

PLANNING & ZONING REVIEW NOTES

V. C.

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**SUBJECT:** Request by Danny Franklin Thomas for a revision to his existing conditional use permit to condition # 1 (a), to allow a one year extension of time and revision to condition # 17 to allow a five (5) year completion date and a revision to the existing signage allowed on the property.

**ATTACHMENTS:** *The following attachments were distributed at the September 6<sup>th</sup> Planning Board meeting. If you need additional copies, please contact the Planning Department*

1. Revision request and prior application packet.
2. ArcView map, parcel #17444
3. Appearance Commission report, dated August 10, 2005
4. Approval letter dated August 17, 2004

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

August 16, 2004: County Commissioner approval of a B-1 Business Conditional Use District with a Conditional Use Permit for self-storage mini-warehouse storage facility with related retail and services (moving truck rental), on approximately 1.445 acres.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** Condition # 1 as stated in attachment # 4 reads, “this permit shall automatically expire on the first anniversary of its issuance unless (a) construction has commenced after issuance of Zoning Determination and Building Permits; or (b) a timely filed application for an extension of time has been approved by the County. This permit shall automatically expire on the second anniversary of its issuance unless the construction of all required improvements has been completed. The applicant received approval from the Board of County Commissioners on August 16, 2004. The permit has since expired on August 16, 2005. The applicant submitted his application for a time extension on August 4, 2005, prior to the August 16<sup>th</sup> expiration date. As stated in the applicant’s text, he has been delayed in obtaining his building permit due to his contractor and the bank loan processing. The applicant is requesting a one (1) year extension of time, which would expire August 16, 2006.

Item # 17 states “Expiration. If the project is not completed within two (2) years, the County Commissioners will initiate the process of changing the zoning back to RA-40 district.” Due to constructing the project in two (2) phases, the applicant is requesting a five (5) year completion deadline.

Both of the above requests seem reasonable.

**Re: Request by Danny Franklin Thomas**  
**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS** – con't

The applicant's original application requested a 32 square foot on-site sign, a maximum of 15 feet high. The applicant is now requesting the signage be increased to the maximum allowed for one sign in a B-1 Business District of 150 square feet with a maximum height of 30 feet. The reason for the increase is due to the downward slope of the property away from the highway to the building location. The applicant thinks a taller sign with a larger sign area will be necessary due to the topography of the property. The Appearance Commission and staff have reviewed this signage request and agree that the existing topography of the property, necessitates a taller, larger sign.

**RECOMMENDATION:** The Planning Department recommends renewal of the Conditional Use Permit and granting approval of the requests to extend Condition # 1 for one (1) additional year to expire August 16, 2006; and to revise Condition # 17 to expire after a five year period if the project is not completed; and to allow signage to be a maximum of 30 feet tall with a maximum 150 square foot sign area.