



Town of Sedalia

Planning Board Meeting / Town Hall

January 19, 2023 / 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 Brenda Walker.

Absent: Monroe Smith, Rory Richmond, and YC Broadie (alternate member)

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

C. Updates/Business/Reports

1. Update – New Proposed Town Center Design

Planning Board member Walker reported that in a recent town newsletter, residents were informed of a proposed 100-acre mixed-use development by Diamondback Investment Group. Recently the developer decided to terminate this project as well as the projects proposed on a 45-acre tract of land within the town boundaries and a 70-acre tract adjacent to the town. Their reason for terminating the projects was due to the Town Council having a different vision and the current economic uncertainty. The most recent design had high-density housing like the subdivisions being built around the town. This is not the type of development the town wants. The town will continue to pursue its request for water and sewer services and will work on generating specific development plans for the town. The town will continue to search for a developer who is willing to build with the town's history in mind and in keeping the small-town feel.

2. 603 Sedalia Rd Property Presentation

Planning Board member Jones reported Dr. Raymond Samuel attended a recent Town Council meeting. He is interested in purchasing the property at 603 Sedalia Road. He is a biology professor at N.C. A&T University but was not representing the school. He has worked as director for the Center for Outreach in Alzheimer's Aging and Community

Health. He and his wife are interested in developing a memory care facility starting with an adult daycare and then maybe a long-term care facility. They originally planned to renovate property at Revolution Mills, but it did not work out. If they are able to purchase the property in Sedalia, they also plan to build their residence on this land as well.

Dr. Samuel stated it would be a non-profit business, He answered questions regarding staffing needs, number of units planned, and how it would operate (e.g., meals, accommodations, etc.). Mayor Morgan mentioned the town does not have public water and sewer. Dr. Samuel stated that studies (e.g., traffic, water and sewer, etc.) are needed to determine if the site is appropriate. If so, the time frame for construction of the adult daycare would be two to three years. He would then coordinate with the town regarding construction of a long-term care facility and other uses that are consistent with what the town wants. It is likely the property would be subdivided and developed in phases.

Vice-Chair Jeffries provided an additional update to the report. Following the meeting with the Town Council, Dr. Samuel indicated he would no longer be pursuing the property in the bidding process, so as not to be competing with the town, but then later changed his mind on that decision. If he constructs a memory care facility it will be a good use of the property and it would benefit the town. As of now, there are only two bidders. The town will submit another bid.

3. Planning Board/Town Council Meetings/Schedule

Vice-Chair Jeffries reported that Mayor Morgan requested Planning Board members to attend the Agenda or Town Council meetings, so everyone is informed of discussions and activities within the town. Vice-Chair Jeffries is interested in knowing what meetings and dates Planning Board members can attend. She stated she will attend all Agenda meetings to provide the Planning Board updates. Planning Board member Walker has been attending most of the Town Council meetings, so she may alternate between Agenda and Town Council meetings. Planning Board member Jones usually attends both.

D. Oath of Office for Planning Board Members

Vice-Chair Jeffries reported according to the N.C. General Statutes, all elected and appointed board members must take an oath of office. The Planning Board members will be able to take the oath at the same time. She asked if Planning Board members could attend the February 6th Town Council meeting to take the oath. Planning Board members Jones and Walker stated they could attend.

E. Land Use Plan Review; Bicycle & Pedestrian Plan and Existing Land Uses (if time permits)

Planning Board member Jones reviewed Section 2.2 – Bicycle, Pedestrian and Shared-Path Systems – of the Town’s Land Use Plan. The town worked with NCDOT to adopt the 2015 Town of Sedalia Bicycle and Pedestrian Plan that identifies priority bicycle, pedestrian and

shared-use path facility. The NCDOT proposed widening of U.S. Highway 70 from Knox Road to Rock Creek Dairy Road is currently unfunded; however, it is unlikely to be funded prior to the mid-2030s unless additional funds become available, or the project costs are reduced. He stated as Sedalia grows all major development projects may be required to include sidewalks, streetlights, street trees, bicycle lanes, and shared-use paths. The proposed U.S. Highway 70 Southern Bypass and the Sedalia Road extension are on the town's future land use map and are an important part of the proposed future development vision for the community.

The town does not own or operate any parks or recreational facilities. A 4.4-acre parcel on Simmons Lake Drive and a 4.7-acre parcel on Dansby Drive were donated to the town and the town is working on a design for walking trails and natural areas on the Dansby Drive site. The town may develop a Parks and Recreation Master Plan in the future. Also, the town may update its development regulations to require dedication of conservation areas, open space, greenways, and provisions for public parks, playgrounds and pedestrian facilities.

Section 2.3 – Analysis of Environmental Factors – outlines land development suitability including analysis of physical limitations and regulatory constraints, steep slopes, floodplain areas, and soil limitations. The town appears to have an abundant supply of suitable, vacant land for future development.

F. Citizens Comment

*No comments.

G. 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 January 23rd.
- The next Town Council meeting will be held on February 6th.
- The next Planning Board meeting will be held on February 16th.

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date