

Approved Development Conditions

CSP 2011-LE-016

July 10, 2014

The Planning Commission approved CSP 2011-LE-016 for a Comprehensive Sign Plan, located at Tax Map 83-3 ((43)) A, pursuant to Section 12-210 of the Zoning Ordinance by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan is granted to permit the signs, as depicted on Comprehensive Sign Plan submitted with this application dated June 26, 2014, which is entitled "Comprehensive Sign Plan | The Shelby CSP 2011-LE-016". Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. Sign permits may only be issued for those signs shown in this Comprehensive Sign Plan. The number, size and total sign area for each sign shall be consistent with the sign tabulations shown in the Comprehensive Sign Plan.
4. All signs shall be generally consistent with the typography, materials and use of logos as indicated in the Comprehensive Sign Plan. Sign copy, character, style, colors and logos may be modified so long as the size and location of the signs are consistent with the Comprehensive Sign Plan.
5. The applicant shall obtain sign permits for the three temporary banners shown in the CSP prior to their installation. The banners may remain on the building for a six month period from the date of the issuance of the sign permit for each banner. The applicant may request a three month extension of this initial period if the applicant provides evidence to the Zoning Administrator that the residential building has not achieved 65% occupancy during the initial six month period. In addition, the applicant may request an additional three month extension if the applicant provides evidence to the Zoning Administrator that the residential building has not achieved 75% occupancy during both the initial six month period and the first three month extension. The applicant shall remove the temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this Comprehensive Sign Plan.