



**Project No.:** PL-1749

**Request:** Approval of a Conditional Use for an Accessory Dwelling Unit

**Location:** The subject property is located on the west side of Jaybird, south side of Holly Springs in Sections 20, Township 3, and Range 7

**Applicant:** Clay Wilkinson, the owner

**Date:** September 12th, 2023

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**INTRODUCTION:**

Clay Wilkinson, the owner, is requesting approval of a Conditional Use for an Accessory Dwelling Unit. The subject property is located on the west side of Jaybird, south side of Holly Springs in Sections 20, Township 3, and Range 7

Accessory Dwelling Units were added as conditional use at the June 21<sup>st</sup>, 2022 Board of Aldermen meeting, with the following stipulations:

- (a) The accessory dwelling unit is situated as to meet the required setback as the principal dwelling on the property for the Zoning District within which it is located.
- (b) All property is vested in single ownership; and,
- (c) The exterior appearance of the accessory dwelling is compatible with the character of residences in the neighborhood and/or immediate surrounding area.

**BACKGROUND:**

The subject property is located at 1985 Holly Springs Road and is zoned A - Agricultural

## **DISCUSSION:**

To be considered, applicants for a Conditional Use must address the following questions adequately:

- 1. Explain how the proposed use WILL NOT substantially increase traffic hazards or congestion.**

Applicant: This will be a small cottage for my mother. She is 88 years old. We drive her most of the time.

- 2. Explain how the proposed use WILL NOT substantially increase fire hazards.**

Applicant: The cottage will be on my property. Most of the cooking will be in the main home.

- 3. Explain how the proposed use WILL NOT adversely affect the character of the neighborhood.**

Applicant: This will be a small cottage by my barn. it will mostly be blocked by my barn and trees. it will be able to be seen by someone driving down jaybird. no houses face my property.

- 4. Explain how the proposed use WILL NOT adversely affect the general welfare of the City.**

Applicant: the cottage is for my 88 year old mother.

- 5. Explain how the proposed use WILL NOT overtax public utilities or community facilities.**

Applicant: The cottage will only be around 1000-1200 sq ft. The electric and water would either be used at the main house or the cottage. There is no sewer in this area and no plans for any. it will be on a septic system.

- 6. Explain how the proposed use of the property WILL conform to the recommendations of the City's General Development Plan.**

Applicant: This property is for personal use, It is being used by a family member.

## **STAFF COMMENTS:**

1. If approved, staff recommends establishing a time limit for the approval of the ADU.

2. If approved, the applicant shall submit for all necessary building permits that are required for the renovation of the building.
3. In accordance with Article XVI §c. ¶ v. Any person or persons aggrieved by any decision of the Planning Commission may appeal within 10 days to the City of Hernando and the City of Hernando may affirm, reverse, remand, or modify the decision as may be proper. Parties aggrieved by decisions of the City of Hernando may seek review by a Court of Record as provided by law.
4. If an appeal is made, the appeal shall be submitted in writing to the Office of Planning as prescribed above.

**PROPOSED MOTION:**

***Motion to Approve***

I move to grant Conditional Use Approval to Clay Wilkinson, the owner, for an Accessory Dwelling Unit. The subject property is located on the west side of Jaybird, south side of Holly Springs in Sections 20, Township 3, and Range 7.

- 1. The proposed the proposed use WILL NOT substantially increase traffic hazards or congestion.**
- 2. The proposed use WILL NOT substantially increase fire hazards.**
- 3. The proposed use WILL NOT adversely affect the character of the neighborhood.**
- 4. The proposed use WILL NOT adversely affect the general welfare of the City.**
- 5. The proposed use WILL NOT overtax public utilities or community facilities.**
- 6. The proposed use of the property WILL conform to the recommendations of the City's General Development Plan.**

***Motion To Deny***

I move to deny Conditional Use Approval to Clay Wilkinson, the owner, for an Accessory Dwelling Unit. The subject property is located on the west side of Jaybird, south side of Holly Springs in Sections 20, Township 3, and Range 7.

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- 1. The proposed the proposed use will substantially increase traffic hazards or congestion.**
- 2. The proposed use will substantially increase fire hazards.**

- 3. The proposed use will adversely affect the character of the neighborhood.**
- 4. The proposed use will adversely affect the general welfare of the City.**
- 5. The proposed use will overtax public utilities or community facilities.**
- 6. The proposed use will not conform to the recommendations of the City's General Development Plan.**

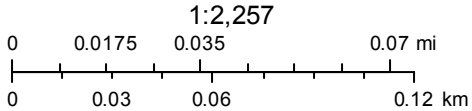
***Motion to Table***

I move to table the Conditional Use by Clay Wilkinson, the owner, for an Accessory Dwelling Unit until the next meeting. The subject property is located on the west side of Jaybird, south side of Holly Springs in Sections 20, Township 3, and Range 7.

# Aerial Map



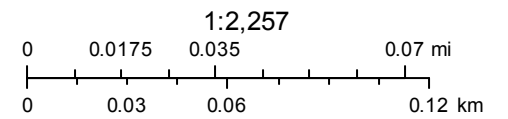
August 11, 2023



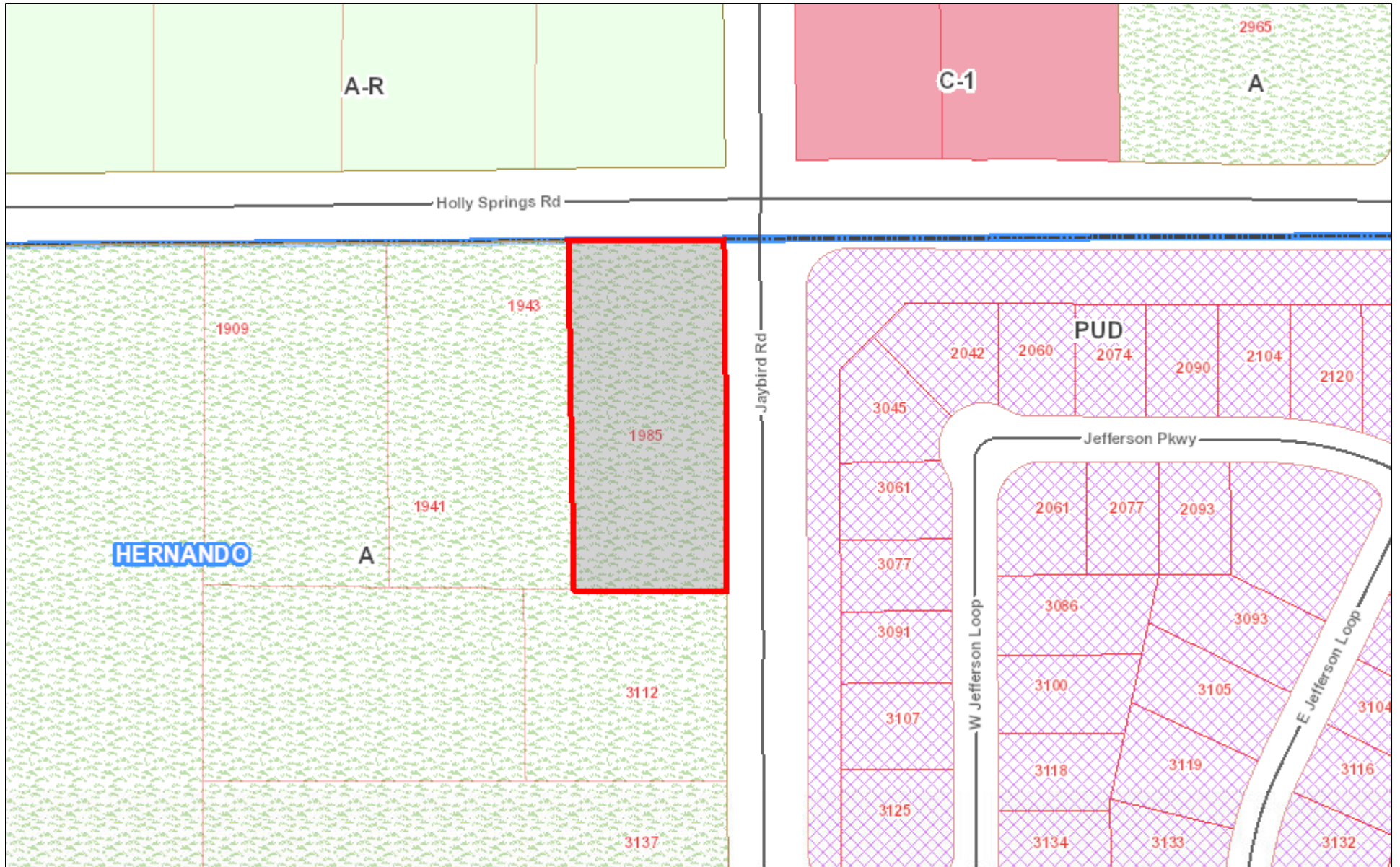
# Site Map



August 11, 2023



# Zoning Map



August 11, 2023

