. The agency is contracted for a set number of hours, and it is hoped they will help resolve some issues. Councilwoman Wrenwick added the contract also includes seminars on how to respond to reporters.

D. New Business:

I. Town Council Expectations of the Planning Board Members

Vice-Chair Jeffries reported Mayor Morgan requested Planning Board members attend the Agenda or Town Council meeting to be informed of activities within the town. Vice-Chair Jeffries stated at least two members should attend a meeting to bring information back to the planning board, and it is possible for members to split up attendance, so members do not have to attend every meeting. She also noted she has received emails from individuals inquiring about property in the town, and she forwards those to Clerk Dungee to minimize the likelihood of any misinterpretations. Planning Board member Jones commented continuing education credit can be obtained by being aware of the Council's activities.

Vice-Chair Jeffries stated Guilford County also has planning board meetings and Sedalia's planning board members can attend to find out what is going on in and around Sedalia. Planning Board member Jones added Sedalia planning board members can receive meeting agendas for Guilford County and Greensboro planning boards.

Councilwoman Wrenwick commented that as the finance officer she gets a lot of spam. She informed planning board members she does not send out financial information, so not to respond to any emails that appear to be from her from regarding financial information.

II. Land Use Plan – Review Sections

Board members reviewed Section 1 of the updated Land Use Plan (June 2022). Section 1 included the planning area, history of Palmer Memorial Institute State Historic site, Sedalia’s incorporation, 2009 Land Use Plan, downtown Sedalia streetscape plan, town center master plan, and the purpose, planning process, and methodology of the Land Use Plan.

Councilwoman Wrenwick commented when Sedalia was incorporated it could not annex additional land for at least 25 years. The Town is reviewing information on establishing an extraterritorial jurisdiction (ETJ). Planning Board member Walker commented it was her understanding when Sedalia was incorporated its boundaries were smaller and asked if it was possible to add that area back – at least to the end of Sedalia Road. Councilwoman Wrenwick responded there was a document sent out that provides information on how to annex. Planning Board member Jones commented if the Town does not have water and sewer, then people might not want to be annexed. Also, it was noted if annexed by Greensboro the taxes would be higher. Currently Greensboro city limits extend to Knox Road which is within the one-mile radius of Sedalia’s ability to annex. Planning Board member Jones stated it was important that those proposed to be annexed want to be in the town.

E. Citizens Comments/Questions

*Planning Board member Jones stated an advantage of being member of the governing body is that one can become member of Local Government Federal Credit Union (LGFCU) that is located at the N.C. State Employees Credit Union.

*Planning Board member Jones stated early voting has started. He added it is important to vote and there is a voting location at Kimball Hall at the Charlotte Hawkins Brown Museum.

*Vice-Chair Jeffries stated she is still waiting to hear back from NCDOT about Wheatstone Drive.

R. Announcements

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

- The next Town Council agenda meeting will be held on October 24th
- The next Town Council meeting will be held on November 7th
- The next Planning Board meeting will be held on November 17th
- The Senior Luncheon will be on December 8th at 12 Noon.
- The CHB/Sedalia Christmas Tree Lighting Ceremony will be December 10th from 5 to 8 pm.

Meeting adjourned at 8:00 pm.

Marian Jeffries, Vice-Chair

Date