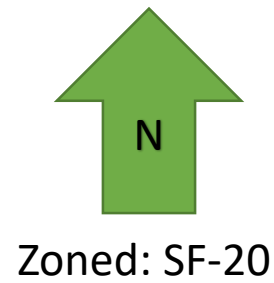


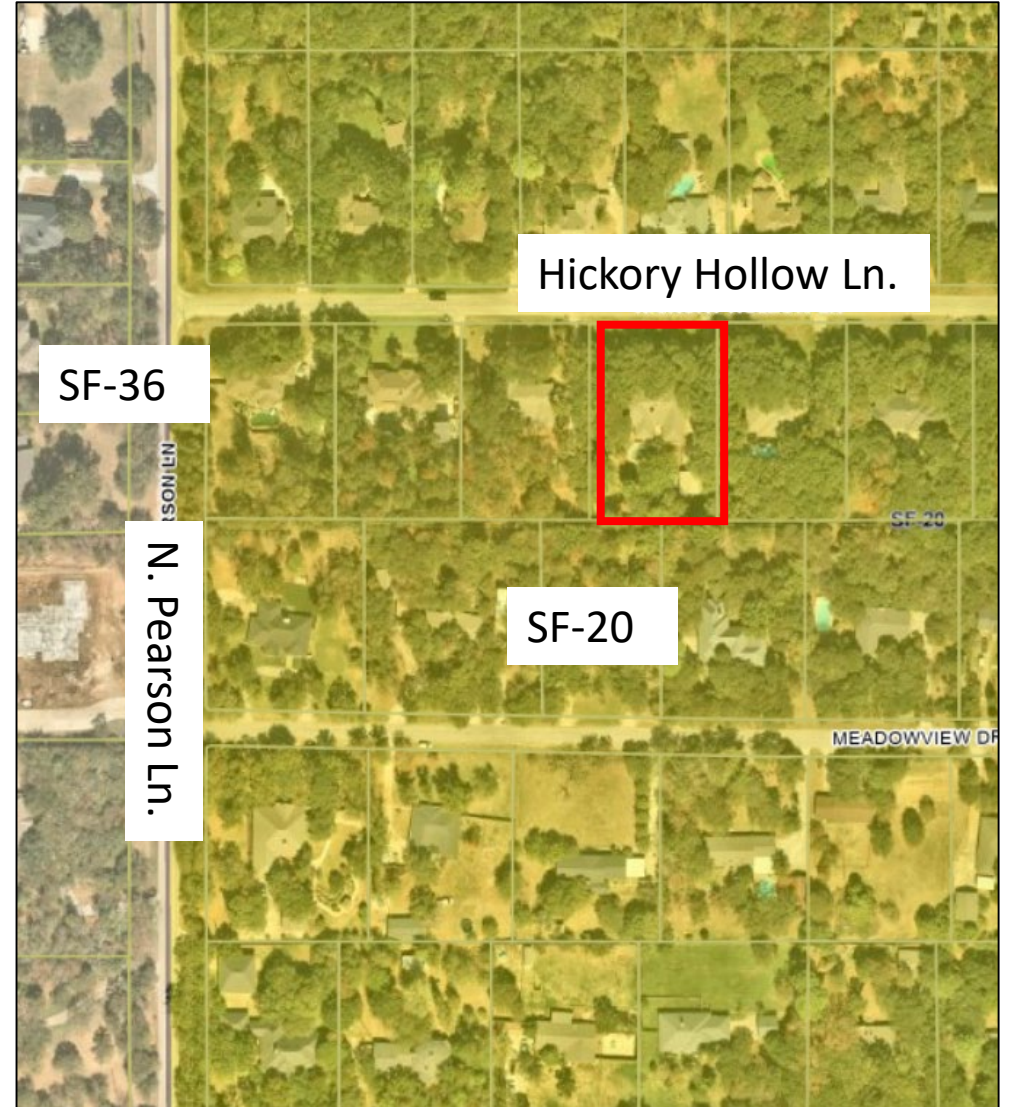
## Item H-6

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 576 square-foot detached carport, on .068 acre, approximately 460 feet southeast of the intersection of Hickory Hollow Lane and North Pearson Lane, legally described as Lot 4, Block 1 of Hickory Hollow Estates, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 2016 Hickory Hollow Lane. Ken Perdue, Owner/Applicant. (SUP-23-0026)

# Item H-6 Aerial Map



# Item H-6 Zoning Map



## Item H-6

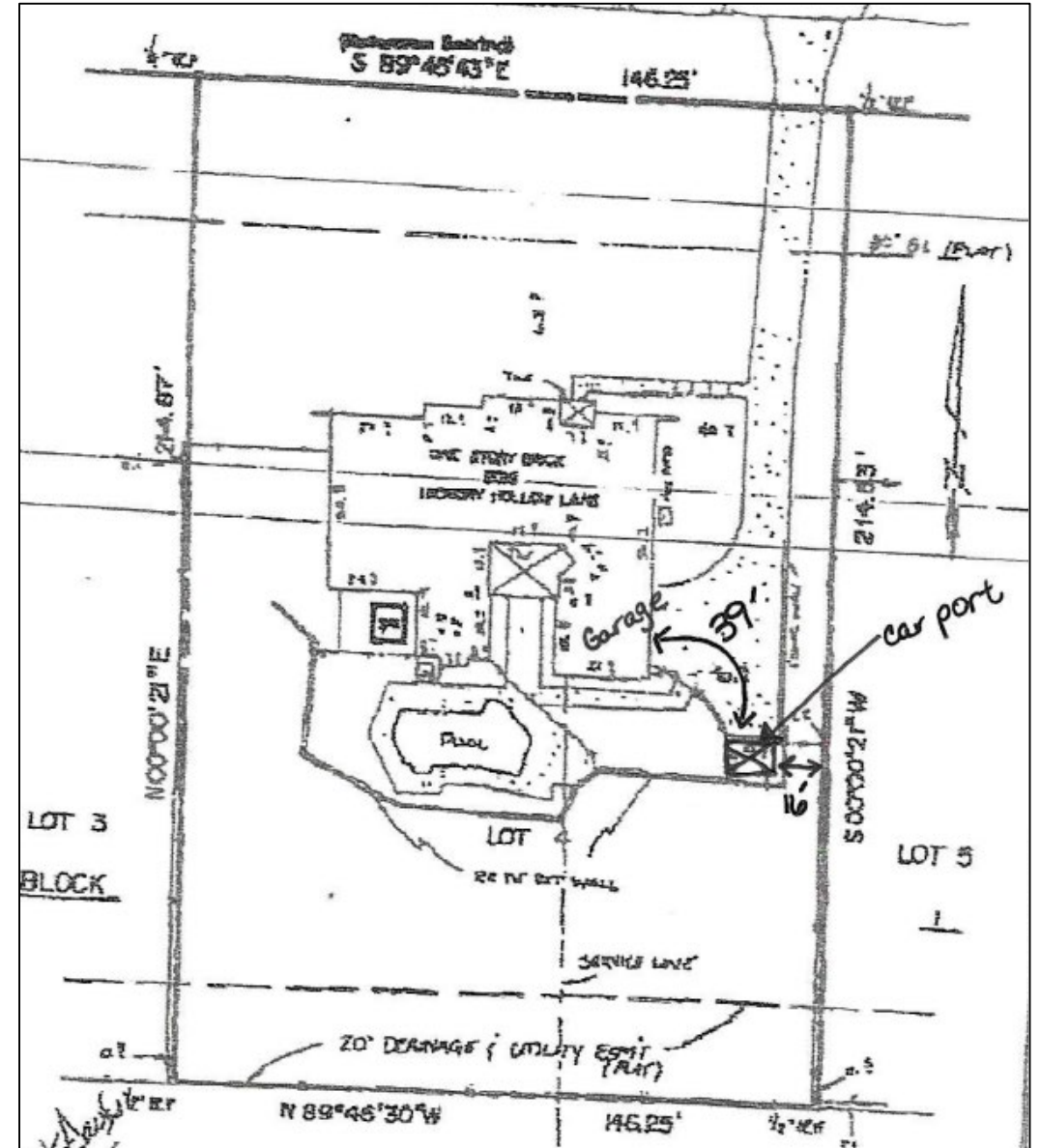
### **Background:**

The Applicant requests a Specific Use Permit to keep the approximately 576-square-foot detached carport he recently built to protect his vehicles from inclement weather.



# Item H-6

The carport meets all setback requirements of the SF-20 zoning district, and the Applicant has provided a letter signed by an engineer stating the structure is adequately supported by the foundation it is on, as required for all structures over 499 square feet.



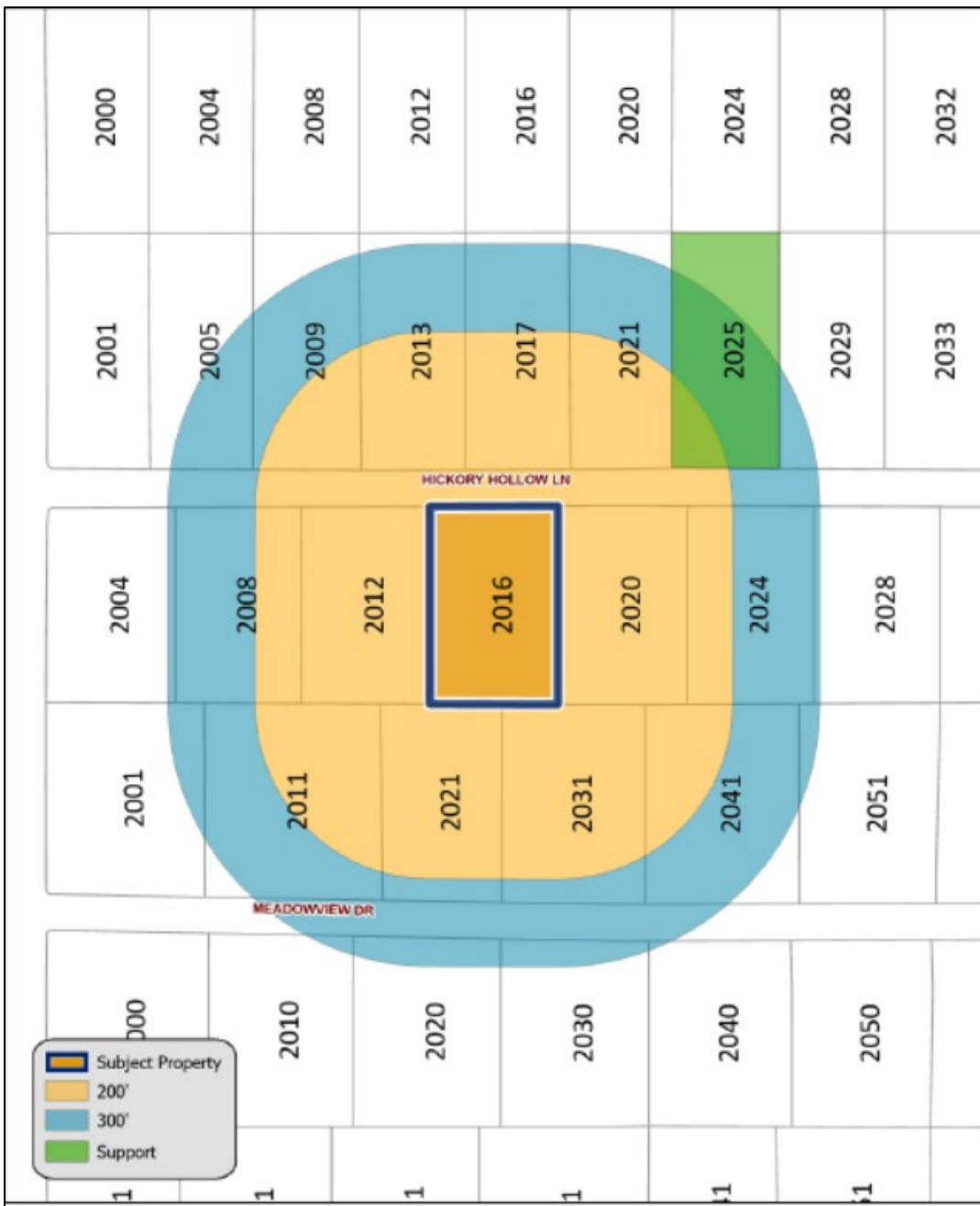
# Item H-6



## Item H-6



## Item H-6

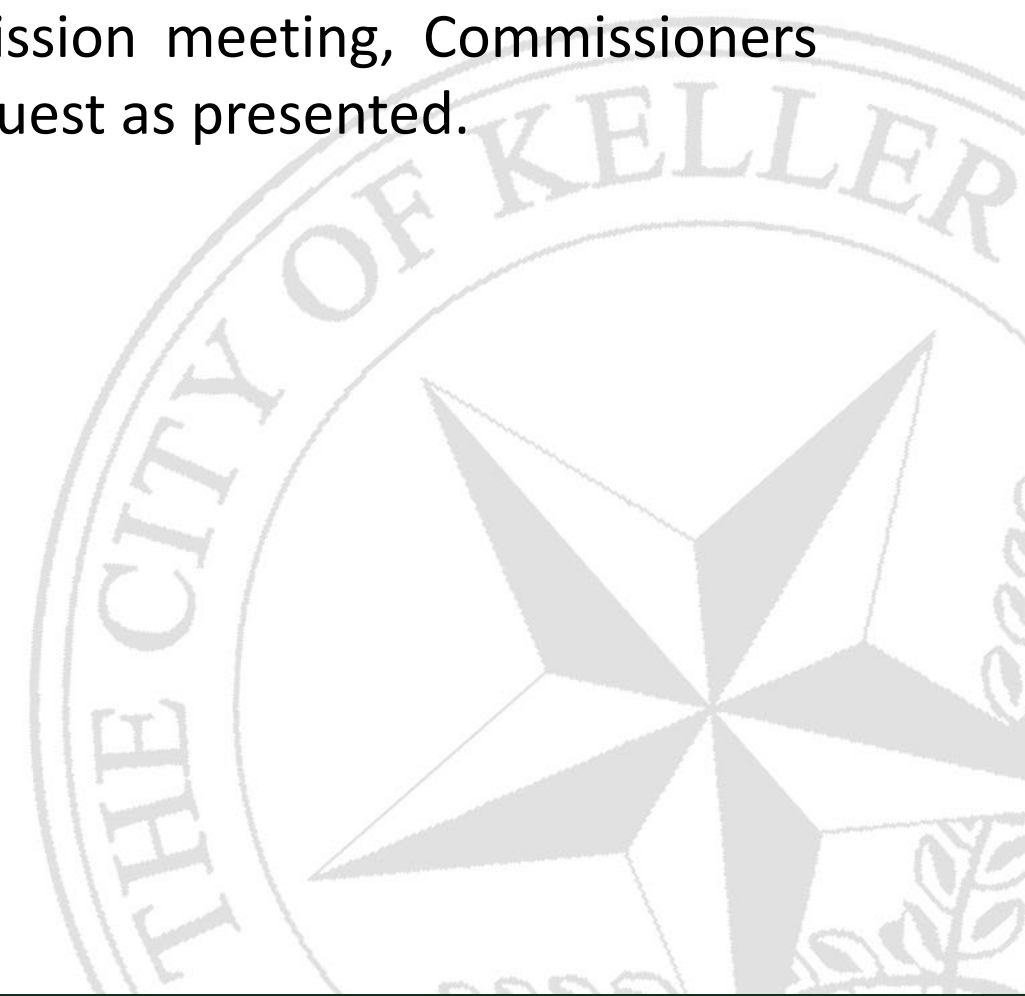


- On Nov. 2, 2023, the city mailed 24 letters of notification for this Public Hearing to all property owners within 300' of the subject site. A public hearing notice sign was posted on the site.
- Staff has received one letter of support from a neighbor within the 200' buffer, stating they had no objection to the carport.

## Item H-6

### **Planning and Zoning Commission Recommendation:**

At the Nov. 14, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.





## Item H-6

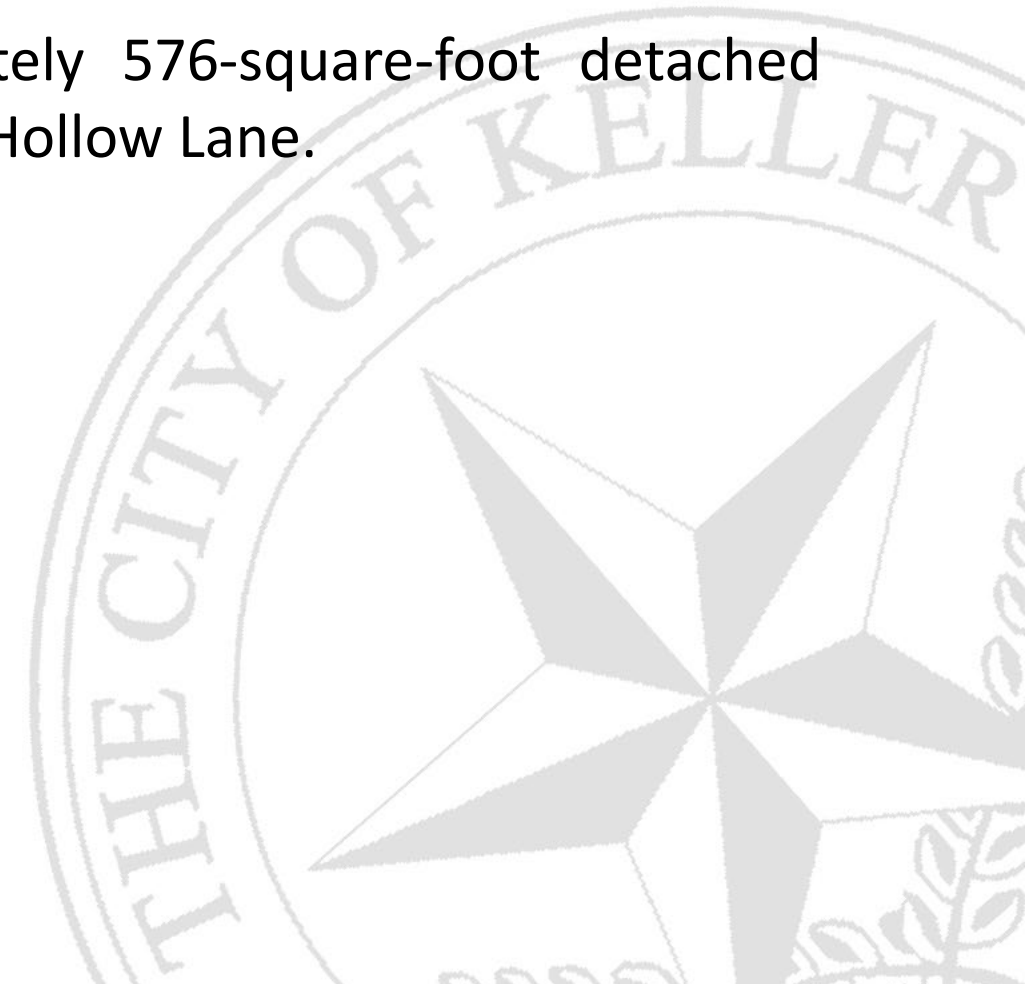
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

## Item H-6

### **Request:**

A Specific Use Permit (SUP) for an approximately 576-square-foot detached carport to remain on the property at 2016 Hickory Hollow Lane.



## Item H-6

The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Amber Washington**  
**817-743-4130**