

PLANNING & ZONING REVIEW NOTES

VII. C.

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**SUBJECT:** Request by Greg Isenhour, IS Development Co., LLC, on behalf of North Chatham Park, Lot # 5, for a revision to the existing conditional use permit, condition # 1, requesting a time extension.

**ATTACHMENTS:** 1. Letter of request, dated October 18, 2005.

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

*See letter of request, dated October 19, 2005 for background information.*

*October 19, 2004:* County Commissioner approval of a request on behalf of North Chatham Park, Lot # 5 to change the existing zoning district and conditional use permit from Light Industrial Conditional Use District with Conditional Use Permit for Mini-Warehouse Storage Facility to *B-1 Conditional Use District with Conditional Use Permit for restricted B-1 uses*, on 5.63 acres, off Hwy 15-501 N., Williams Township.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** Condition # 1 of the zoning approval states "Construction Deadline. This permit shall automatically expire on the first anniversary of its issuance unless (a) construction has commenced after issuance of the 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 developer is requesting a one year extension of time to obtain the zoning determination and building permits to October 18, 2006 and a time extension until October 18, 2007 to complete all required improvements. See attachment # 1.

The request seems reasonable.

**RECOMMENDATION:** The Planning Department recommends granting the request for a one (1) year time extension to obtain a zoning determination and building permit to expire October 18, 2006 and a extension of time to complete all required improvements to October 18, 2007.