



## Chatham County Planning Board Agenda Notes

**Date: July 7, 2015**

**Agenda Item: IX.                      Attachment #: 2.**

- Subdivision**     
  **Conditional Use Permit - Extension**     
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	Request by Strontium Partners, LLC for a three year extension on a Conditional Use Permit approval for a 15 unit condominium building to be located within Governor’s Village, Parcel No. 76561.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. The application packet was provided at the June 2, 2015 Planning Board meeting. No new information submitted.</li> <li>2. Copy of the original CUP approval dated July 16, 2012.</li> </ol>

**Introduction & Background**

A quasi-judicial public hearing was held on this request June 15, 2015. Planning staff presented the request and provided background information. The applicant, Mr. Chris Ehrenfeld also spoke on the request. No other testimony was provided.

On July 16, 2012, the Board of Commissioners approved a conditional use permit revision which included changing the use of Parcel No. 76561, located in Governor’s Village, from a commercial use to residential to accommodate a market for multiple housing options. The current approval is for a 15 unit condominium building with detached garage units and appropriate parking allotment area.

Part of the approval was a set of conditions that were also included and agreed to by the applicant. Condition No. 6 under Standard Site Conditions stated a building permit was to be issued and remain valid within three (3) years of the approval. This condition had not nor was going to be met by the deadline resulting in the request for an extension from the applicant.

**Discussion & Analysis**

A conditional use permit revision is authorized in the Chatham County Zoning Ordinance, Section 17.4 provided the application is not considered within 12 months of the original conditional use permit application approval or within 12 months of the hearing of a previous amendment. The

applicant has not requested a change in any of the prior approval or conditions as outlined in the original approval.

The applicant stated in the application and at the public hearing, they still intend on constructing the condominium building as described and shown on the approved site plan provided in the application packet. Mr. Ehrenfeld stated that it has been difficult in recent years to obtain construction loans for multi-tenant housing developers, as well as those seeking to obtain loans to purchase condos. He further stated those options have become more favorable and they are ready to move forward with beginning construction.

All of the five (5) findings remain in effect and valid as previously approved with the exception of Condition No. 6 which change to provide an additional three (3) year extension. The Planning Department finds this request to be consistent with the ordinances of Chatham County and reasonable in order to promote the development of the site as previously approved.

### **Recommendation**

The Planning Board has up to three (3) meetings in which to make a recommendation to the Board of Commissioners. Should the recommendation be for approval, all current conditions as documented on the July 16, 2012 (attachment 2) approval shall remain in effect with the exception of Condition No. 6 which shall read as follows:

***6. A building permit shall be issued and remain valid at all times within three (3) years of the CUP revision approval date of (insert date BOC approves) or this permit shall become null and void.***