



Town of Sedalia

Planning Board Meeting / Town Hall

June 15, 2023 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:05 pm by Planning Board Vice-Chair Marian Jeffries.

Prayer and Meditation: 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, Brenda Walker, and Alfred Walker.

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

C. Guests/Reports/Discussions:

I. Guilford County Comprehensive Plan Presentation

Vice-Chair Jeffries introduced Kaye Graybeal with the Guilford County Planning and Development Department. Ms. Graybeal stated Guilford County is updating its Comprehensive Plan that guides decisions on rezoning, policies, and regulations. The County is changing rapidly in economy, development, and population. The initial plan was developed in 2006 and last updated in 2016. The County has taken inventory of existing conditions. Now the County is asking residents to complete an online survey to provide input on the plan. Data and public input will shape the policies, goals, and action steps for the next 10-20 years. The County wants the plan to be as inclusive as possible and it should reflect the community's desires and goals. The County is tracking the responses it receives and the communities that are responding. It wants to ensure Sedalia's goals mesh with Guilford County's goals. There is a steering community with members that represent a variety of interest groups (e.g., builders, environment, schools, etc.). There will be at least five community workshops.

Planning Board members and meeting attendees had several questions.

- *Did the 2016 plan have the same level of community involvement?* Ms. Graybeal responded that the original plan was completed in 2006. Today there are more resources available to get community input (e.g., Facebook, Nextdoor, etc.) The County is making an effort to bring the information to the community.

- *Is there any record of the community's input and action that was taken?* Ms. Graybeal responded if some comments are not addressed their software can track comments and determine what the priorities are and what action steps need to be taken.
- *Is there anything in the plan about being proactive in health care?* Ms. Graybeal responded that health care has not been addressed directly in previous plans. However, it has been addressed indirectly. The County plans to have good transportation networks so residents can get to medical appointments and have appropriate zoning for construction of medical care facilities.
- *Will priorities be set based on the number of responses?* Ms. Graybeal responded the steering committee will balance out any competing interests. Public surveys, meetings, existing conditions, trends over time, and things that work vs. things that do not work will be used. If the steering committee does an analysis and overrides what the citizens want, then it needs to ensure it has sufficient data. The plan should address community and citizen concerns, and the steering committee will help to ensure things are a good representation of what the community wants.
- *Will the plan be a guide for individual municipalities to compare to their own Comprehensive Plans?* Ms. Graybeal responded that the Guilford County plan is written for the unincorporated areas of the county, but local municipalities may refer to the plan. Often the plan is used for rezoning requests. The plan will include area plans as well. Towns will not be bound by what is in plan, but it may affect towns because it will affect areas outside of the town's boundaries.

II. New Member Application

Vice-Chair Jeffries reviewed Mr. Jay Riehle's application. The Planning Board's interview with Mr. Riehle will be conducted at the next meeting in July.

III. Guilford County GIS Tutorial

Planning Board member Richmond reviewed the Sedalia Thoroughfare and Collector Street Plan that has been adopted by the Greensboro Municipal Planning Organization's Transportation Advisory Council. The plan was provided by NCDOT and presented at the Town Council Agenda meeting. The plan shows the most efficient route to connect roads to each other, but there were concerns, as several roads would run through the town. One recommendation is an extension of Rock Creek Dairy Road connecting to Sedalia Road. The proposed road passes through a portion of eastern Sedalia. In addition, Sedalia Road is proposed to be extended past Bethel Church Road to High Rock Road. Other connector roads proposed include extending Rockhurst Drive to Blue Lantern Road, extending Blue Lantern Road to Knox Road, and extending Creek Lane to Painter Lakes Road. Many of the proposed extensions will be based on population growth but will affect residents' properties. The Town needs to make its recommendations and decide if it wants to approve the proposed plan. It was noted these are only proposed extensions and they could be changed.

Meeting attendees expressed concerns about the proposed plan. Some concerns included impacts to residents' properties, increased development may reduce the amount of agricultural lands, but the new roads would provide access for future development. Planning Board member Jones stated if anyone has comments or objections to the plan

those need to be submitted to Planning Board. The Planning Board will review the comments and make recommendations to the Town Council. Planning Board member Richmond encouraged everyone to review the GIS site to see if recommendations can be made that do not affect residents. Vice-Chair Jeffries and Planning Board member Walker commented the town needs to let residents know about the plan so those that may be affected by the proposed plan are aware.

IV. UNC School of Government – Module Review

The Planning Board reviewed the module – Quasi-Judicial Decision Making – in the UNC School of Government’s Planning and Development Regulation E-Learning Library. There was a technical issue during the review so the remainder of the module will be reviewed at the next meeting.

D. Citizens Comment

*No comments.

E. 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 June 26th.
- The Town Hall will be closed on July 4th to observe Independence Day
- The next Town Council meeting will be held on July 10th.
- The next Planning Board meeting will be held on July 20th.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date