

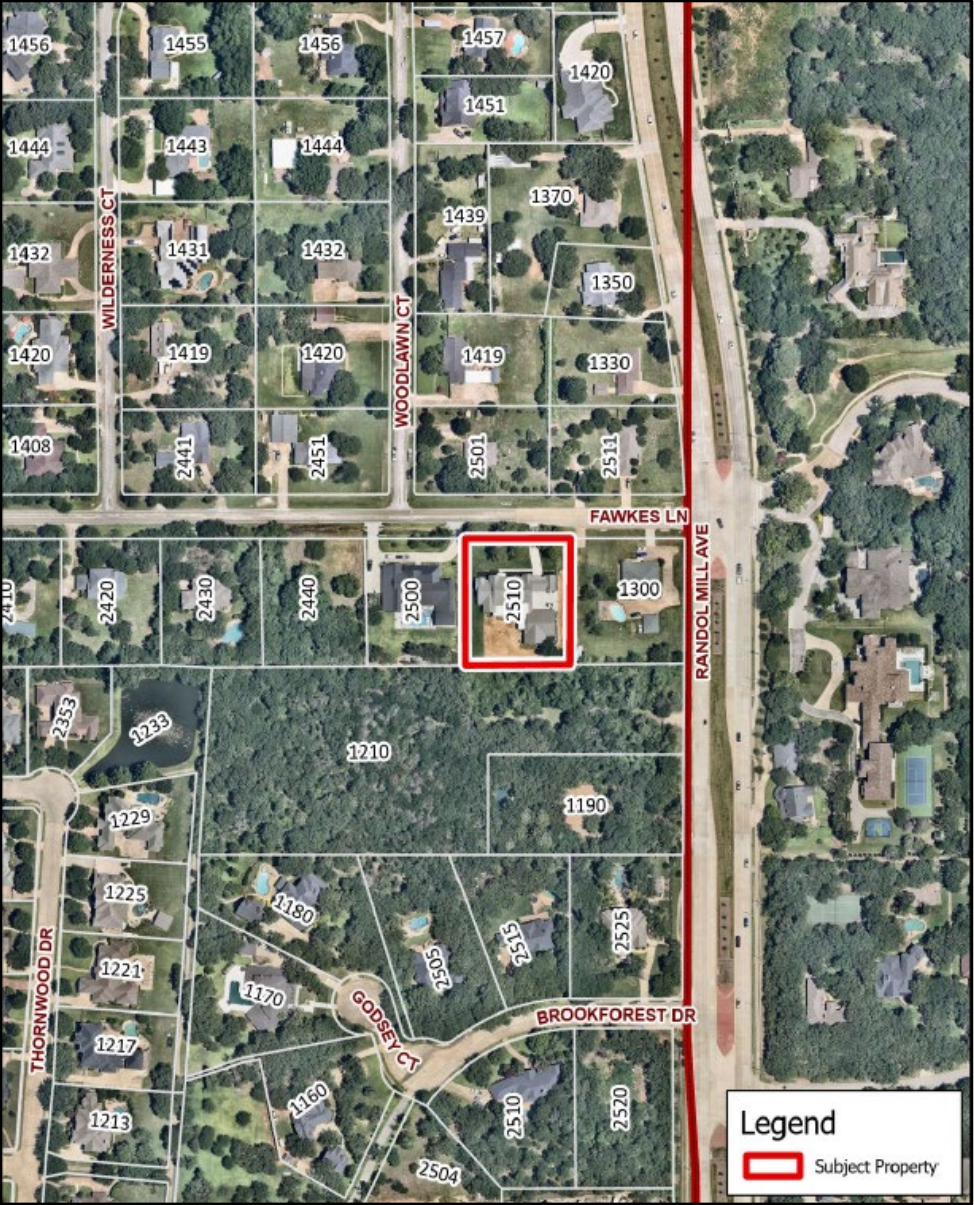
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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 1,967 square-foot accessory structure, on approximately 0.81 acres, located on the south side of Fawkes Lane, approximately 209 feet southwest from the intersection of Randoll Mill Avenue and Fawkes Lane, legally described as Lot 1, Block A of the Fawkes Addition, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 2510 Fawkes Lane. Cambium Builders, LLC, Applicant. Mark and Samuela Bean, Owners. (SUP-2506-0026)

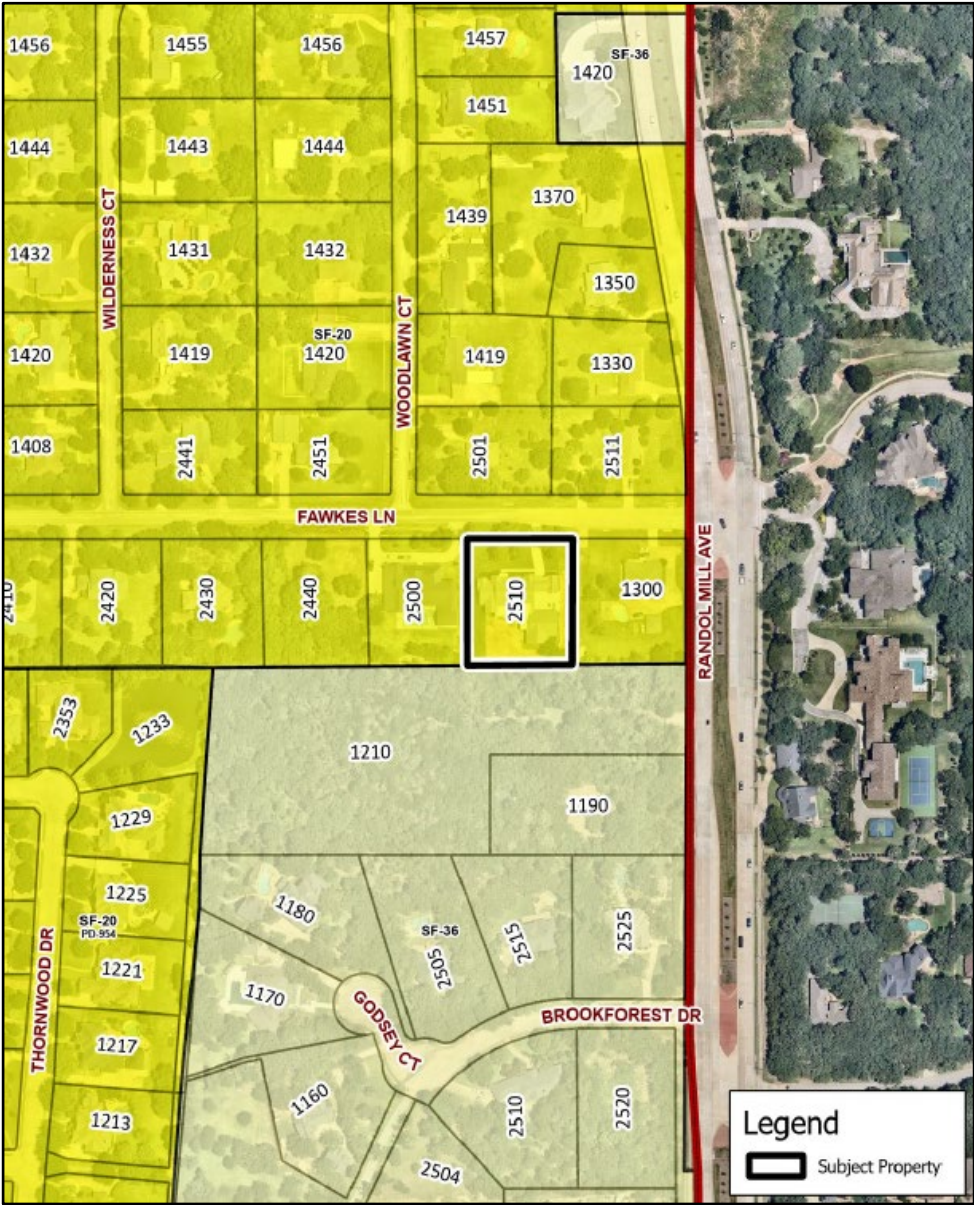
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Aerial Map

Zoning Map



N
SF-20



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Background:

The Applicant requests a Specific Use Permit (SUP) to construct an approximately 1,967-square-foot detached pool house.

There are two SUP triggers for this proposed structure:

1. An SUP for exceeding 1,000 square feet for any accessory structure in the SF-20 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall.



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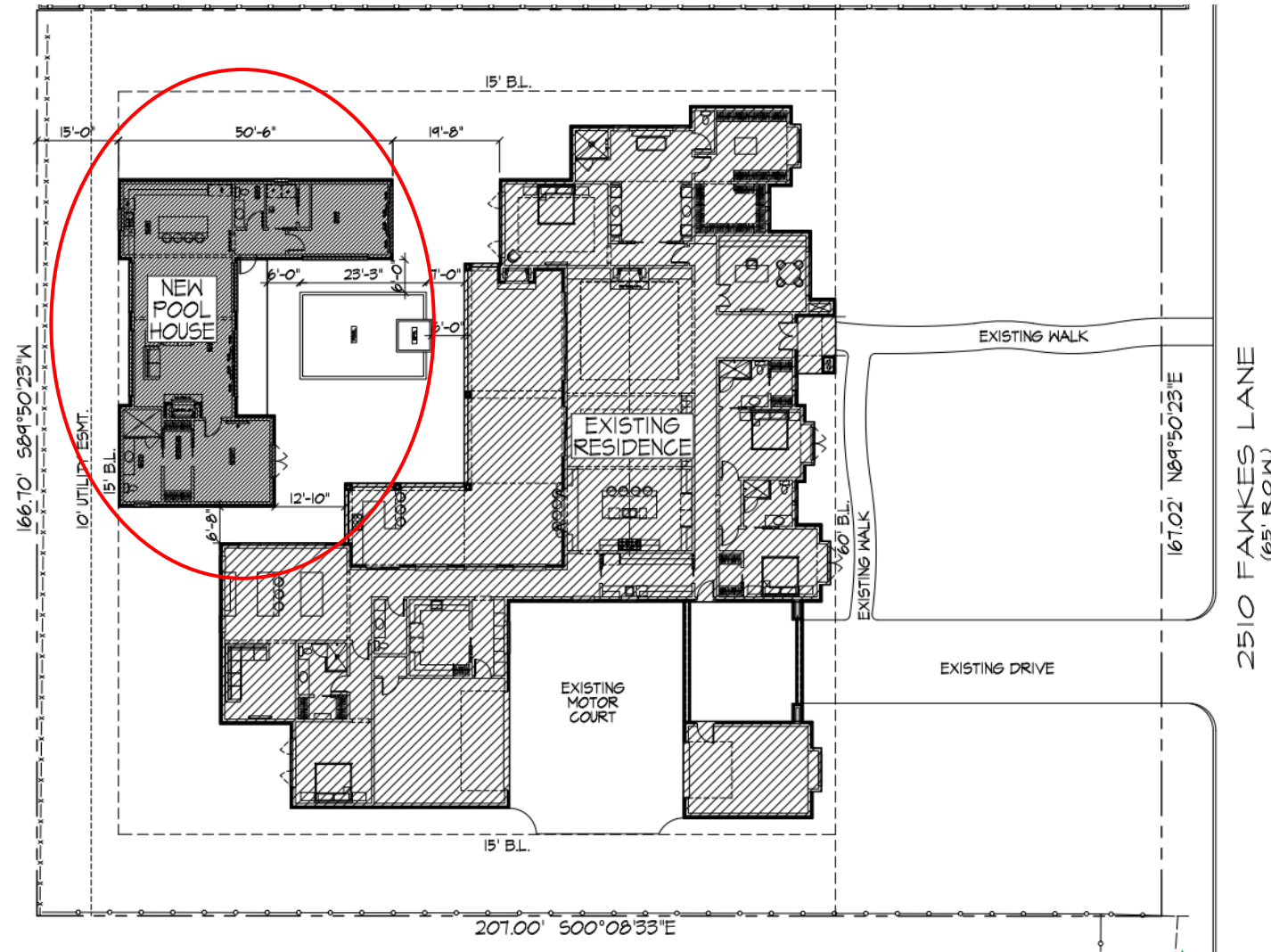
Site Design:

The proposed site plan calls for the structure to be located behind the existing home, approximately 15 feet north of the rear property line.

UDC Section 8.04 (2)(f)(2) restricts the maximum square footage of a detached accessory building in SF-20 to 1,000 square feet unless approved by an SUP.

The Applicant is requesting a 1,967 square-foot structure.

- Proposed pool house: 1,807 square feet
- Proposed patio: 160 square feet

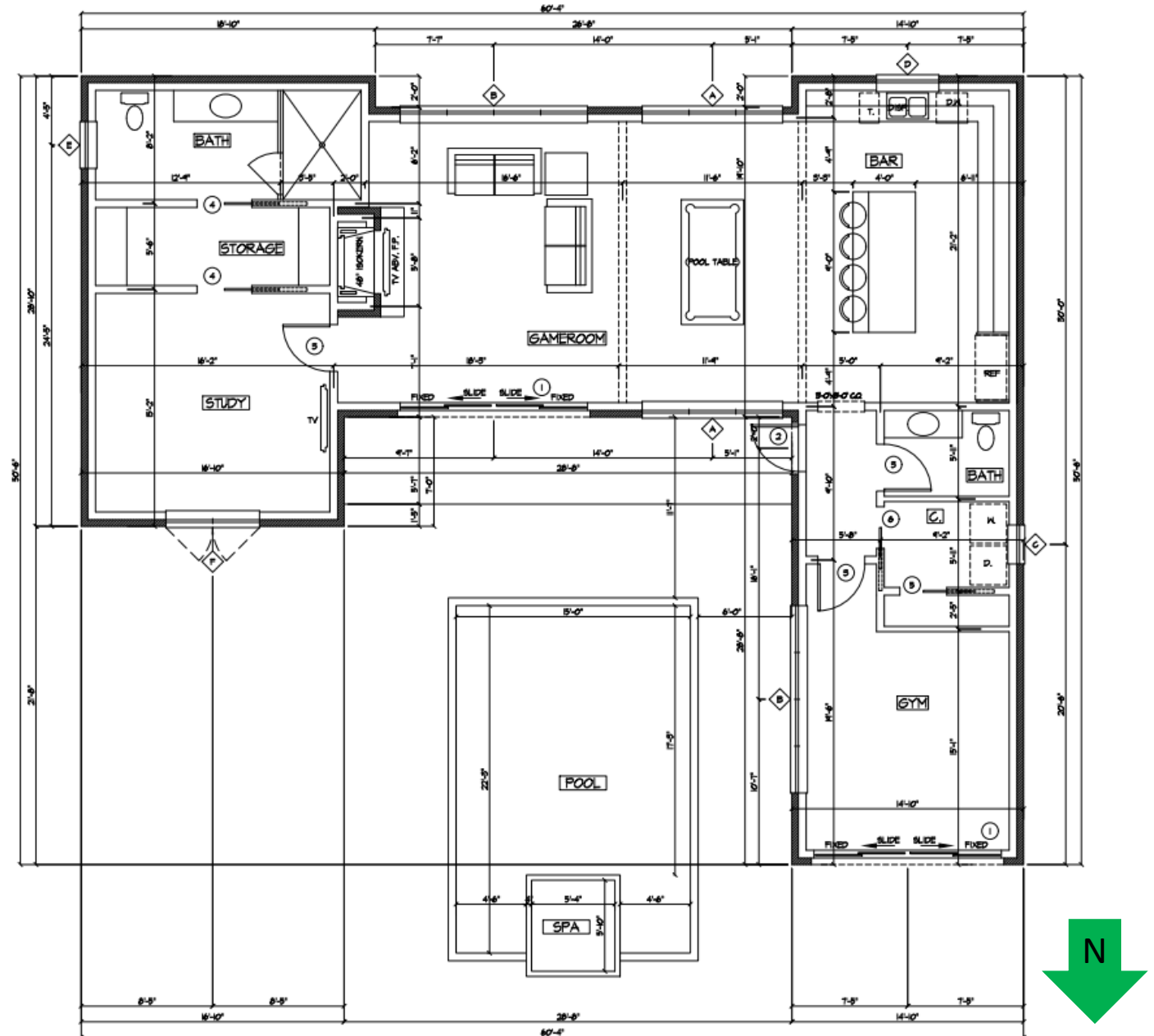


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Building Design:

The proposed pool house will be used for the property owner's personal recreational use.

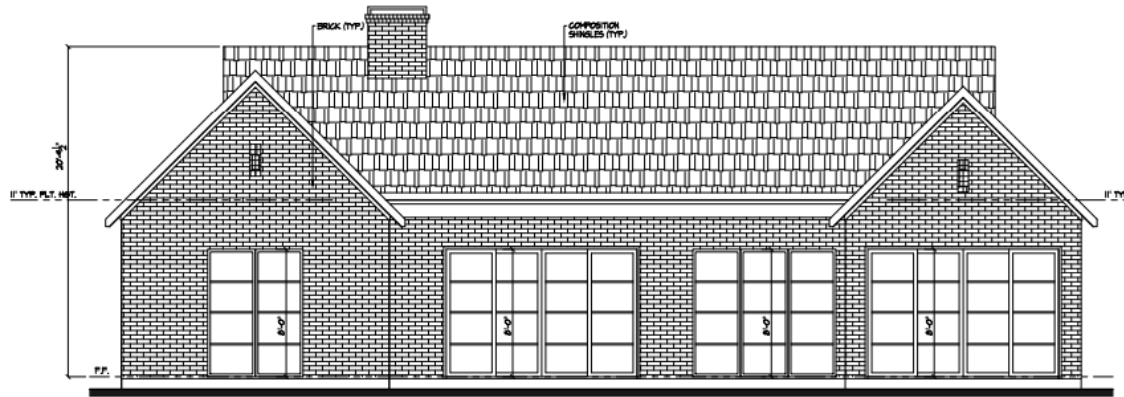
The Applicant has stated the property owners have no intention of using the proposed structure as an ADU.



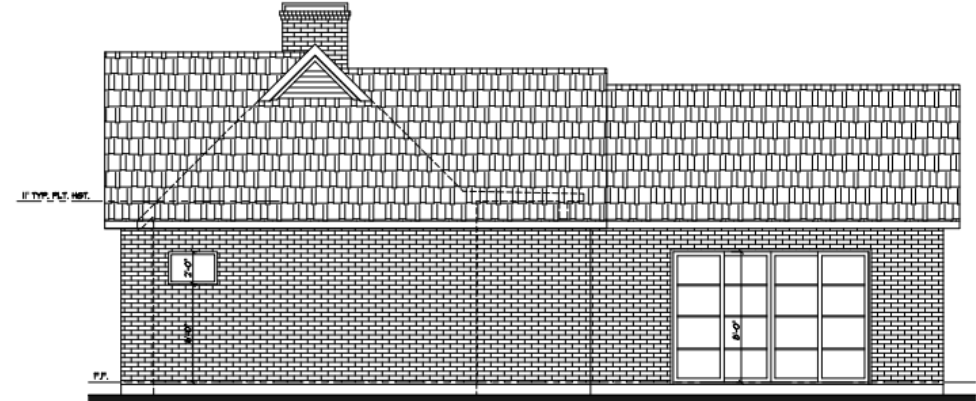
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Elevations:

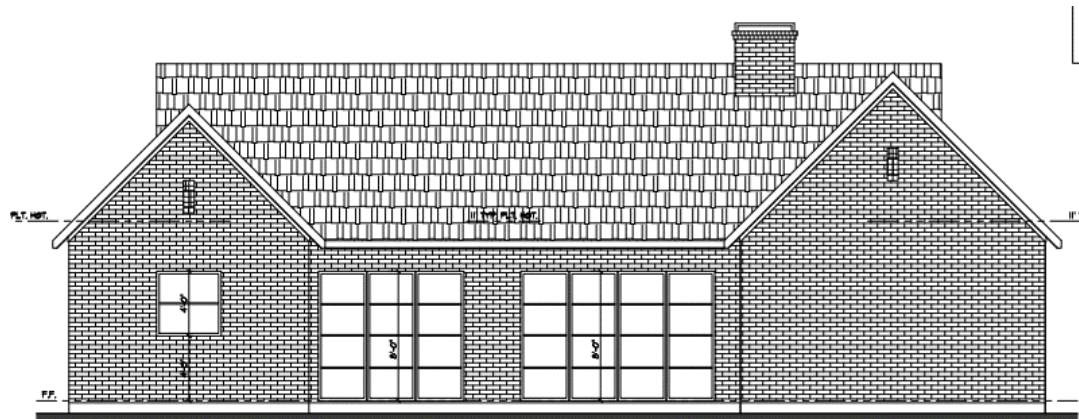
The UDC states that the maximum height of an accessory building shall not exceed fifteen feet (15') unless approved by a SUP for additional height. The average height of the proposed structure is approximately 15 feet 10.7 inches.



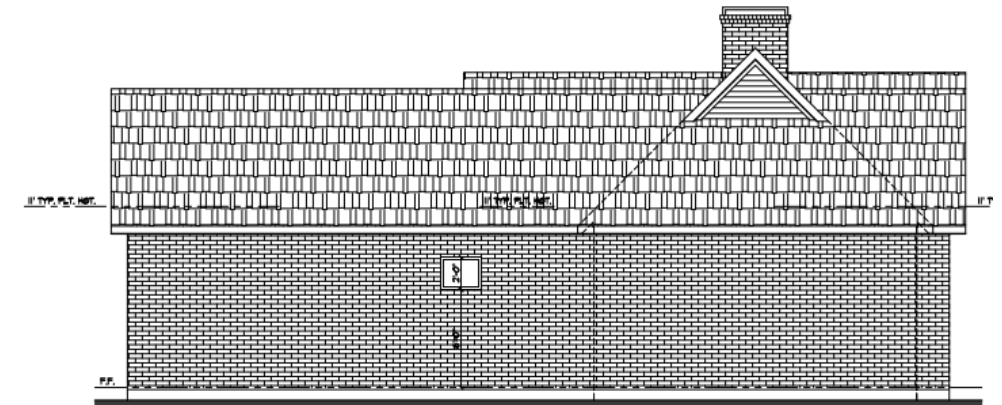
North Elevation



East Elevation



South Elevation



West Elevation

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Existing Structures:

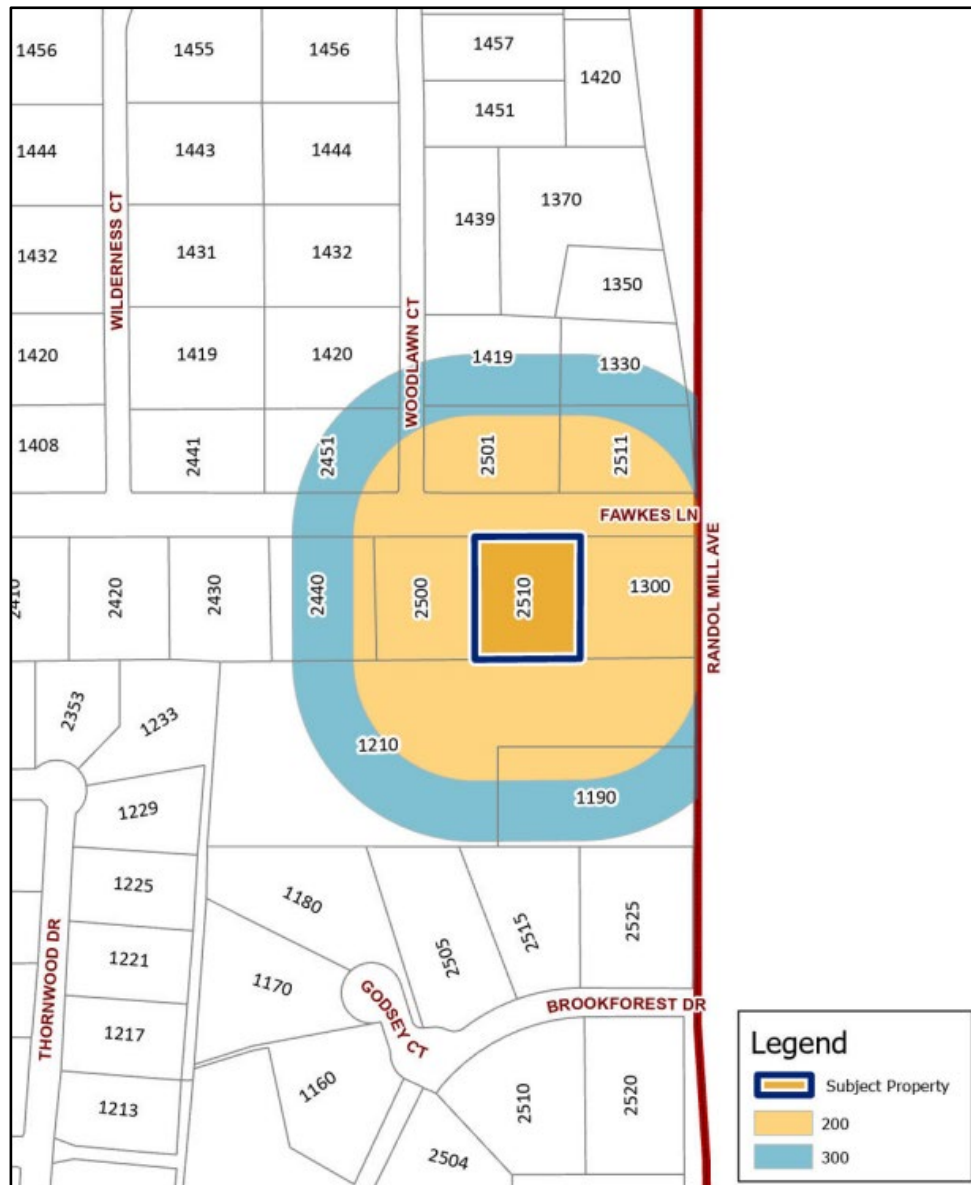
According to the Site Plan submitted by the Applicant, the main home is approximately 8,830 square feet.

The UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by a SUP.

The square footage of the proposed structure is less than 50% of the main structure. There are no other accessory structures on the lot.



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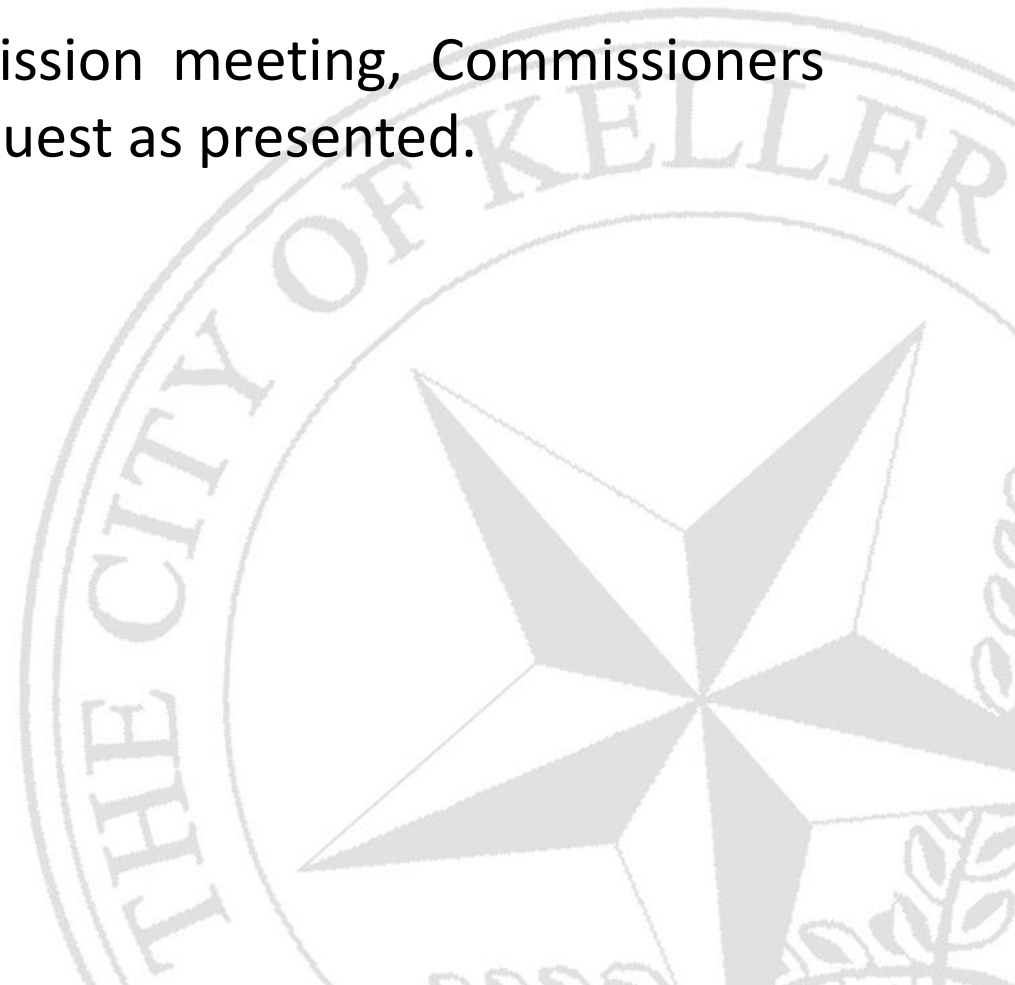
On July 10, 2025, the City mailed 12 letters of notification for this Public Hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no letters of support or opposition from the public in response to this SUP request.

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Planning and Zoning Commission Recommendation:

At the July 22, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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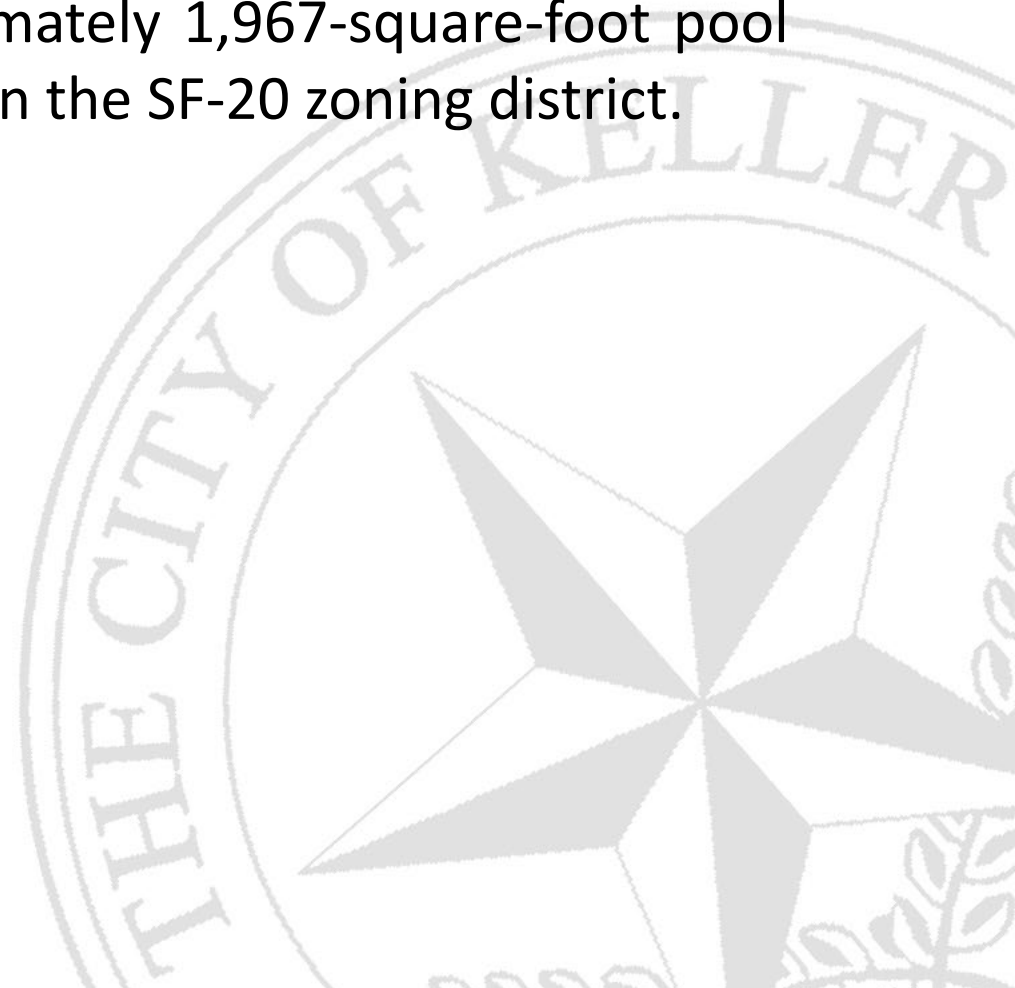
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

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Request:

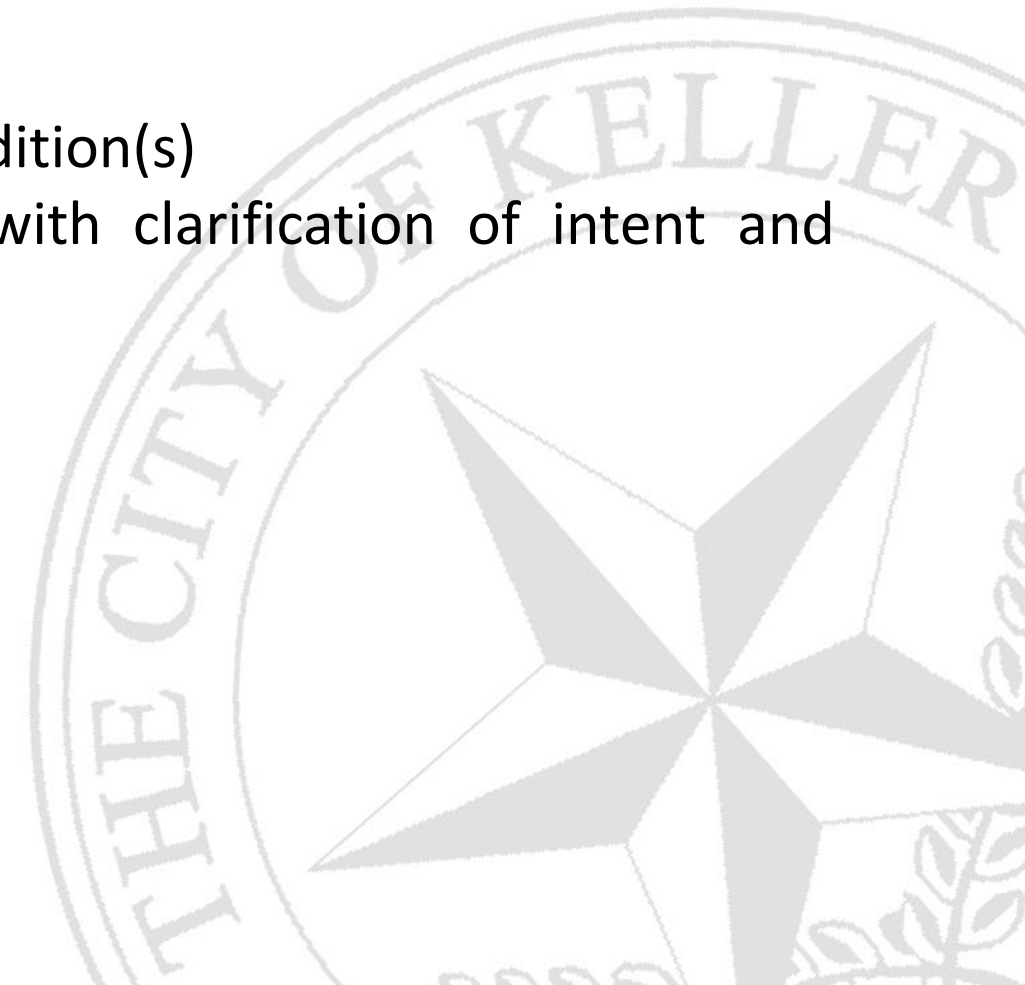
A Specific Use Permit (SUP) to construct an approximately 1,967-square-foot pool house, with an average height of 15 feet 10.7 inches, in the SF-20 zoning district.



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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?
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817-743-4130

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