

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, May 17th, 2018

Meeting was called to order at 7:00PM by Planning Board Chairman Robert Jones followed by a Moment of Silence, Pledge of Allegiance, and Roll Call.

Members Present: Chairman Robert Jones, Marie Martin, LaDonna Woodruff, Marian Jeffries, and Sandra Hamlett.

Members Absent: Serita Faison and Monroe Smith

Agenda & Minutes Approval: LaDonna Woodruff recommended the Agenda be approved. Marie Martin seconded. Motion Approved. Marian Jeffries recommended the April minutes; with changes, be approved and Sandra Hamlett seconded. Motion Approved.

Business:

❖ **Exactions:**

**Summary from the School of Government: "This training module defines an exaction, what constitutes an authorized exaction, and whether the exaction is constitutional. Also explains, how to distinguish between a regulation and an exaction, the relationship between exactions and the impact of development, and local government's authority in the matter."*

- Exaction is the condition of a development approval that requires the developer to provide a public facility or improvement.

- Recap from Training Module on Exactions:
 - Three important questions when considering exactions:
 - Is it an exaction?
 - Is the exaction authorized?
 - Is the exaction constitutional?

 - Exaction Facts to Remember:
 - To distinguish between a regulation and exaction
 - Local government must have authority to impose an exaction
 - To be constitutional, exaction must be related to impact the development.

- The Planning Board answered and discussed questions from the training module and determined that they may need to review certain training modules when dealing with some Planning and Development Regulations; (requested office assistant resend the training module link to PB members' email).

Citizens Concerns:

- The board talked about the success of Litter Sweep. LaDonna Woodruff shared that she noticed during the clean-up, that the town seemed to be in "pretty good shape" overall.
 - Chairman Jones and Marian Jeffries added, that there were also a few areas in the town that were "not attractive" or consisted of "a whole lot of junk."
- Board members noted that the house at 6277 Burlington Road, had been torn down.
- Members of the board mentioned that the caboose (diner) at 6270 Burlington Road will be moving to a transportation museum in Spencer, NC.
 - Sandra Hamlett expressed her desire to see the diner transformed into an ice cream parlor for the residents.

Information Sharing:

- The board received handouts on information from websites, concerning safety tips for the Allergy Season and during Tornados.

Wrap Up

Office Assistant Denise James provided a recap of the items discussed during the meeting;

Announcements:

Agenda Meeting, May 21st, at 7 PM

Town Hall Meeting, June 04th, at 7 PM

Planning Board Meeting, June 21st, at 7 PM

Chairman

Date