

When deciding requests for special exceptions, the planning and zoning board shall make written findings that the special exception satisfied the following criteria:

- 1) Compliance with all elements of the comprehensive plan.
- 2) *The proposed plan is consistent with Future Land Use Objective 1.6.1 (a)(1): "Low Density Residential (>4 dwelling units per acre). This category consists primarily of single-family residential units on individual lots and accessory uses. Churches may also be included.*
The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
The proposed development will be consistent with the existing neighborhood and will not negatively impact the area
- 3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
The proposed garage shall be compatible with the existing house and surrounding residential properties.
- 4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
The proposed development will be consistent with the existing neighborhood and will not negatively impact the area.
- 5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
The proposed development will not impact the improvement of surrounding properties
- 6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.
Water and sewer are available
- 7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
Access shall be provided off of Thomas Street and a driveway will need to be constructed with the building permit.
- 8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
Access shall be provided off of Thomas Street. Additional traffic will be minimal, if at all
Adequate screening and buffering of the special exception will be provided, if needed.
Screening is not required due to similar uses, however landscaping, including a canopy tree in the front yard and sodding/seeding of the yard shall be provided.
- 9) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
Exterior lighting, signage will not be included in the proposed development.
- 10) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

Staff recommends approval of 202001017, to permit a Special Exception for an accessory structure greater than 12' in height at 1514 Thomas Street subject to the following conditions:

1. The accessory structure must have architectural finishes compatible with the principal structure within one year of approval of special exception.

Motion: To approve 202001017, to permit a Special Exception for an accessory structure greater than 12' in height at 1514 Thomas Street subject to the following conditions:

1. The accessory structure must have architectural finishes compatible with the principal structure within one year of approval of special exception.