



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Specific Use Permit for Accessory Building/Guest House

Meeting: March 3, 2026

Item No. 6

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001)

Future Land Use Plan:

The Future Land Use Plan recommends Low Density Residential.

Zoning:

The property is zoned Planned Development-5 (Single Family-15).

Thoroughfare Plan:

This property has access to Whispering Way.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A – Boundary Exhibit
3. Exhibit B – Site Plan

4. Exhibit D – Elevations
5. HOA Approval Letter

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit to construct an accessory building/guest house that exceeds 4,000 square feet on a single-family lot.

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-5	Single-Family	Low Density Residential
North	Planned Development-5	Single-Family	Low Density Residential
East	Planned Development-5	Single-Family	Low Density Residential
South	Planned Development-5	Pond	Parks
West	Planned Development-5	Single-Family	Low Density Residential

Accessory Building Standards:

Per Planned Development-5, detached free standing garages with living quarters are a permitted use and referred to as accessory buildings. The proposed structure is 6,875 square feet.

Per the Town’s Zoning Ordinance, an accessory building that exceeds 4,000 square feet requires a Specific Use Permit.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because it is allowed within residential areas.*
2. *Are the activities requested by the applicant normally associated with the requested use?*
 - *Yes, an accessory structure/guest house may be permitted on a single-family lot, per the Planned Development. Per the Town’s Zoning Ordinance, accessory structures with living quarters or guest houses of a maximum area of 4,000 square feet can only be on lots that are one acre or larger. Due to the size of the lot being over five acres, having a larger sized accessory structure is not out of character.*
3. *Is the nature of the use reasonable?*
 - *Yes, the nature of the use is reasonable as it is a permitted use in the zoning for the area.*
4. *Has any impact on the surrounding area been mitigated?*
 - *Yes, the impact on the surrounding area has been mitigated as the applicant has received approval from the Whispering Farms Homeowner’s Association for the structure.*

Town Staff Recommendation:

Town Staff recommends approval of the request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on March 10, 2026.