



Town of Sedalia

Planning Board Meeting / Town Hall

July 21, 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, and YC Broadie (alternate member). Monroe Smith arrived after roll call. Planning Board alternate member YC Broadie sat on the Planning Board and is eligible to vote on all issues.

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

C. Business / Reports / Guests

I. Planning Board Applicant Interview – Mrs. Brenda Walker

Vice-Chair Jeffries introduced Mrs. Brenda Walker who applied to become a Planning Board member. Planning Board alternate member Broadie asked what her concerns were. Mrs. Walker responded she knows little about what is going on in the town and wants to be more involved in the community. Planning Board member Jones asked what skills she could bring to the Planning Board. Mrs. Walker responded she has worked a lot of different jobs, so she knows a little about a lot of things. She went to school in the area and retired about 10 years ago. Planning Board member Jones reviewed the bylaws and stated the Planning Board works under the instruction of the Town Council. Members are expected to participate in continuing education and to bring ideas to the meetings. Mrs. Walker added she has lived in the area since 1996 and she is active in her church. She does not know many in the community because she has worked, gone to school, or spent time at home. She has a background in mental health. Planning Board members commented she may be able to provide help with COVID-19 related issues or wellness programs for the elderly. Vice Chair Jeffries thanked Mrs. Walker for applying.

Motion to submit a recommendation for the Town Council to consider appointing Brenda Walker to serve as a member of the Planning Board was made by

Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

The recommendation will be presented at the Town Council meeting on July 25th.

II. Planning Board Member Reappointment – Marian Jeffries

Vice-Chair Jeffries reported she needed to be considered for reappointment as a Planning Board member. Vice-Chair Jeffries agreed to continue serving provided the rest of the board members wanted the same.

Motion to submit a recommendation for the Town Council to consider reappointing Marian Jeffries to continue to serve as Vice-Chair of the Planning Board for the next three years was made by Planning Board member Jones and seconded by Planning Board member Smith. Motion carried.

The recommendation will be presented at the Town Council meeting on July 25th.

III. Public Hearing Update – Rezoning Case #22-05-SEPL-03157, 6050 Burlington Road

Vice-Chair Jeffries reported the public hearing for the rezoning case #22-05-SEPL-03157 at 6050 Burlington Road was held at the Town Council meeting and the rezoning was approved. It was stated that the sites development will need to follow the Town’s Land Use Plan and Ordinances.

IV. Downtown Revitalization Progress/Feasibility Study Report Update

Vice-Chair Jeffries reported the feasibility study for water and sewer services for the town has been completed. Services are subject to approval with an interlocal agreement that specifies terms, cost, and right-of-way access for easements. The feasibility study was based on 800 dwelling units and 200,000 square feet of mixed commercial. If sewer flow increases, then the Town would need to update the feasibility study. More details regarding the feasibility study will be discussed during the Town Council Agenda Meeting. The feasibility study has been shared with the Smith family, developers design team, and other stakeholders.

A Zoom meeting was held to discuss details of the proposed development. It was noted everything is dependent on water and sewer availability. Vice-Chair Jeffries noted there still is no report from NCDOT regarding the U.S. Highway 70 bypass.

V. Founder’s Day Celebration – Volunteers Needed

Vice-Chair Jeffries stated the Town is asking for volunteers to help with Founder’s Day on August 6th from 11 am to 3 pm. Planning Board alternate member Broadie asked if the Town considered partnering with Greensboro Urban Ministries to do a canned food drive. Vice-Chair Jeffries suggested contacting Clerk Dungee for more information.

VI. CHB Funding Update/Governor Cooper’s Budget Request

Vice-Chair Jeffries reported the \$16 million in Gov. Cooper’s budget for the Charlotte Hawkins Brown Museum was removed from the state budget. It was hoped these funds would be used to renovate the campus. Vice-Chair Jeffries suggested contacting State Representative Hardister. Planning Board alternate member Broadie commented she contacted State Representative Hardister and State Senator Galey.

VII. NCDOT Request for State Maintenance

Vice-Chair Jeffries reported Mr. Brown asked the Town to consider requesting NCDOT add Wheatstone Drive to the state maintenance system. Planning Board member Jones shared NCDOT’s priority for unpaved, state-maintained roads. The priority is based on the number of homes, schools, churches, businesses, industries, recreational facilities and average daily traffic count, school bus traffic, and thoroughfare clarification. Unpaved subdivision roads must have been in existence prior to October 1975, have a minimum of four occupied houses, an average of two occupied homes per 0.1 miles, have adequate drainage, and an acceptable state of maintenance as determined by County district engineer. The Town would need to contact the NCDOT District Office; however, the road does not appear to have enough homes to be considered. Planning Board alternate member Broadie commented criteria can change, and all roads should be paved to help beautify the town. Vice Chair Jeffries commented this information will be shared with Mr. Brown.

D. Citizens Comments

*YC Broadie thanked everyone for coming to Sedalia Fresh. She hopes it will become a formal Farmer’s Market, but it must be approved by the Department of Agriculture. It is unclear whether it will continue to be held at the church or moved to the Charlotte Hawkins Brown Museum.

*Brenda Walker, 6402 Jennie Drive, commented she enjoyed Sedalia Fresh but there was only a small sign to let people know about the event. Planning Board alternate member Broadie responded she has contacted the Greensboro Farmer’s Market about borrowing some of their signs. She hopes to get sponsorship so the event can purchase its own signs.

E. 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 July 25th
- The next Town Council meeting will be held on August 8th
- The next Planning Board meeting will be held on August 18th
- Founder’s Day Celebration will be on August 6th from 11 am to 3 pm

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date