

1. [PUBLIC HEARING: Consider a recommendation for a Specific Use Permit \(SUP\) for an approximately 4,272 square foot detached accessory dwelling unit before constructing a new home, located on approximately 3.57-acres, on the north side of Simmons Drive, approximately one thousand four hundred feet \(1,400'\) east of the Simmons Drive and Rufe Snow Drive intersection, at 1021 Simmons Drive, being Lot 13R, Block 1, Rolling Oaks Estates, and zoned SF-36 \(Single Family Residential – 36,000 square foot minimum\). Trent and Mary Petty, owners. Greg Wright, Providential Land Development, LP, applicant. \(SUP-17-0020\)](#)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. Greg Wright, Developer, was present for questions.

Chairperson Ponder opened the public hearing.

No public comments were received.

Commissioner Page made a motion to close the public hearing. Commissioner Reid seconded and the motion carried unanimously (7-0)

Additional discussion was held regarding the applicants ability to begin construction on the home within one (1) year.

Commissioner Reid made a motion to approve Item F-1 as presented, with the following conditions:

1. A variance is requested to allow the accessory dwelling unit to exceed fifteen feet (15') in height.
2. A variance is requested to waive the eight percent (80%) masonry requirement on the exterior of the accessory dwelling unit as shown in "Exhibit A."
3. A variance is requested to allow a metal roof.
4. A variance is requested to allow the front-facing garage door exposure to exceed one hundred forty-four (144) square feet, up to two hundred sixteen (216) square feet.

5. The building permit for the main structure and the accessory structure shall be submitted at the same time
6. The construction on the main structure shall begin within one (1) year of issuing the building permit, or the SUP will be expired.

Commissioner Stansell seconded and the motion carried unanimously (7-0)