



CONSIDER AN APPLICATION FOR SITE PLAN REVIEW CONSTRUCTION START TIME EXTENSION – 7708 ROGERS ROAD - WEST ST MARKS CHURCH OF CHRIST

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Planning Director
 Becky McDonnell, Planner II

PROPERTY ADDRESS	PLANNING COMMISSION DATE	APPLICANT
7708 Rogers Road	June 16, 2020	Jimmy Sharpe, Sharpe Law PLLC

STAFF RECOMMENDATION

That the Planning Commission consider the request to extend the construction start time for the project and adopt Resolution A.

PROCESS

This request, for a change to one provision of the Site Plan approval resolution granted by the Planning Commission to extend the time to begin construction, comes back to the Planning Commission (Commission) because the original site plan review resolution of the Commission, adopted on April 16, 2019, included a provision requiring that construction begin by April 16, 2020.

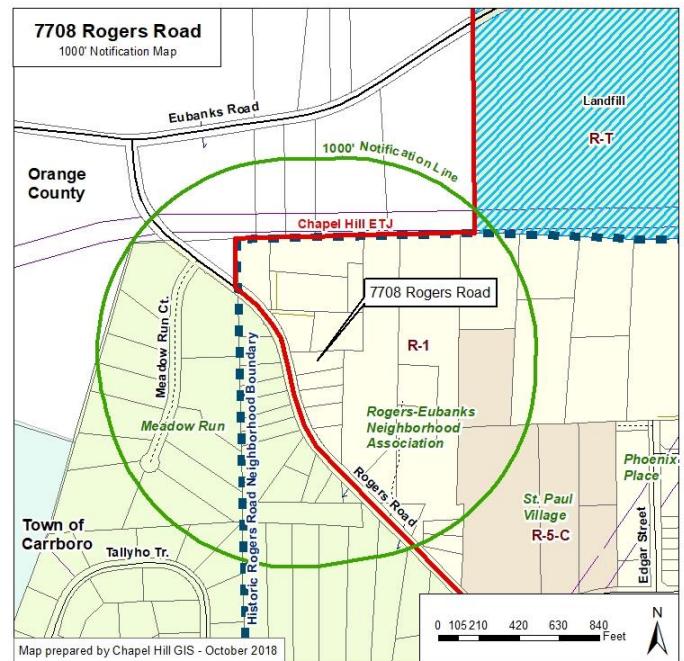
Construction did not begin by April 16, 2020.

An extension of the date for construction to begin, beyond the date set by the Commission’s resolution, must be granted by the Commission.

KEY CONSIDERATIONS

Complications in this particular case delayed the review process of an application for a zoning compliance permit due to weather, funding issues, and family illness.

PROJECT LOCATION



ATTACHMENTS

1. Resolution A
2. Resolution B
3. Extension Request Letter
4. April 16, 2019 Site Plan Review Resolution approved by Commission
5. Application Form & Materials
6. Project Summary Form

RESOLUTION A

(Approving the Site Plan Review Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW
CONSTRUCTION START TIME EXTENSION FOR THE WEST ST MARKS CHURCH OF
CHRIST (PIN 9870-45-0445; PROJECT #17-058)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review Construction Start Time Extension application for the West St Marks Church of Christ on property identified as Orange County Property Identifier Number 9870-45-0445, if developed according to the Site Plan dated August 23, 2018 (last revised March 11, 2019), and the conditions listed below would comply with all required regulations and standards of the Land Use Management Ordinance and Design Manual.

This finding is conditioned on the following:

Stipulations Specific to the Development

1. Construction Deadline: That construction begins by April 16, 2021, to be completed by April 16, 2023.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the application for the extension of the construction start date to April 16, 2021 for a Site Plan Review for West St Marks Church of Christ in accordance with the plans and conditions listed above and the Site Plan Review resolution dated April 16, 2019.

This the 16th of June, 2020.

RESOLUTION B
(Denying the Site Plan Review Application)

**A RESOLUTION DENYING AN APPLICATION FOR A SITE PLAN REVIEW
CONSTRUCTION START TIME EXTENSION FOR THE WEST ST MARKS CHURCH OF
CHRIST (PIN 9870-45-0445; PROJECT #17-058)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review Construction Start Time Extension application for the West St Marks Church of Christ, on property identified as Orange County Property Identifier Number 9870-45-0445, if developed according to the Site Plan dated August 23, 2018 (last revised March 11, 2019), and the conditions listed below would not comply with the provisions of the Chapel Hill Land Use Management Ordinance and Design Manual:

(INSERT REASON FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the Site Plan Review Construction Start Time Extension application for West St Marks Church of Christ, located at 7708 Rogers Road.

This the 16th of June, 2020.