

## **..TITLE**

Vote on a 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.

## **..ABSTRACT**

### **Action Requested:**

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.

### **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.

**The Planning Board met at their regularly scheduled meeting on July 7, 2015 to review the request. Their discussion and recommendation are shown in "BOLD".**

### **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.

**The planning staff presented the findings and the Planning Board supported those findings and there was minimal discussion. The Planning Board voted unanimously to recommend approval of this request.**

**Recommendation:**

The Planning Board voted unanimously (11-0) to recommend adoption of a resolution approving a conditional use permit revision for the extension request. All current conditions as documented on the July 16, 2012 conditional use permit approval (attachment 2) 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 August 17, 2015 or this permit shall become null and void.***