



Staff Report

Morgan County Planning Commission

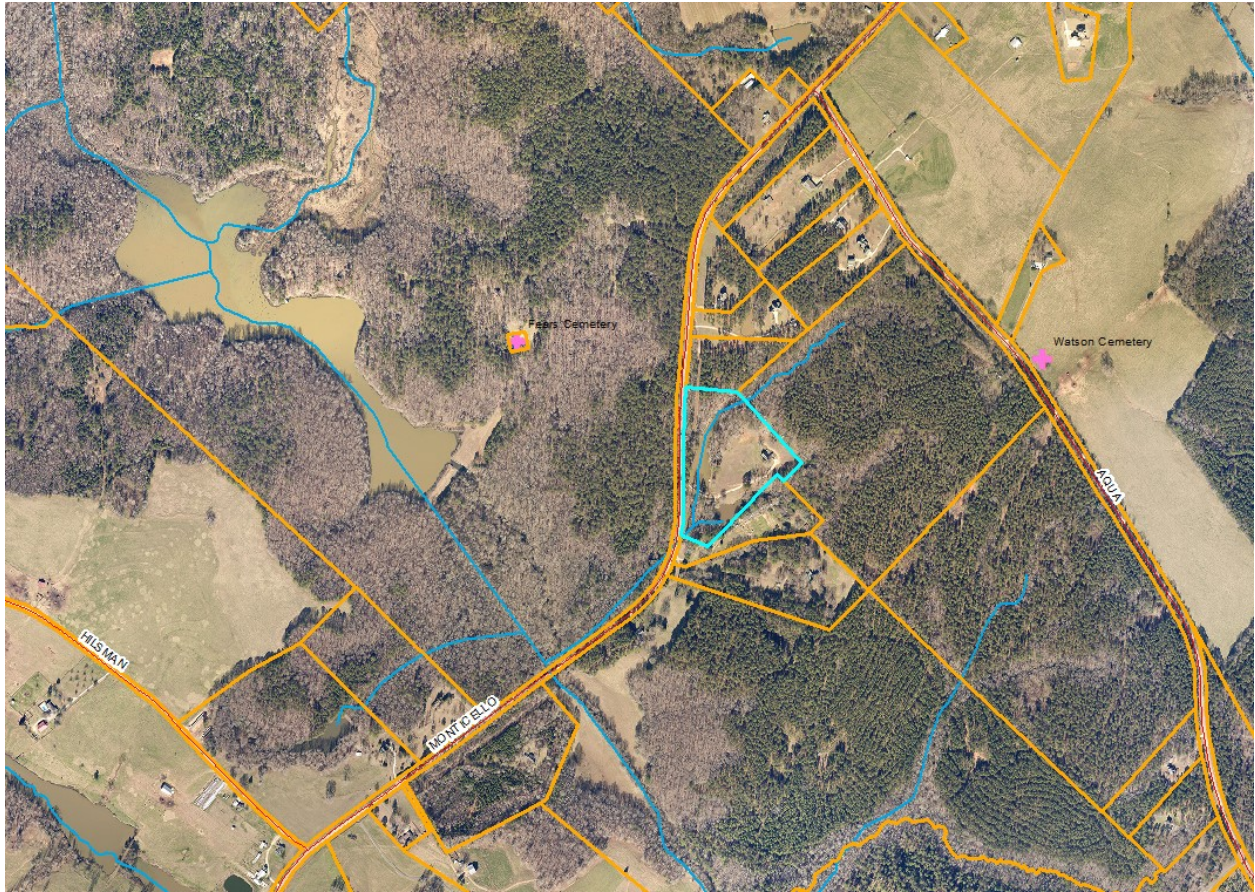
Petition for: Conditional Use - Accessory Dwelling

Property location:	2520 Monticello Highway
Property tax parcel:	038-034
Acreage:	16.51 acres
Applicant:	Jacob Christopher Hilsman
Applicant's Agent:	
Property Owner:	Jacob C & Teri P Hilsman
Existing Use:	Single Family Residence
Proposed Use:	Single Family residence with Accessory Dwelling

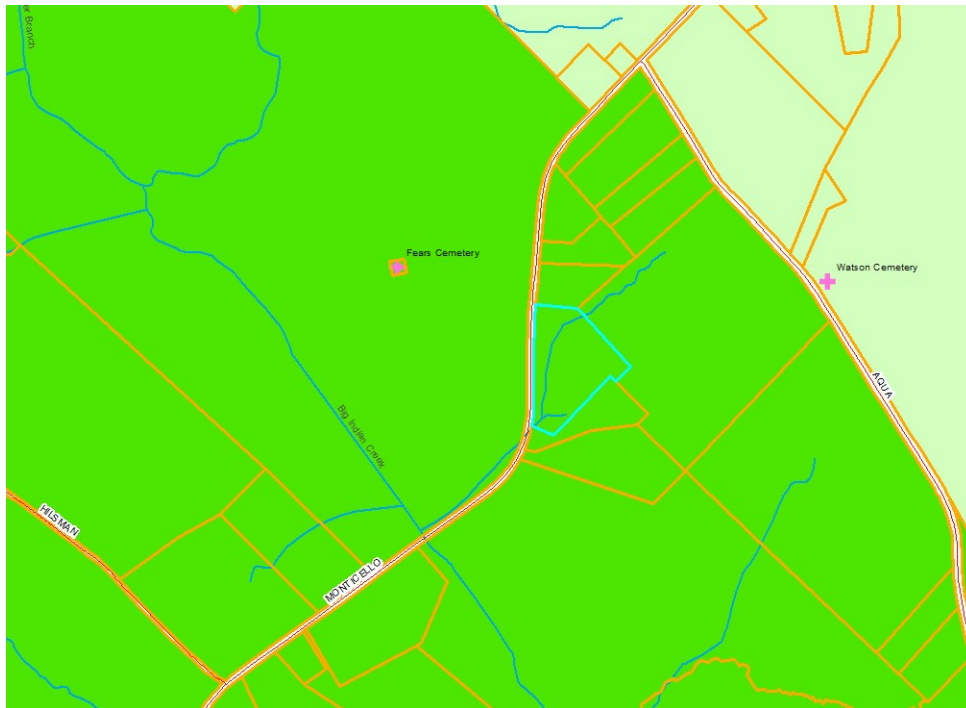
Summary



Chris Hilsman is requesting conditional use approval to place an accessory dwelling on 16.51 acres located at 2520 Monticello Highway. The property currently contains a single family dwelling and a detached garage/shed. The applicant has not indicated where the accessory dwelling is proposed to be located on the property. The property has two ponds but there is no floodplain. The proposed accessory dwelling is 792 square feet according to the dimensions on the plan. The plan is labeled 842 square feet, but the applicant reduced the plan to meet the ordinance requirements.



The property is located on Highway 83 (Monticello Highway) between Aqua Road and Hillsman Road.



The property is zoned AG. The surrounding properties are zoned AG. AR zoning is located north of the property above Aqua Road. The Morgan County Zoning Ordinance requires conditional use approval for accessory dwellings. Please see attached for the regulations for accessory dwellings.

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 applicant should also confirm that the dwelling will share the same address and electrical meter. The elevation shows an addition to the right side of the structure, but that was the portion of the plan that was reduced to meet the square footage requirements. The applicant is a licensed contractor.