

PUBLIC HEARING DOCUMENT

PENDER COUNTY PLANNING BOARD -December 2, 2008 meeting

REVISIONS TO EXPIRATION PERIODS OF SPECIAL USE PERMITS

To: Pender County Planning Board  
From: Patrick T. Davenport, Director  
Date: November 20, 2008  
RE: Zoning Ordinance revisions- Expiration dates for SUP's

During the November 5, 2008 Planning Board meeting, staff was directed to schedule a public hearing to revise the County's zoning ordinance regarding the expiration of approved Special Use Permits. The current text in the zoning ordinance reads:

15.4 General Provisions Concerning Special Use Permits

- A. Procedures for Reviewing Applications
- B. Revocation
- C. Expiration

Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void, if a final zoning permit has not been issued for the project within 12 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Zoning Administrator may provide up to two extensions of the expiration date by no more than 3 months each, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the zoning permit.

The new text will read:

- C. Expiration

Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void, if a final zoning permit has not been issued for the project within 12 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Zoning Administrator may provide up to two extensions of the expiration date by no more than **3 6** months each, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the zoning permit.

*Note: This will result in a revision to the time periods from **two-three** month extensions to **two-six** month extensions that the Zoning Administrator can extend the Special Use Permit approval prior to obtaining final zoning approval.*