



Town of Sedalia

Planning Board Meeting / Town Hall

January 20, 2022 / 7:00 PM

Minutes

Call to Order: Meeting was called to order at 7:10 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 Monroe Smith.

Absent: Ed Piotrowski and Calvin Atkins

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

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.

Business / Reports/ Discussions

I. Follow Up of Signage

Planning Board member Atkins was scheduled to report on this item, but was not in attendance; however, Vice-Chair Jeffries reported Planning Board member Atkins is planning to set up an appointment with the sign company to discuss the “Welcome to Sedalia” sign.

II. Follow Up of Social Media Platform

Planning Board member Smith reported information was collected from a few companies, but for most the cost was high. He reported on Allied Technologies, LLC. The BBB rated the company with an A+ and they received a 5+ with Facebook. The company specializes in website design and development, content writing, app design and development, and provides virtual receptionist services. They are an all-in-one agency for business needs. Planning Board member Smith understood the cost was \$749.99 for 3 months and came with a short-term contract.

III. Update on Land Use Plan

Planning Board member Jones reported on the December 16, 2021, committee meeting regarding Town's Land Use Plan update. He invited anyone interested in participating to join the committee. The committee proposed the Sedalia Business District to go from the entrance of the Imperial Estates Subdivision at Rockhurst Drive east to Sedalia Road along the north side of U.S. 70/Burlington Road. The plan is to include primary businesses in the business district and to amend the Land Use Plan to reflect this proposal. Currently several parcels along this corridor is zoned Agricultural (AG). At some point, they may need to be rezoned to Limited Business (LB). The Town's Development Ordinance was reviewed, and it was noted the proposed rezoning would need to be included on the Town's official zoning map and referenced in the Land Use Plan. The Town's Development Ordinance also details which businesses are allowed in the Limited Business (LB) zoning district. Clerk Dungee is creating a list of businesses allowed in the Limited Business (LB) zoning district and it will be forwarded to the Town Council. Also, it was noted the need for community involvement and to discuss the proposal with the current property owners.

IV. Inquiry Concerning Parcel of Property

Vice-Chair Jeffries reported on an inquiry she and Planning Board member Atkins received from Tyler Mills, Broker/Steele Commercial, LLC, about a 45-acre parcel for sale in Sedalia. The property is located across from the school and goes along Rockhurst Drive to Rolling Acres Drive. Mr. Mills stated there are commercial and residential developers interested in building in the area. He asked what land use is permitted for this property and what type of development would support the Town's plan. Vice-Chair Jeffries informed him the property is zoned Agricultural (AG) which includes residential single-family homes and modular homes but not mobile homes. She also informed him the Town is updating its Land Use Plan and the Town does not currently have water and sewer.

V. Planning Board By-Laws Review/Discussion

Each section of the Town of Sedalia's Planning Board By-Laws was reviewed, and a brief discussion followed to answer questions. The importance of continued education, attending informational sessions, and the UNC School of Government educational offerings was stressed. Under the By-Laws section, Operating Guidelines, Planning Board member Jones referred to Section 9-2.3, Powers and Duties in the Town of Sedalia Development Ordinance. This section of the Town's Development Ordinance details the responsibilities of the Planning Board. It was noted these By-Laws and the Operating Guidelines were developed from the Town's Development Ordinance.

Vice-Chair Jeffries asked Planning Board members to think about other citizens that may be interested in being a Planning Board member or alternate. The Planning Board needs to have an odd number of members and some alternates. Planning Board member Jones stated he discussed a potential Planning Board member with Mayor Morgan, but Mayor Morgan stated the Planning Board needed to operate in an orderly manner before any new members were added to the board. Vice-Chair Jeffries commented on the need for all

Planning Board members to be professional, and that new members will not want to join the Planning Board if there is conflict. She added it is important the Planning Board periodically review the Planning Board's By-Laws and its duties.

VI. ARP Funding Discussion/Suggestions

A document, "Coronavirus State and Local Fiscal Recovery Funds: Overview of the Final Rule" regarding how the American Rescue Plan Funds can be used was sent to the Town Council and Planning Board members to review. The document is 200-300 pages long. Vice-Chair Jeffries commented improving ventilation at the Town Hall would be beneficial given the pandemic and public meetings being held in the Town Hall. In reviewing the document, Water, Sewer and Broadband Infrastructure were areas identified. There are good recommendations for the Planning Board to support, but Vice-Chair Jeffries would like the Planning Board members' thoughts. It was noted the funds must be used for project costs incurred on or after March 3, 2021. Also, funds must be obligated by December 31, 2024, and expended by December 31, 2026.

VII. Update on the Knox Rd Project (FYI)

Vice-Chair Jeffries shared information regarding the next public meeting on the rezoning request for the Knox Rd development, for those interested in attending. The meeting will have in-person and virtual option to attend. Also, information regarding properties on Palmer Farm Road was sent via email to Council and Planning Board members to keep us abreast. Planning Board member Smith commented it was important to be proactive to have some control over future development. Planning Board member Jones commented this is the reason it is important to update the Town's Land Use Plan. It was noted there is a lot of interest in properties in Sedalia and the citizens of Sedalia need to be more proactive and attend meetings of Guilford County to find out what is being discussed instead of finding out after the fact.

V. Citizens Comments

*Robert Jones, 6508 Rolling Acres Drive, commented that several years ago the Town established a Community Emergency Response Team (CERT). This was the second CERT in the state. Resources were provided through Greensboro and included certification training for citizens. He added, given the age of our community, a team to assist citizens as well as teach citizens how to use fire extinguishers, chain saws, etc. would be a benefit. Mr. Jones asked if the Town would be interested in revitalizing the CERT. If so, the Town can work with former members and Greensboro to get started. The first step would be to solicit interest by sending out flyers and to put it on the monthly CallingPost. Vice-Chair Jeffries assigned Mr. Jones to discuss it with the Town Council and if there is interest to take the lead on this endeavor. Mr. Jones will get a roster of people that were previously on the CERT. A letter can be sent to see if they are still interested in participating. It was noted certification is indefinite, but one periodically needs to have a refresher course.

V. Announcements

All regular scheduled meetings are in person at 7:00 pm at the Town Hall.

- The next Town Council Agenda Meeting will be on January 31st
- The next Town Council meeting will be held on February 7th
- The next Planning Board Meeting will be held on February 17th

Meeting adjourned.

Marian Jeffries, Vice-Chair

Date