

Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to construct a 1,540 square-foot accessory structure on the property legally described as Lot 2, Block A of Launay Addition, being approximately 3.01-acres, located on the east side of Mount Gilead Road, approximately 240 feet northeast from the intersection of Bancroft Road and Mount Gilead Road, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 1525 Mount Gilead Road. Jilray Launay, Applicant/Owner. (SUP-21-0034)

Item H-1 Zoning Map



Zoned:
SF-36

Item H-1 Aerial View



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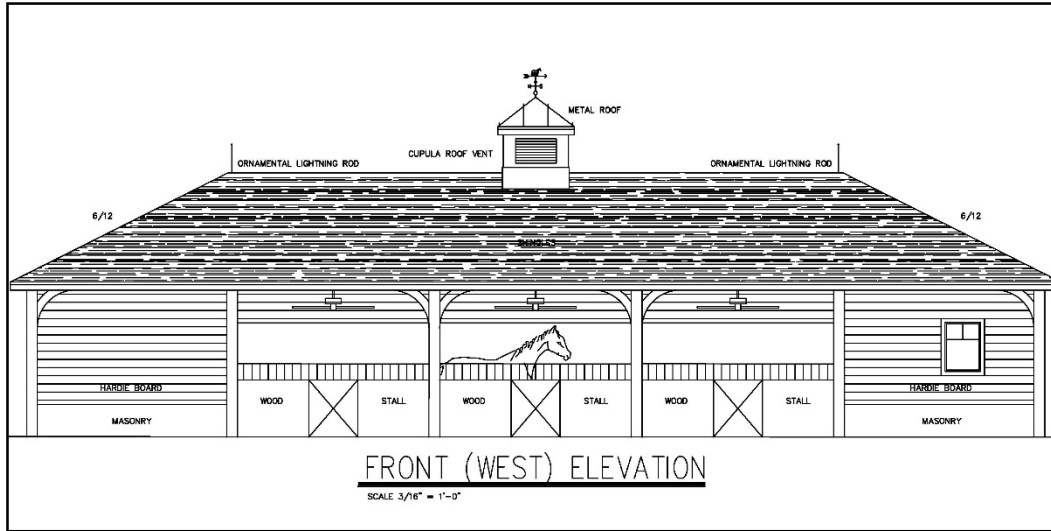
Request:

The applicant is requesting a Specific Use Permit (SUP) to allow the use of a 1,540-square-foot accessory structure in the SF-36 zoning district.

Background

The applicant is proposing to use this structure for agricultural purposes related to maintaining and housing the applicant's horses, horse tack, and equine food supply.

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Building Size: 1,540 SF accessory structure

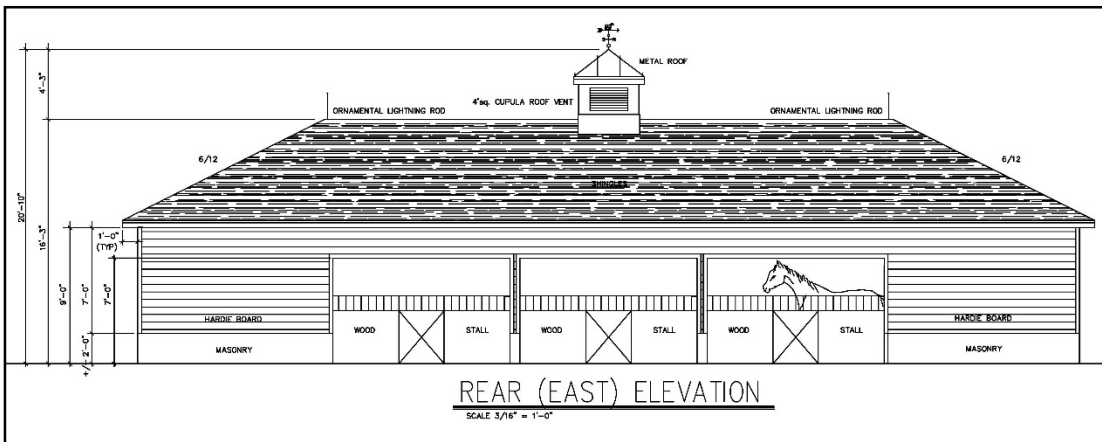
An SUP is required for accessory structures greater than 1,200 square feet.

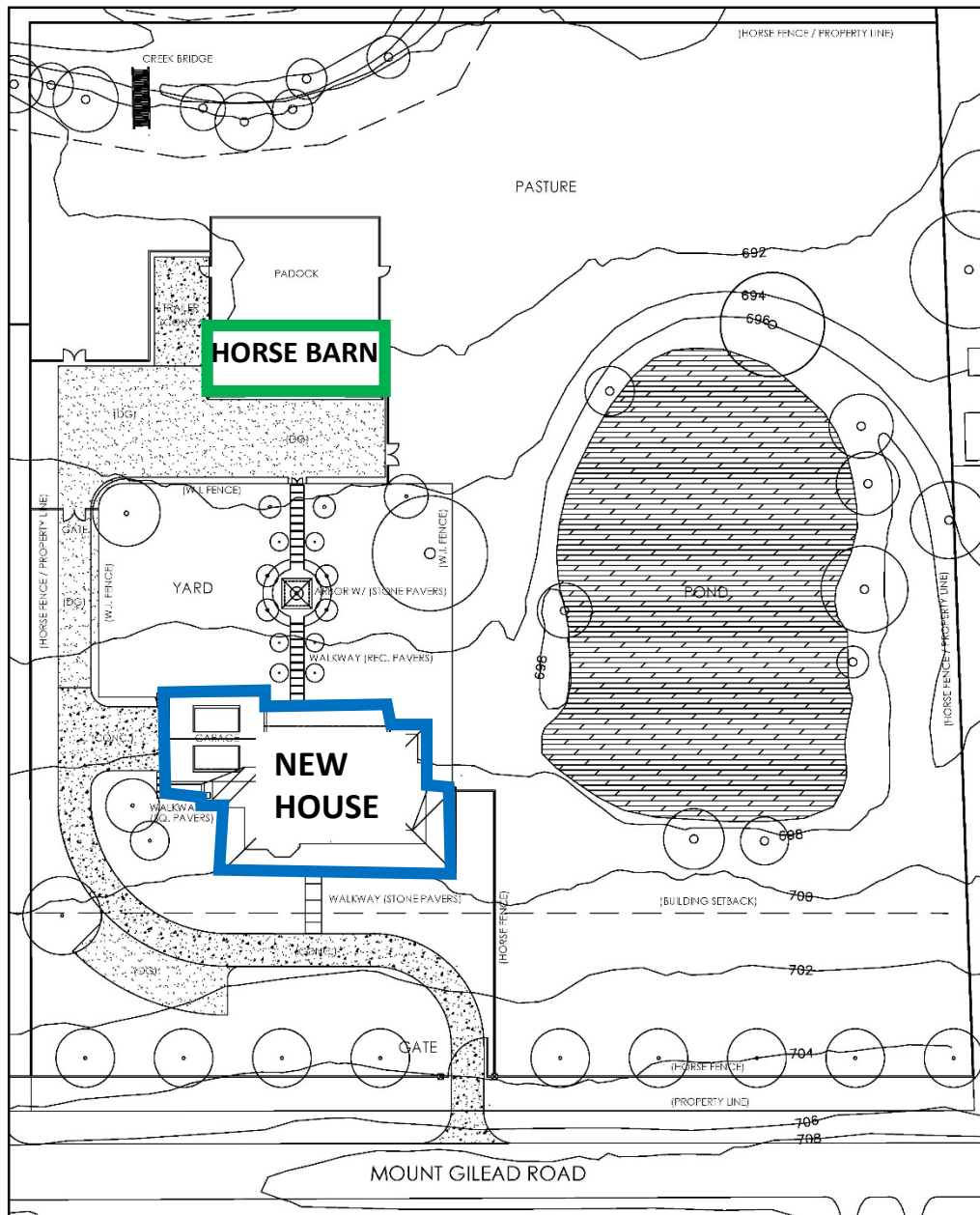
Building Exterior:

The UDC permits metal exterior walls and finishes for barns and agricultural structures in the SF-36 zoning district. The applicant proposes the building to be primarily hardi-board. (MEETS)

Building Height:

The applicant is proposing the average height to be approximately 12 feet 6 inches. (MEETS)

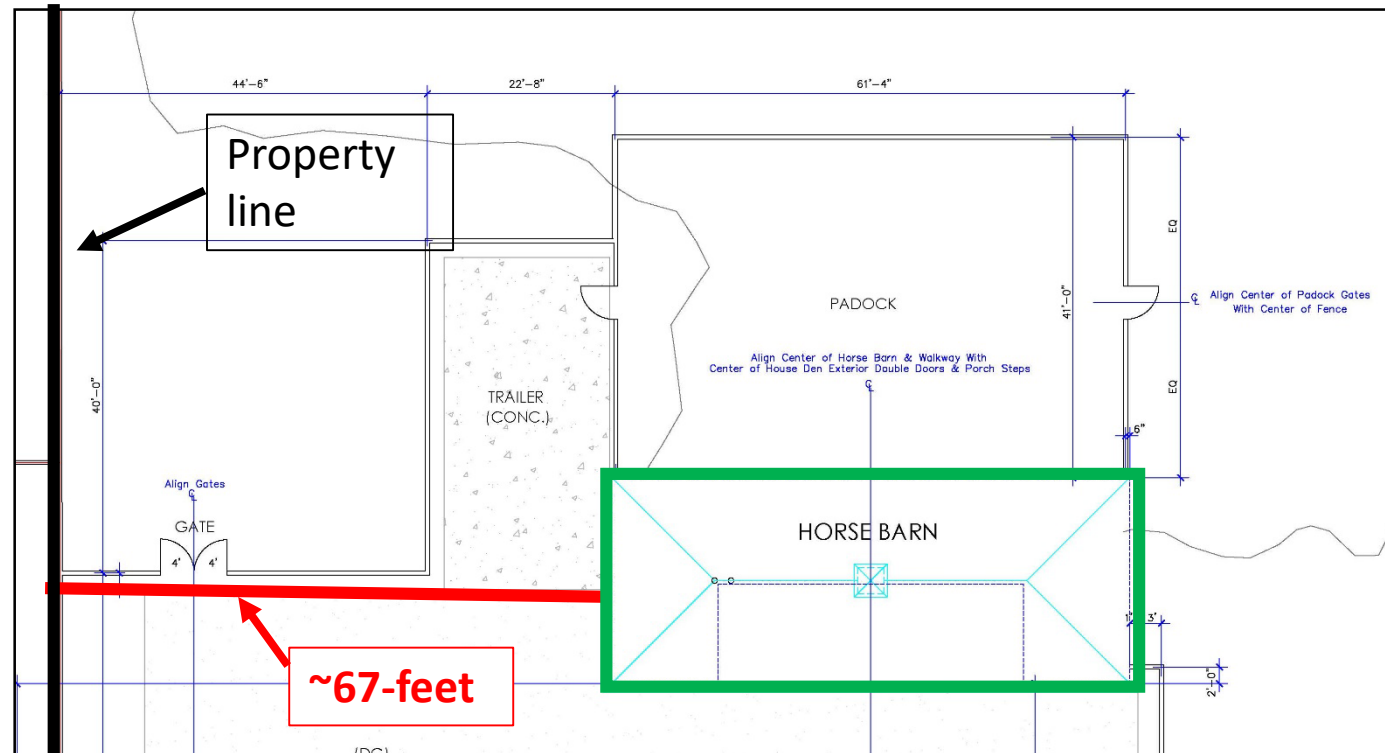




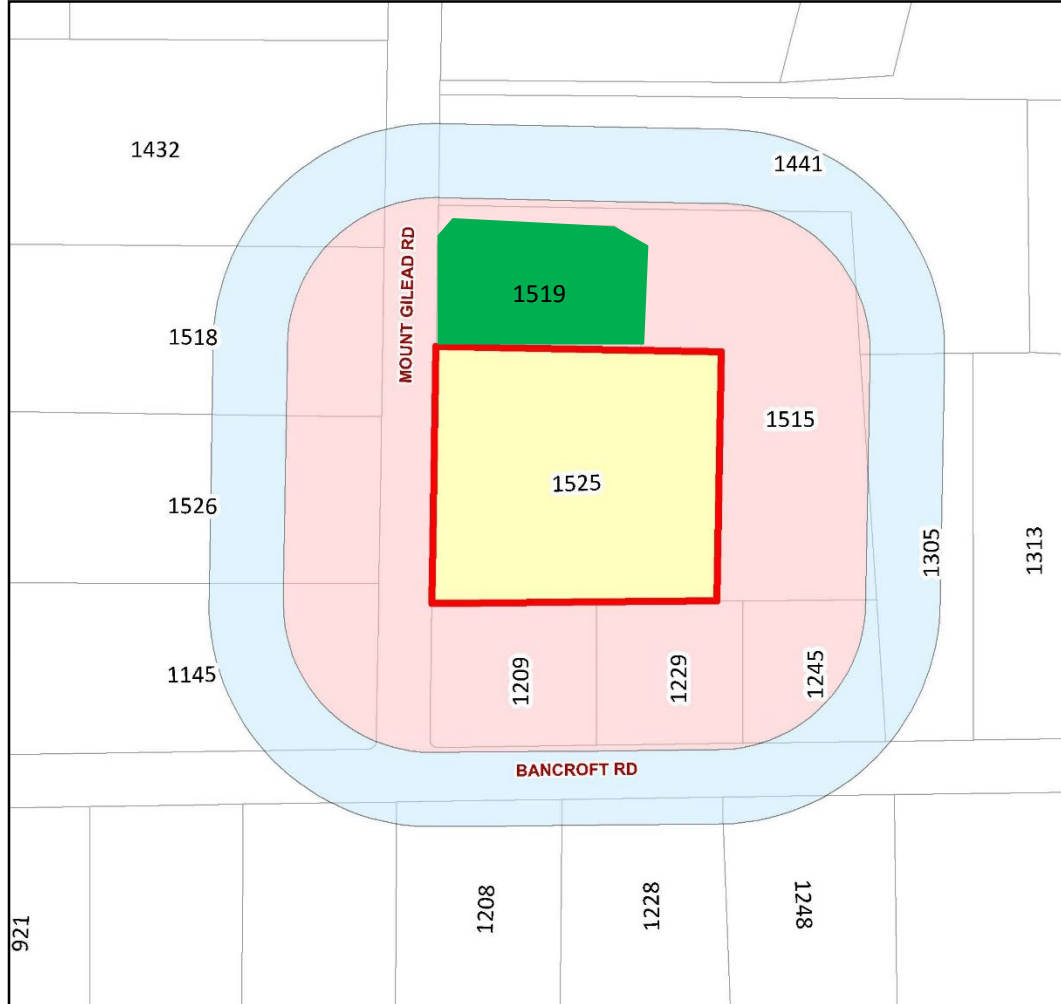
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Setback Regulations:

The accessory structure will meet all the setback requirements. (MEETS)



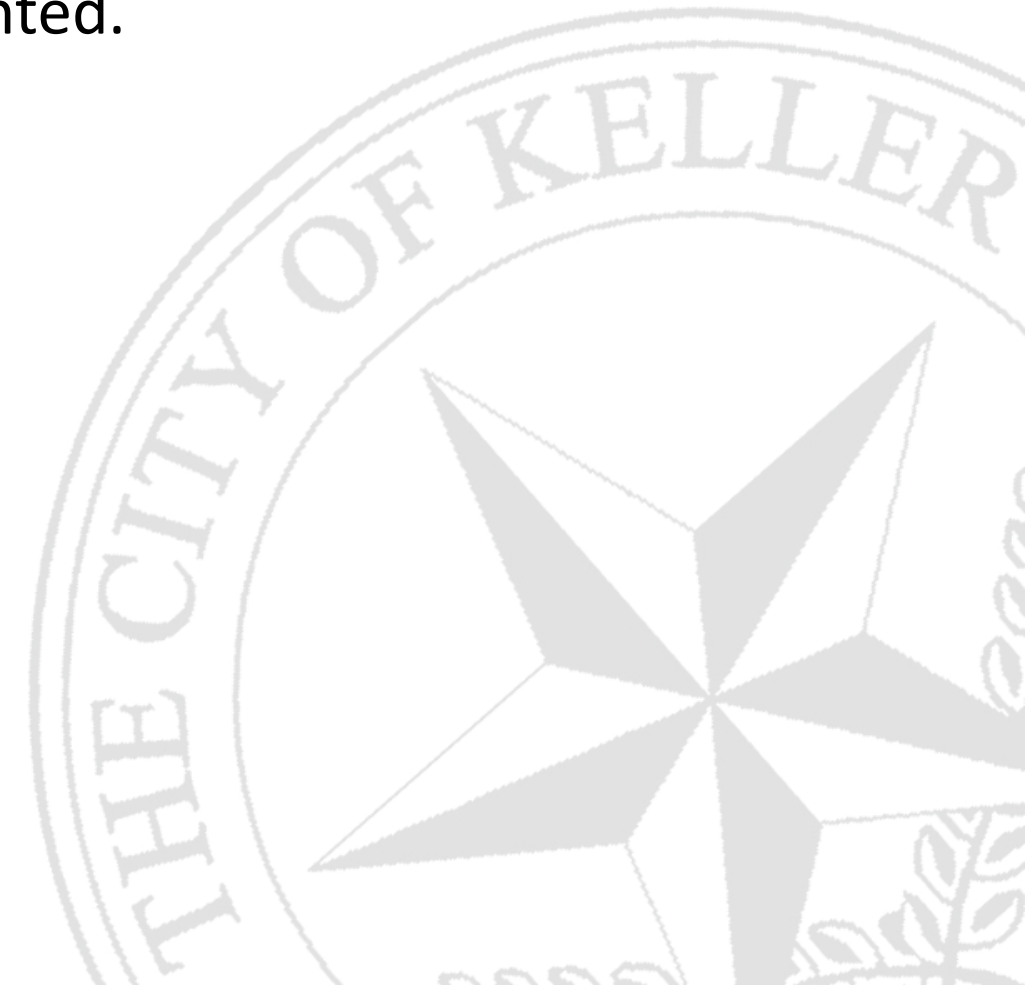
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- On Oct. 15, 2021, the City mailed 16 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site on Oct. 15, 2021.
- As of Nov. 8, 2021, staff has received one letter in support within the 200-foot buffer.

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On Oct. 26, 2021, the Planning and Zoning Commission unanimously recommended approval of this item as presented.



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Section 8.02 (F)(2)(a) of the UDC states that when considering a 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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SUP Request: An SUP for a 1,540-square-foot accessory structure to be utilized for agricultural purposes to exceed 1,200 square feet, in the SF-36 zoning district.

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

- 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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