



Town of Sedalia

Planning Board Meeting / Town Hall

November 17, 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, and Rory Richmond.

Absent: Brenda Walker and YC Broadie (alternate member)

A. MOTION to approve the agenda with the addition of Planning Board members' attendance at Council meetings in 2023 and laptop computer purchase for Planning Board members was made by Planning Board Vice-Chair Jeffries and seconded by Planning Board member Jones. Motion carried.

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

C. Business / Reports / Guests

I. Potential Development in Sedalia/Gibsonville Area

Vice-Chair Jeffries reported on potential development in the Sedalia and Gibsonville area. These included two proposed apartment complexes. Also, there are several in-progress and completed residential developments in the Gibsonville area. She noted the area is growing fast, and it is important the town plan for the development it wants. Planning Board member Richmond asked about the proposed widening of U.S. 70/Burlington Road. Vice-Chair Jeffries responded U.S. 70/Burlington Road passes through a historic district in Sedalia and so they are discussing a bypass for Sedalia. She also noted Publix trucks are traveling through the town. The original plan was for the trucks to travel west rather than coming through the town. Representative Jon Hardister has discussed the issue with Publix.

II. ARP Project Funding Policies

Vice-Chair Jeffries reported the Guilford County Board of Commissioners recently approved 500,000 in ARP funds for Sedalia. The Town was required to develop and approve three policies – record retention, non-discrimination, and eligibility determination – as part of receiving the funds. The Town met with the Guilford County Pandemic Recovery Manager

and is waiting to hear whether the funds can be used for septic systems. If not, then the funds will be used for sidewalks, a park, and a walking trail.

III. 2023 Sedalia Meeting and Events Schedule

Planning Board member Jones presented the 2023 meeting and events schedule for the town. Events scheduled included the spring and fall litter sweeps, the town retreat, Founders' Day, Council and Planning Board Christmas party, senior luncheon, and Christmas tree lighting. It was noted the schedule is developed in advance to provide public notice for the Council and Planning Board meetings, and to provide the Council and Planning Board members with advanced notice of the Town's events.

IV. Sedalia Sign Unveiling

Planning Board member Richmond reported Mayor Pro Tem Faison contacted Syntech Signs and was informed the concrete contractor was unable to install the concrete for the signs. The Town plans to hold a small unveiling and Council and Planning Board members were asked to attend. The staff of the Charlotte Hawkins Brown Museum and the pastor of Bethany Community Church will be invited. Town residents are welcome to attend. It is hoped the media will cover the event. If more than two Council members attend, then Clerk Dungee will need to provide the public with 48-hour notice of a special meeting.

D. Land Use Plan Review

Planning Board member Jones reviewed a portion of Section 2 of the Town's Land Use Plan. Section 2.1 includes information on demographics (population, age, race and ethnicity, education, income and poverty, labor force and employment, housing, and municipal finances). Section 2.2 includes an analysis of urban service growth factors – water and wastewater services and transportation. The portion on water and wastewater services was reviewed.

Currently water and wastewater services are proposed for the potential new development only, not for existing development. The developer will pay for the installation of water and wastewater services for the development. If water and wastewater services become available for existing residents, then it is likely residents that want these services will have to pay to be connected. It was noted at a recent town meeting, several residents expressed concerns about the town getting water and wastewater services and indicated they were not interested in these services. Also, it was noted that when Sedalia was first incorporated several properties within its original boundaries were not included within the incorporated boundaries.

E. Review New Proposed Town Center Design

Vice-Chair Jeffries stated Clerk Dungee recently sent a request for comments from the Council and Planning Board members regarding the town center design. Planning Board member Richmond commented that someone he knew with the Town of Jamestown shared the concerns they had with Diamondback Investment Group. The company would not put things in writing, so their contract was terminated. He was not saying that the company was not good, but it did not follow through on what had been requested. Sedalia's concerns

mirrored some of Jamestown's and the Town felt more information was needed than what was presented.

Vice Chair Jeffries stated there are concerns regarding building construction, and that the Town may be shown one type of construction, but something else is built. Also, in some area neighborhoods, homes are being sold and then rented. There are concerns that renters will not provide the same care of the homes that owners would. She added the Town would like some control over the community's appearance.

F. Planning Board Members' Attendance at Council Meetings in 2023

Vice-Chair Jeffries suggested two Planning Board members attend each Council meeting in 2023. The 2023 Council meeting schedule has been adopted so at the next Planning Board meeting a schedule will be developed for which Planning Board members will attend each Council meeting. She also suggested attending the City of Greensboro meetings so Planning Board members can be informed about development in Greensboro.

F. Laptop Computer Purchase for Planning Board Members

Vice-Chair Jeffries stated there are funds to purchase laptop computers for Planning Board members. Two or three laptops can be purchased now, and the others will be purchased in next year's budget. It was decided to purchase two laptops, one for Vice-Chair Jeffries and Planning Board member Jones. If three can be purchased, then the third will be for one Planning Board member Richmond. Planning Board member Smith stated he could wait until next year's budget.

Planning Board member Jones requested the Planning Board cancel its meeting in December. All members agreed; Vice-Chair Jeffries will contact Clerk Dungee to send a notice to the residents informing them of the canceled meeting.

F. Citizens Comment

*Planning Board member Jones asked if anyone knew when the Town's signs will be installed. Vice-Chair Jeffries responded they are working on it and an unveiling ceremony is being planned.

G. Announcements

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

- The Town Hall will be closed on November 24th & 25th for Thanksgiving
- The next Town Council agenda meeting will be held on November 28th
- The next Town Council meeting will be held on December 5th
- Christmas tree lighting will be held on December 10th at 5 pm
- The next Planning Board meeting will be held on December 15th

Meeting adjourned at 8:00 pm.

Marian Jeffries, Vice-Chair

Date