



# Town of Sedalia

## Planning Board Meeting / Town Hall

### May 18, 2023 / 7:00 PM

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### 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, and Rory Richmond. Brenda Walker arrived after roll call.

**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 Richmond and seconded by Planning Board member Jones. Motion carried.

### DISCUSSIONS/REPORTS

#### **C. Interview of Mr. Alfred Walker – applicant for the Planning Board**

Vice-Chair Jeffries stated Mr. Walker regularly attends Planning Board and Town Council meetings, and he attended the Town's retreat. She asked if Planning Board members had any questions for Mr. Walker. Planning Board member Richmond commented Mr. Walker would be a good member. He was concerned about two family members being on the Planning Board and asked if this could be an issue. Mr. Walker responded he and his wife (Planning Board member Walker) discuss issues but do not influence each other's decisions or recommendations. Planning Board member Jones noted he is not aware of any statutes or regulations that prohibit two family members from serving on the Planning Board at the same time He asked what Mr. Walker could bring to the board. Mr. Walker stated he wants to be an asset and determine what he can do for the town. He has ideas but does not know if these are feasible. Vice-Chair Jeffries agreed Mr. Walker would be a good addition to the Planning Board and that he shared some good suggestions during the Town's retreat. Planning Board member Jones reviewed the primary purpose, duties, and responsibilities of the Planning Board.

**Motion to recommend to the Town Council that Mr. Alfred Walker be approved as a regular member of the Planning Board was made by Planning Board member Jones and seconded by Planning Board member Richmond. Motion carried.**

Planning Board member Jones added the recommendation should include that the Planning Board is not aware of any statutes or regulations that prohibit two family members from serving on the Planning Board at the same time.

#### **D. Planning Board Authorities, Duties and Powers (Refresher)**

Vice Chair Jeffries reviewed the powers and duties of the Planning Board as outlined in the Town of Sedalia Development Ordinance (Section 9-2.3).

#### **E. Tiny Home Ordinance Literature for Review**

Vice-Chair Jeffries stated a landowner is asking to place a tiny home on her property. Someone is interested in living in the tiny home while her new house it being built. The Town needs to do research, decide whether to develop a tiny home ordinance, and contact the landowner once a decision is made.

An ordinance regarding site standards for tiny home parks for the Town of Mills River was reviewed. The ordinance states that land in a tiny home park would be under single ownership or management. The maximum density would be four dwelling units per acre. It also includes information on setbacks.

Planning Board member Richmond commented most tiny homes are in parks and have access to public water and sewer. There were questions about whether the tiny home could tap into the existing well and septic system on the property. However, it is unclear whether there is a house currently on the property where the tiny home is proposed to be located. If so, since septic systems are based on living space and number of people living in the house it was questioned whether the septic system is of sufficient size to handle the addition of a tiny home. Also, this will be a temporary tiny home and does that affect its connection to an existing well and septic system.

Currently, Guilford County does not have any regulations on tiny homes. Planning Board member Richmond will reach out to the Guilford County planner for information and to try to get answers to some of the Planning Board's questions.

#### **F. UNC School of Government – Module Review**

The Planning Board reviewed the first module – Introduction to Land Use Decisions – in the UNC School of Government's Planning and Development Regulation E-Learning Library.

#### **Citizens Comment**

\*No comments.

#### **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 May 22<sup>nd</sup>.
- The next Town Council meeting will be held on June 8<sup>th</sup>.
- The CHB Museum is holding Black Heritage Day on June 10<sup>th</sup> from 11-3
- The next Planning Board meeting will be held on June 15<sup>th</sup>.

Meeting adjourned.

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Marian Jeffries, Vice-Chair

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Date