



Town of Sedalia

Planning Board Meeting / Town Hall

May 16th, 2024 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:07 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, Alfred Walker, Jay Riehle, and Brenda Walker.

A. MOTION to approve the agenda was made by Planning Board Member Alfred Walker and seconded by Planning Board Member Jay Riehle. Motion carried.

B. MOTION to approve the minutes from the previous meeting was made by Planning Board Member Jay Riehle and seconded by Planning Board Member Robert Jones. Motion carried.

C. DISCUSSIONS/REPORTS

I. [Public Hearing] Minor Subdivision Plat Hearing for 615 Morgan-Summers Road

Planning Board Vice-Chair Marian Jeffries introduced the case for Robert and Althene Morrison's request for a minor subdivision plat (#23-09-SUB-00177) at 615 Morgan-Summers Road, Gibsonville, NC 27249. The lot is zoned RS-40 (Residential) and AG (Agricultural). This plat proposes creating a two-lot subdivision with a total of 3.52 acres.

The lot was surveyed by J.M. Holland Land Surveyors. The plat has been reviewed by the Planning, Addressing, Watershed, and Environmental Health staff. Upon completion of the revised submission, the staff determined that the plat is in compliance with Sedalia's development ordinance.

Michelle Williamson, daughter of Robert and Althene Morrison, spoke on behalf of the property owners, stating that the property had originally been divided but was merged on September 10, 2020. The Morrisons have since decided to re-subdivide the land to make it easier to share between their children and grandchildren.

The land will not be used for development purposes at this time. However, Guilford County planner Aaron Calloway stated that if the Morrisons decide to develop the property in the future, they will need to conduct a percolation test to determine if the soil is suitable for septic systems. Additionally, they would need to assess the availability of water and sewer services for the site.

Based on the findings of fact, Planning Board Vice-Chair Marian Jeffries made a motion to approve the subdivision, which was seconded by [name]. The Planning Board unanimously voted to recommend approval of the request to the Town Council.

Pending the Planning Board's recommendation, the plat will be considered and voted on by the Town Council.

II. Jordan Lake Nutrient Strategy

Jordan Lake, located in central North Carolina, faces nutrient over-enrichment from nitrogen and phosphorus. To address this, the Jordan Reservoir Water Supply Nutrient Strategy was created to reduce nutrient levels and restore the lake's full use. The NC Policy Collaboratory was tasked in 2016 and 2018 to conduct a 3-year study on the lake and its watershed. This study, completed in December 2019, led to the readoption of the Jordan Lake Nutrient Strategy rules starting in 2020. The Division of Water Resources (DWR) began stakeholder engagement in 2023 as part of this process. Additionally, local stakeholders formed Jordan Lake One Water (JLOW) to develop a comprehensive watershed management plan to guide future rulemaking.

III. Review of Special Use Permit

The Town of Sedalia plans to update its development ordinance with a recommended list of plant species, based on guidelines from the North Carolina Native Plant Society and North Carolina State University's Extension Gardener Plant Toolbox. The Town Council received a list of both native and exotic plants suitable for North Carolina, along with a "DO NOT PLANT" section highlighting invasive and noxious non-native species typically prohibited in most counties. This update will be discussed at the Agenda Meeting on May 20, 2024.

D. CITIZENS COMMENTS

Michelle Williamson, a teacher at Eastern Guilford High School (EGHS) and resident of 607 Morgan-Summers Road, highlighted several funding opportunities for the town to consider to support EGHS students:

1. **AP Testing Needs:** The school and the Charlotte Hawkins Brown Museum lacked sufficient tables for AP testing, requiring external sources to accommodate all students. She requested the town donate 17-20 8-ft rectangular tables to either the school or the museum, which must meet College Board seating regulations.
2. **Teacher Appreciation Week:** EGHS holds an annual Teacher Appreciation Week with small treats funded by the principals. Ms. Williamson asked if the town could contribute to this event.
3. **Volunteer Support:** Due to a teacher shortage in North Carolina, she emphasized the need for community members to volunteer their time for AP events, test proctoring, substituting, and other supportive roles.

4. **School Beautification:** She proposed a beautification project to enhance the school's halls with printouts, canvases, or murals, potentially in collaboration with the town.

E. ANNOUNCEMENTS

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

- The next Town Hall Agenda meeting will be held on May 20th, 2024
- The next Town Hall meeting will be held June 3rd, 2024
- The next Planning Board meeting will be held on June 20th, 2024

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date