

YADKIN COUNTY



VESTED RIGHT

ORDINANCE

G.S. 153A-344.1

AN ORDINANCE IMPLEMENTING THE STATUTORY VESTED RIGHT
PROVISIONS OF G.S. 153A-344.1

WHEREAS, the North Carolina General Assembly ratified Senate Bill 766 on July 20, 1990 as Chapter 996 of the 1989 Session Laws (1990 Regular Session), effective October 1, 1991; and

WHEREAS, Chapter 996 has been codified as G.S. 153A-344.1; and

WHEREAS, G.S. 153A-344.1 provides for the establishment of a statutory "vested right" upon approval of a "site specific development plan"; and

WHEREAS, the County of Yadkin is authorized and required to identify the specific types of zoning or land use approvals that constitute a "site specific development plan" within the meaning of G.S. 153A-344.1;

NOW, THEREFORE, BE IT ORDAINED by the Yadkin County Board of Commissioners of the County of Yadkin, North Carolina:

Section 1. Purpose

The purpose of this ordinance is to implement the provisions of G.S. 153A-344.1 pursuant to which a statutory zoning vested right is established upon the approval of a site specific development plan.

Section 2. Definitions

As used in this ordinance, the following terms shall have the meaning indicated:

Approval Authority - The Yadkin County Board of Commissioners, board of adjustment or other board or official designated by ordinance or this ordinance as being authorized to grant the specific development plan.

Site Specific Development Plan - A plan of land development submitted to the county for purposes of obtaining zoning or land use permits or approvals; Ref. Special Exception Permit, Article 5, Section 1 and 2 of the Zoning Ordinance, Yadkin County, North Carolina.

A Site Specific Development Plan shall comply with Article 3, Section 6 of the Zoning Ordinance, Yadkin County, North Carolina.

Notwithstanding the foregoing, neither a variance, a sketch plan nor any other document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall constitute a site specific development plan.

Zoning vested right - A right pursuant to G.S. 153A-344.1 to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan.

Section 3. Establishment of a Zoning Vested Right

- a. A Zoning vested right shall be deemed established upon the valid approval, or conditional approval, by the Yadkin County Board of Commissioners or Board of Adjustment, as applicable, of a site specific development plan, following notice and public hearing.
- b. The approving authority may approve a site specific development plan upon such terms and conditions as may reasonably be necessary to protect the public health, safety, and welfare.
- c. Notwithstanding subsections (a) and (b), approval of a site specific development plan with the condition that a variance be obtained shall not confer a zoning vested right unless and until the necessary variance is obtained.
- d. A site specific development plan shall be deemed approved upon the effective date of the approval authority's action or ordinance relating thereto.
- e. The establishment of a zoning vested right shall not preclude the application of overlay zoning that imposes additional requirements but does not affect the allowable type or intensity of use, or ordinances or regulations that are general in nature and are applicable to all property subject to land-use regulation by the county, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes. Otherwise applicable new or amended regulations shall become effective with respect to property that is subject to a site specific development plan upon the expiration or termination of the vested right in accordance with this chapter.

- f. A zoning vested right is not a personal right, but shall attach to and run with the applicable property. After approval of a site specific development plan, all successors to the original landowner shall be entitled to exercise such right while applicable.

Section 4. Approval Procedures and Approval Authority

- a. Except as otherwise provided in this section, an application for site specific development plan approval shall be processed in accordance with the procedures established by ordinance and shall be considered by the designated approval authority for the specific type of zoning or land use permit or approval for which application is made.
- b. Notwithstanding the provisions of subsection (a), if the authority to issue a particular zoning or land use permit or approval has been delegated by ordinance to a board, committed or administrative official other than the Yadkin County Board of Commissioners, Board of Adjustment or other planning agency designated to perform any or all of the duties of a Board of Adjustment, in order to obtain a zoning vested right, the applicant must request in writing at the time of application that the application be considered and acted on by the Board of Adjustment, following notice and a public hearing as provided in G.S. 153A-323 and Chapter 160A, Article 19.
- c. In order for a zoning vested right to be established upon approval of a site specific development plan, the applicant must indicate at the time of application, on a form to be provided by the county, that a zoning vested right is being sought.
- d. Each map, plat, site plan or other document evidencing a site specific development plan shall contain the following notation: "Approval of this plan establishes a zoning vested right under G.S. 153A-344.1. Unless terminated at an earlier date, the zoning vested right shall be valid until (date)."

- e. Following approval or conditional approval of a site specific development plan, nothing in this ordinance shall exempt such a plan from subsequent reviews and approvals to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approval.
- f. Nothing in this ordinance shall prohibit the revocation of the original approval or other remedies for failure to comply with applicable terms and conditions of the approval or the zoning ordinance.

Section 5. Duration

- a. A zoning right that has been vested as provided in this Ordinance shall remain vested for a period of two years unless specifically and unambiguously provided otherwise pursuant to subsection (b). This vesting shall not be extended by any amendments or modifications to a site specific development plan unless expressly provided by the approval authority at the time the amendment or modification is approved.
- b. Notwithstanding the provisions of subsection (a), the approval authority may provide that rights shall be vested for a period exceeding two years but not exceeding five years where warranted in light of all relevant circumstances, including, but not limited to, the size of the development, the level of investment, the need for or desirability of the development, economic cycles, and market conditions. These determinations shall be in the sound discretion of the approval authority at the time the site specific development plan is approved.
- c. Upon issuance of a building permit, the expiration provisions of G.S. 153A-358 and the revocation provisions of G.S. 153A-362 shall apply, except that a building permit shall not expire or be revoked because of the running of time while a zoning vested right under this section is outstanding.

Section 6. Termination

A zoning right that has been vested as provided in this ordinance shall terminate:

- a. at the end of the applicable vesting period with respect to buildings and uses for which no valid building permit applications have been filed;
- b. with the written consent of the affected landowner;
- c. upon findings by the Board of Adjustment, by ordinance after notice and a public hearing, that natural or man-made hazards on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety, and welfare if the project were to proceed as contemplated in the site specific development plan;
- d. upon payment to the affected landowner of compensation for all costs, expenses, and other losses incurred by the landowner, including, but not limited to, all fees paid in consideration of financing, and all architectural, planning, marketing, legal, and other consultant's fees incurred after approval by the county, together with interest thereon at the legal rate until paid. Compensation shall not include any diminution in the value of the property which is caused by such action;
- e. upon findings by the Board of Adjustment, by ordinance after notice and a hearing, that the landowner or his representative intentionally supplied inaccurate information or made material misrepresentations which made a difference in the approval by the approval authority of the site specific development plan; or
- f. upon the enactment or promulgation of a State or federal law or regulation that precludes development as contemplated in the site specific development plan, in which case the approval authority may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the plan, by ordinance after notice and a hearing.

Section 7. Limitations

Nothing in this Ordinance is intended or shall be deemed to create any vested right other than those established pursuant to G.S. 153A-344.1.

Section 8. Repealer

In the event that G.S. 153A-344.1 is repealed, this Ordinance shall be deemed repealed and the provisions hereof no longer effective.

Section 9. Effective Date

Duly Adopted by the Yadkin County Board of Commissioners, Yadkin County, North Carolina,

This Ordinance shall be effective October 1, 1991 and shall only apply to site specific development plans approved on or after October 1, 1991.

Adopted this 16 day of Sept., 1991



Chairman, Yadkin County Board of Commissioners



Clerk to Board

CERTIFICATION THAT A STATUTORY ZONING VESTED RIGHT IS BEING
SOUGHT PURSUANT TO G.S. 153A-344.1

As applicant for a _____
I hereby certify that I am also seeking to acquire a vested right
pursuant to G.S. 153A-344.1.

If the county provides that the approval authority for the type of
land use approval or permit for which I am applying is a board,
committee or administrative official other than the Yadkin County
Board of Commissioners, I understand and agree that my application
will be considered and acted on by the Yadkin County Board of
Adjustment, following notice and a public hearing.

Date

Applicant

