

PLANNING & ZONING REVIEW NOTES

VIII. G.

SUBJECT: Request by George Farrell on behalf of Kunal Enterprises, LLC for an extension of time on the existing B-1 Conditional Use Business District with Conditional Use Permit for limited business uses, located on the north east side of the intersection of Bob Horton Road (SR-1744) and US Hwy. 64 E in New Hope Township.

ATTACHMENTS: The following was distributed at the July 18th Planning Board meeting:

1. Copy of Application for Zoning Districts / Conditional Use Districts / Conditional Use Permits, dated June 20, 2005 along with request for time extension.

Included with this packet:

2. Copy of Resolution Approving An Application For A Conditional Use Permit for George Farrell, Jr.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See application and time extension request.

July 19, 2004: Board of Commissioners approval of request for a Conditional Use B-1 Business District with a Conditional Use Permit for various uses. See attachment # 2.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: Condition # 1 as stated in attachment # 2 reads "Construction Deadlines. 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 fourth 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 July 19, 2004; however, he is not able to meet condition # 1 due to reasons stated in his text and is now requesting a one (1) year time extension.

The request seems reasonable.

RECOMMENDATION: The Planning Department recommends granting the request for a one (1) year time extension to expire July 19, 2006.