



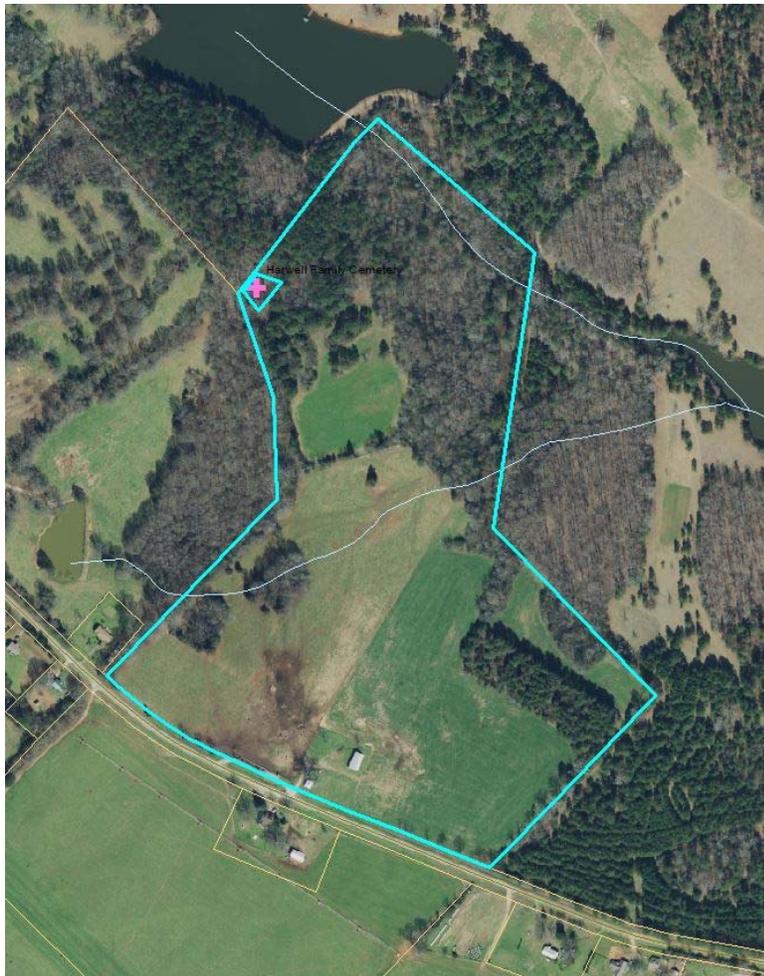
STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – SINGLE SECTION MOBILE HOME

Property location:	1300 Glades Road
Property tax parcel:	056-068
Acreage:	66.27 acres
Applicant:	James David Clark
Applicant's Agent:	N/A
Property Owner:	James David Clark
Existing Use:	Farm
Proposed Use:	Farm with caretaker's dwelling

Summary



Dave Clark of Godfrey Dairy is requesting conditional use approval to locate a single wide mobile home on 66 acres on Glades Road. The applicant states the dwelling will be used as employee housing. Currently, there is no dwelling located on the property.

Glades Road is 1.2 miles long within Morgan County and has 12 residences, one of which is a single wide mobile home owned by the applicant.

Double wide manufactured homes are a permitted use in the AR -Agricultural Residential Zoning District, but single wide homes are a conditional use.

Granting the conditional use could constitute a precedent, but only in the case of housing provided for farm workers. The ordinance currently allows tenant dwellings for farm help, including multiple dwellings on a single property, as long as the property also contains the principal residence.

From Table 4.1

Dwelling, Tenant, for farm workers when located on the same lot or tract of land as the principal residence, on the basis of one residential structure per minimum allowable lot acreage in addition to the minimum lot area required for the principal residence, and subject to all dimensional requirements: permitted in AG and AR.

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance:

1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
4. Public facilities and utilities are capable of adequately serving the proposed use;
5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
9. Granting the request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Staff Comments

The Comprehensive Plan states that Morgan County should support agricultural uses. In the case of our remaining dairies, the provision of housing is an important part of retaining farm help.

06/05/2018

Dear Morgan County Planning Commission,

I am submitting an application for zoning action for the purpose of placing a single wide mobile home for a dairy employee on tax parcel 056-068. The address is 1300 Glades Road. The acreage is 66.27.

Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered. Off-street loading and parking, and the entrance to and exit from such parking and loading, will be adequate. Public facilities and utilities are capable of adequately serving the proposed use. Granting this request would not be an illogical extension of a use which would introduce damaging volumes agriculture, commercial, industrial, or high-density apartment use into a stable neighborhood. Granting this request would not lead to congestion, noise, and traffic hazards. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan. Granting the request would not lead to negative change in existing level of public service, government employees, or fiscal stability. Granting this requesting would also not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Thank you for your time and consideration.

Sincerely,

Dave Clark

A handwritten signature in black ink, appearing to read "Dave Clark", written in a cursive style.