

Town of Sedalia
Planning Board Meeting

Planning Board Minutes for Thursday, July 20, 2017

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, Monroe Smith, LaDonna Woodruff

Members Absent: Vice-Chair Serita Faison, Sandra Hamlett, Marian Jeffries, Marie Martin

Agenda & Minutes Approval: LaDonna Woodruff made a motion to approve the agenda. Monroe Smith seconded. Motion approved. LaDonna made a motion to approve the minutes. Monroe Smith seconded. Motion approved.

Business:

- **Chairman Jones updated Monroe and the E-Learning Library was emailed to all Planning Board Members.**
- **Planning and Development Regulation E-Learning Library**
 - **(14 Training Sessions in all)** (Training Instructor: UNC School of Government Assistant Professor of Public Law and Government Adam Lovelady)
 - **Vested Rights** – The right to continue a use or complete a project as it was approved, despite subsequent changes to the ordinance.
 - NC Four Paths for an Owner to Obtain Vested Rights:
 - By obtaining a valid building permit
 - By agreeing to a development agreement
 - By obtaining a site-specific development plan or a phased development plan
 - By establishing a common law vested rights
 - * For each of these paths, the owner must meet certain standards to establish the vested right.
 - * Once the vested right is established, an owner may complete a project as it was approved, regardless of changes in land use regulations; but not a “blank check” to develop the project any way they want. It is a right to develop the project as depicted in the approved plans.
 - The Planning Board discussed vested rights in relation to Zaxby’s and Belermina’s; businesses that had come before the board in recent months. They determined the businesses had vested rights due to their building permits.

LaDonna Woodruff said the E-Learning Library training is “informative and engaging.”

Citizens Concerns:

- Planning Board members share about what’s news in the community.
 - Chairman Jones answered Monroe Smith’s inquiry about easements purchased in the area.
 - LaDonna Woodruff asked if there would be a Founder’s Day meeting on July 29th.

Wrap Up

Recap of the items discussed during the meeting.

Announcements:

July 31st Agenda Meeting cancelled due to Council out of town

Town Hall Meeting Aug. 07, at 7:00 PM

Planning Board Meeting Aug. 17th, at 7:00 PM

Chairman

Date