



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

### PETITION FOR: CONDITIONAL USE – ACCESSORY BUILDING APARTMENT

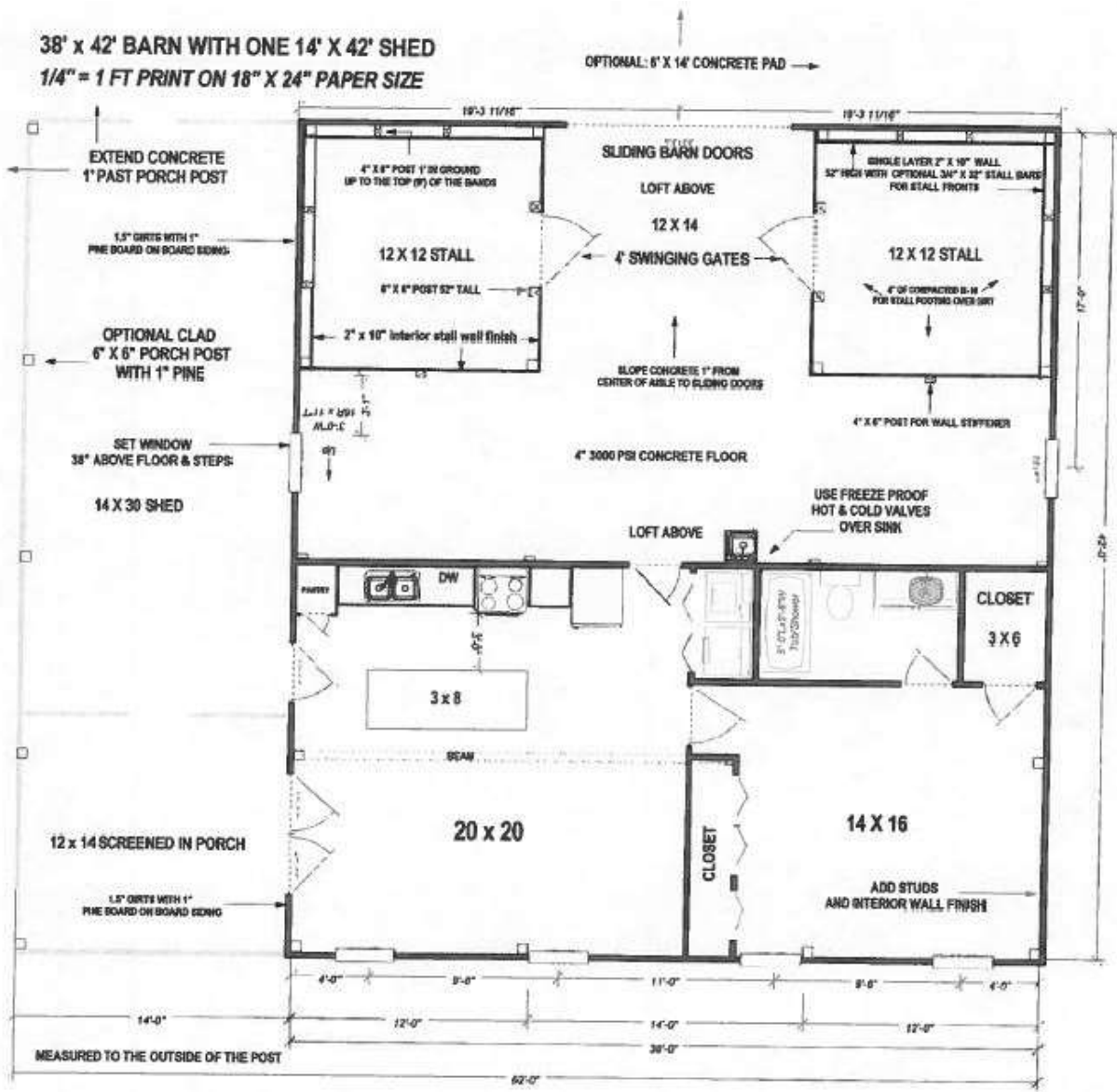
Property location: 5361 Sandy Creek Road  
Property tax parcel: 009-023  
Acreage: 9.18 acres  
Applicant: Ginny VanOostrom  
Applicant's Agent:  
Property Owner: Ginny VanOostrom, 1111 Sweetbriar Trace, Madison  
Existing Use: Non-profit event facility  
Proposed Use: Non-profit event facility and barn residence

#### Summary

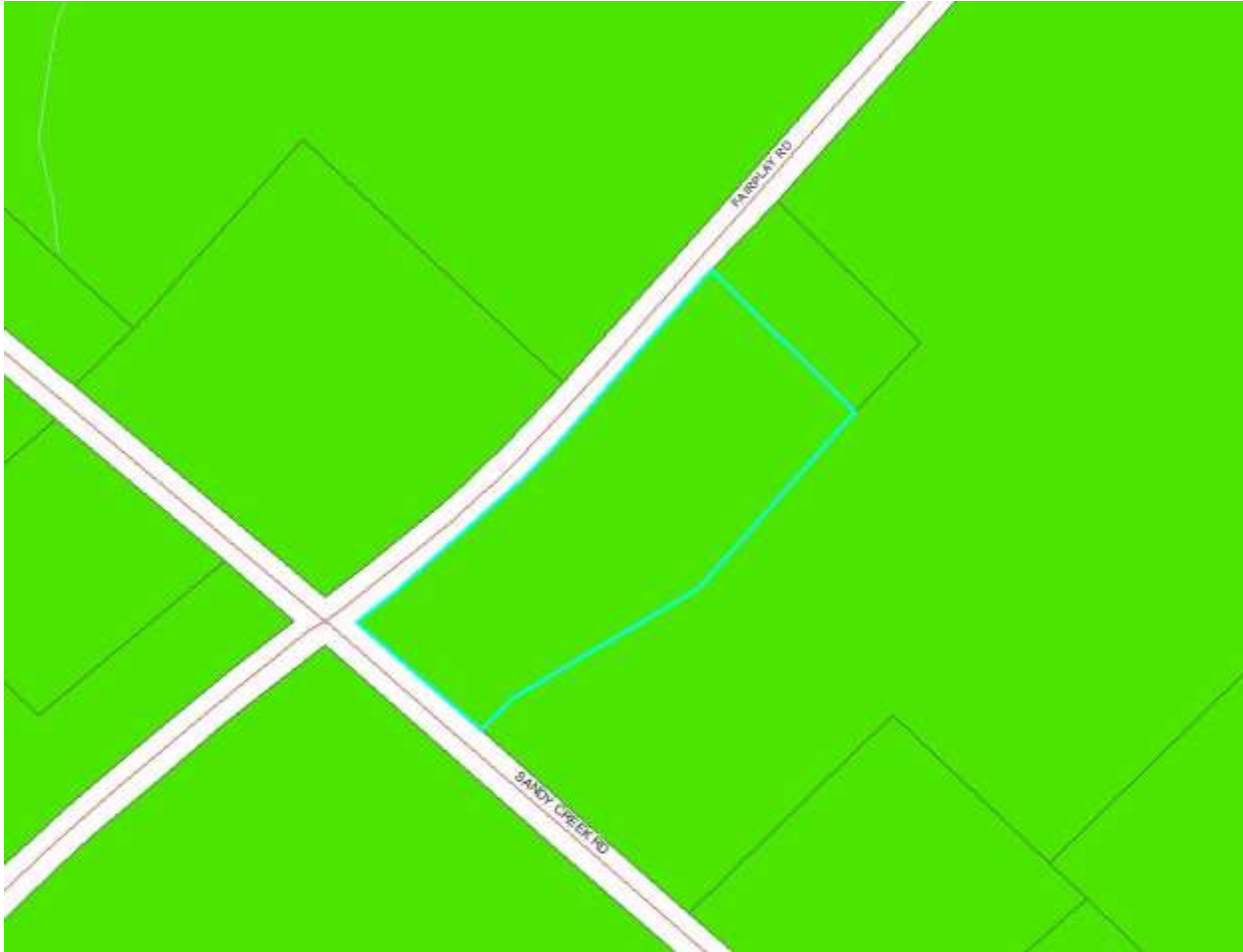


Ginny VanOostrom is requesting conditional use approval to construct a barn with an accessory building apartment on 9.18 acres located at 5361 Sandy Creek Road. The property is used as a non-profit event facility and contains the old Malcom's Crossroads store, which was remodeled into a cottage in 2016. The cottage is now listed in the Morgan County Tax Assessor's data as a single family

residence, although no one has lived in it since the remodel. The applicant is asking for an apartment in a barn, rather than live in the cottage, due to proximity to the 4 way stop and traffic noise. The cottage is proposed to stay empty.



The submitted floor plan shows a 760 square foot apartment, an 836 square foot barn and a 588 square foot covered area. The total square footage is 2,944, not counting the loft area above the barn side. See attached for a full set of plans.



The property is zoned AG – Agricultural and is surrounded by AG zoned properties. Accessory building apartments are a conditional use in any zoning district where single family dwellings are allowed.

**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;

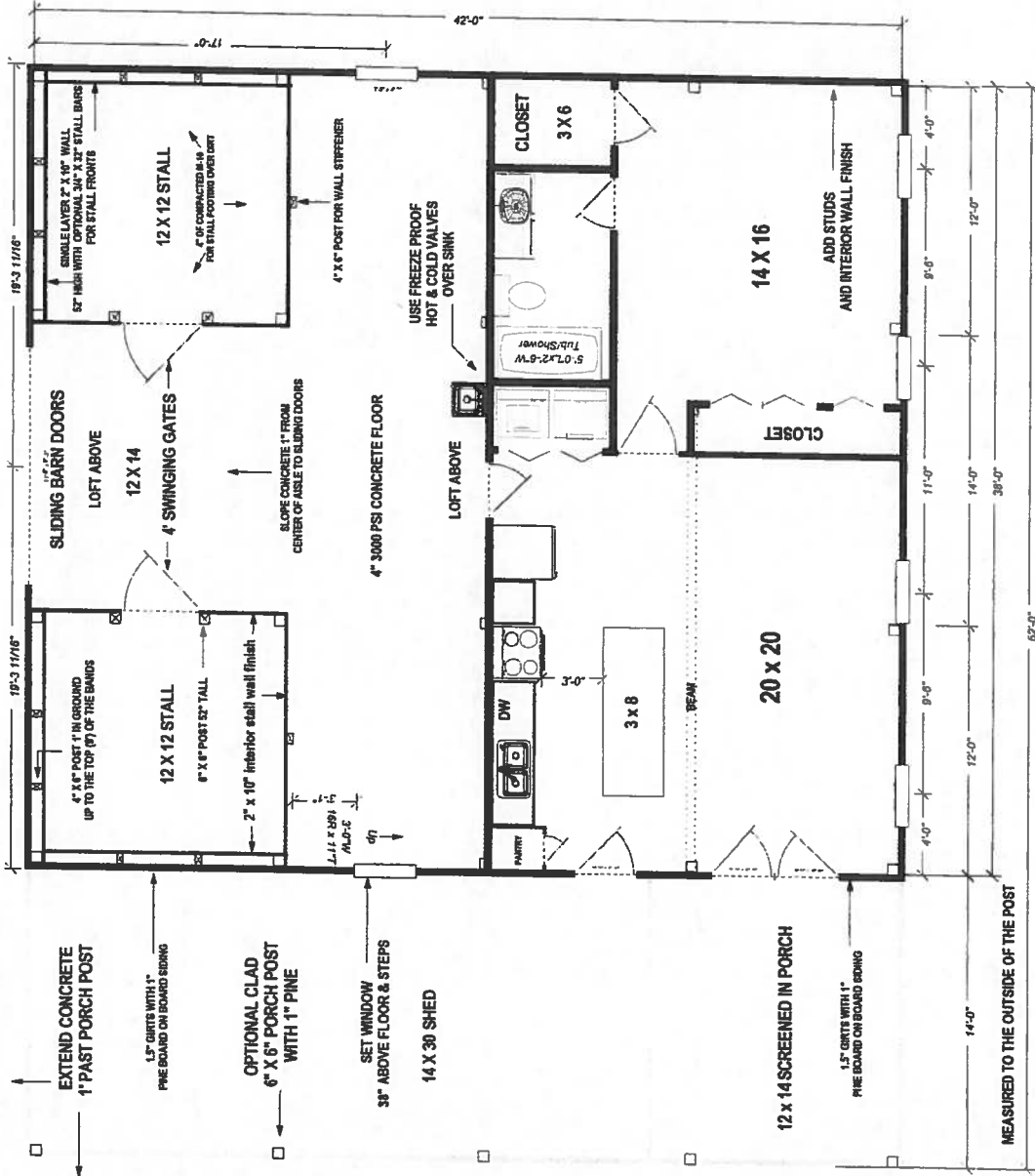
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
8. Granting 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

This application for an accessory dwelling differs from all other applications that have been received in that the applicant is asking to live in the accessory dwelling, rather than in the principal dwelling. The ordinance does not require the property owner to live in the principal dwelling.

The property is zoned AG, which requires a minimum of 5 acres per lot, so the property cannot be divided.

**38' x 42' BARN WITH ONE 14' x 42' SHED  
1/4" = 1 FT PRINT ON 18" X 24" PAPER SIZE**



OPTIONAL: 6" X 14" CONCRETE PAD

SLIDING BARN DOORS  
LOFT ABOVE  
12 X 14  
4" SWINGING GATES

12 X 12 STALL

4" X 6" POST FOR WALL STIFFENER

USE FREEZE PROOF  
HOT & COLD VALVES  
OVER SINK

CLOSET  
3 X 6

14 X 16

ADD STUDS  
AND INTERIOR WALL FINISH

12 X 12 STALL  
6" X 6" POST 32" TALL  
2' x 10" interior stall wall finish

4" X 6" POST 1" IN GROUND  
UP TO THE TOP OF THE BARS

SLOPE CONCRETE 1" FROM  
CENTER OF AISLE TO SLIDING DOORS

4" 3000 PSI CONCRETE FLOOR

LOFT ABOVE

CLOSET

20 X 20

ADD STUDS  
AND INTERIOR WALL FINISH

EXTEND CONCRETE  
1" PAST PORCH POST

1.5" GIRTS WITH 1"  
PINE BOARD ON BOARD SIDING

OPTIONAL CLAD  
6" X 6" PORCH POST  
WITH 1" PINE

SET WINDOW  
38" ABOVE FLOOR & STEPS

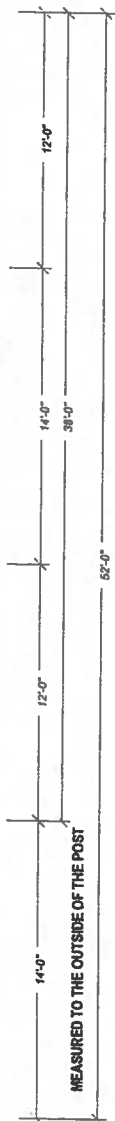
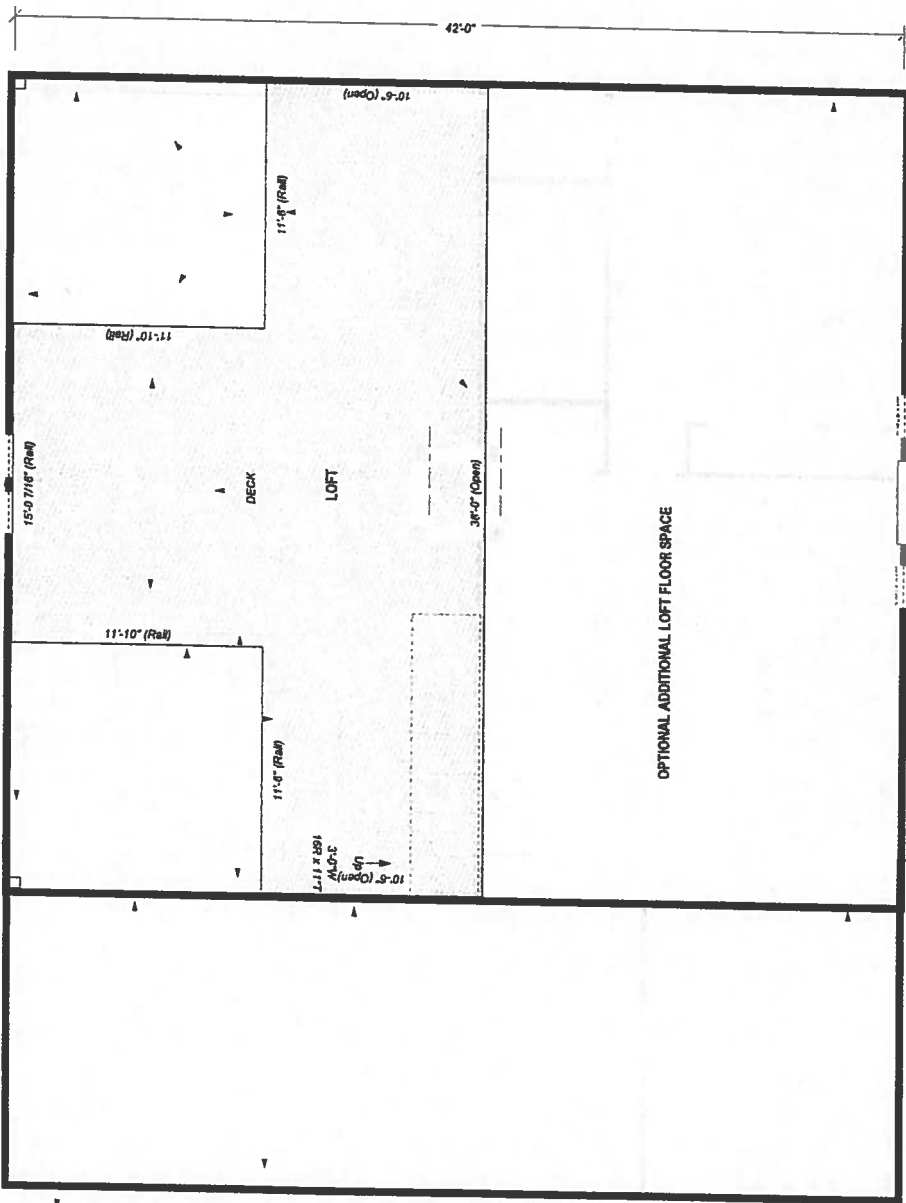
14 X 39 SHED

12 x 14 SCREENED IN PORCH

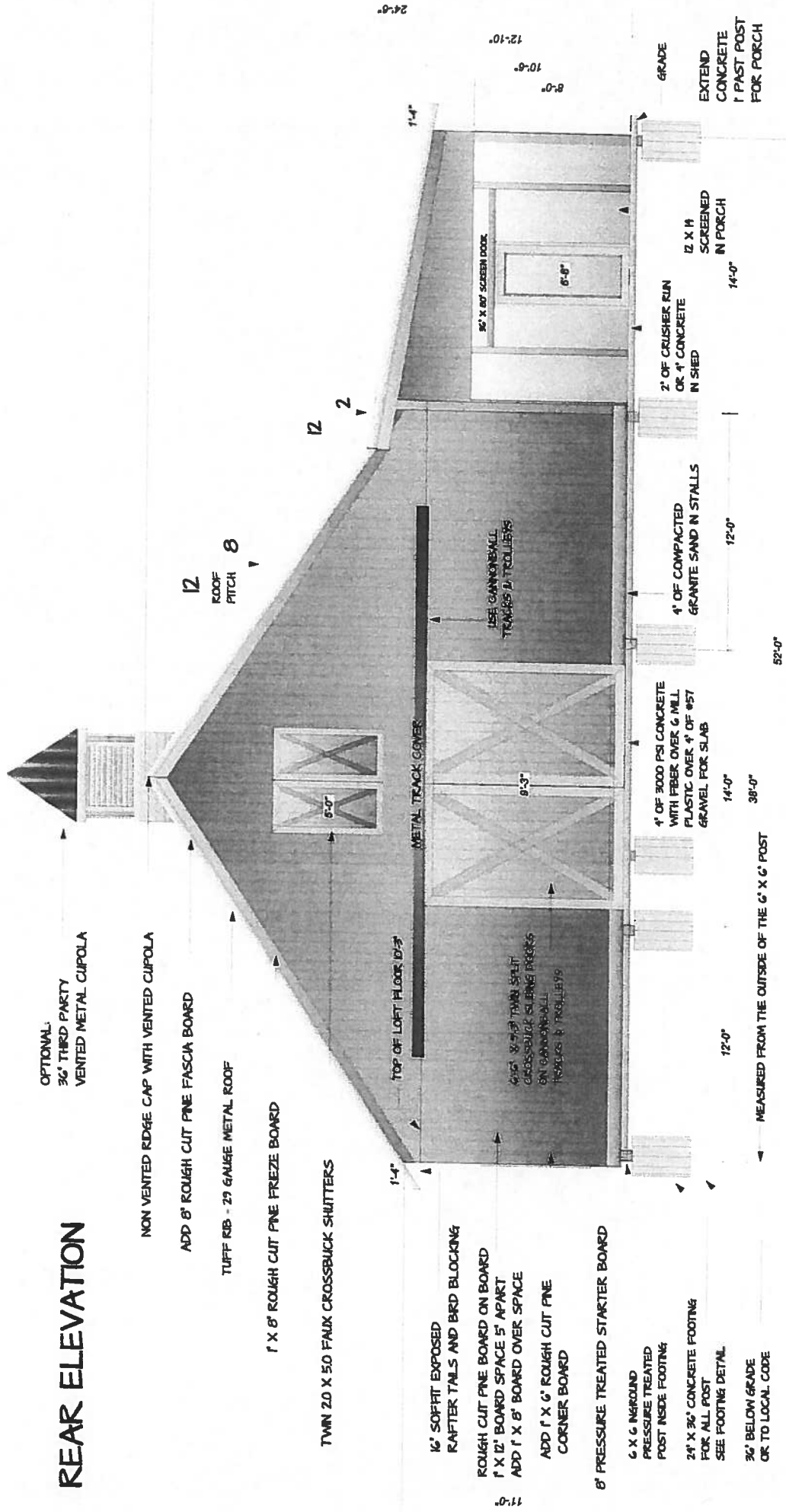
1.5" GIRTS WITH 1"  
PINE BOARD ON BOARD SIDING

MEASURED TO THE OUTSIDE OF THE POST

**38' X 42' BARN WITH ONE 14' X 42' SHED  
1/4" = 1 FT PRINT ON 18" X 24" PAPER SIZE**



# REAR ELEVATION



OPTIONAL:  
3/4" THIRD PARTY  
VENTED METAL CUPOLA

NON VENTED RIDGE CAP WITH VENTED CUPOLA

ADD 8' ROUGH CUT PINE FASCIA BOARD

TUFF RB - 29 GAUGE METAL ROOF

1' X 8' ROUGH CUT PINE FRIEZE BOARD

TWIN 20 X 50 FAUX CROSSBUCK SHUTTERS

1/2" SOFFIT EXPOSED  
RAFTER TAILS AND BRD BLOCKING

ROUGH CUT PINE BOARD ON BOARD  
1' X 12' BOARD SPACE 5' APART  
ADD 1' X 8' BOARD OVER SPACE

ADD 1' X 6' ROUGH CUT PINE  
CORNER BOARD

8' PRESSURE TREATED STARTER BOARD

6 X 6 INGROUND  
PRESSURE TREATED  
POST INSIDE FOOTING

24" X 36" CONCRETE FOOTING  
FOR ALL POST  
SEE FOOTING DETAIL

3/4" BELOW GRADE  
OR TO LOCAL CODE

MEASURED FROM THE OUTSIDE OF THE 6" X 6" POST

12'-0"

38'-0"

14'-0"

4" OF 3000 PSI CONCRETE  
WITH FIBER OVER 6 MILL  
PLASTIC OVER 4" OF #57  
GRAVEL FOR SLAB

4" OF COMPACTED  
GRANITE SAND IN STALLS

2" OF CRUSHER RUN  
OR 4" CONCRETE  
IN SHED

12 X 12  
SCREENED  
IN PORCH

EXTEND  
CONCRETE  
1' PAST POST  
FOR PORCH

1'-4"

TOP OF LOFT FLOOR 10'-3"

METAL TRACK COVER

USE GANNONBALL  
TRUCKS & TROLLEYS

4016" 8-1/2" TWIN SPLIT  
CROSSBUCK SHUTTER  
ON GANNONBALL  
TRUCKS & TROLLEYS

36" X 60" SCREEN DOOR

6'-8"

8'-0"  
10'-6"  
12'-10"

GRADE

24'-0"

12  
ROOF  
PITCH 8

12  
2

1'-4"

12'-0"

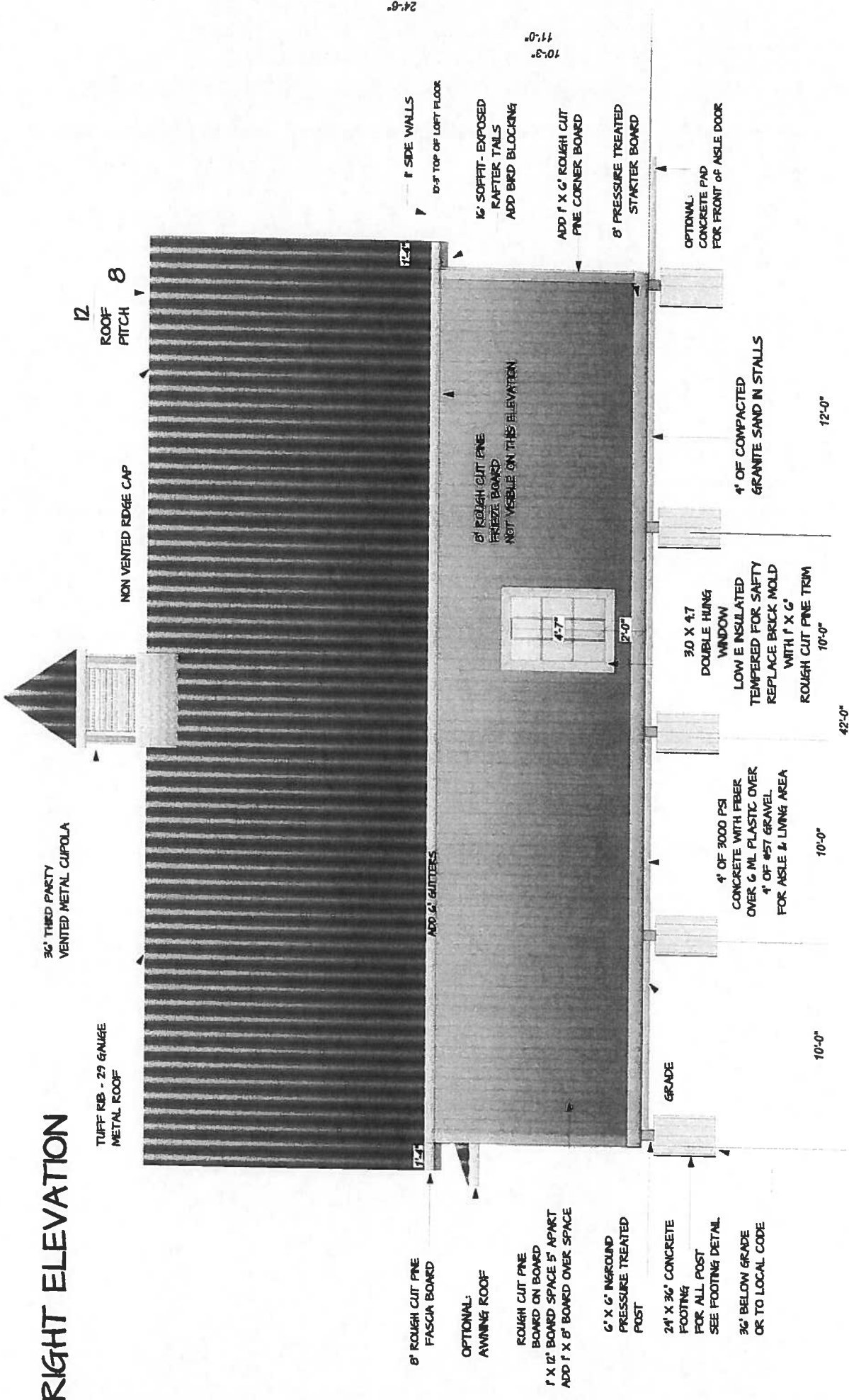
14'-0"

82'-0"





# RIGHT ELEVATION



36" THIRD PARTY VENTED METAL CUPOLA

TUFF RIB - 29 GAUGE METAL ROOF

NON VENTED RIDGE CAP

12 ROOF PITCH 8

8" ROUGH CUT PINE FASCIA BOARD

OPTIONAL: AWNING ROOF

ROUGH CUT PINE BOARD ON BOARD

1" X 12" BOARD SPACE 5" APART  
ADD 1" X 8" BOARD OVER SPACE

6" X 6" INGROUND PRESSURE TREATED POST

24" X 36" CONCRETE FOOTING FOR ALL POST SEE FOOTING DETAIL

36" BELOW GRADE OR TO LOCAL CODE

24'-6"

10'-9"

11'-0"

1" SIDE WALLS  
10'-3" TOP OF LOFT FLOOR

1/2" SOFFIT- EXPOSED RAFTER TAILS  
ADD BIRD BLOCKING

ADD 1" X 6" ROUGH CUT PINE CORNER BOARD

8" PRESSURE TREATED STARTER BOARD

OPTIONAL: CONCRETE PAD FOR FRONT OF ASLE DOOR

8" ROUGH CUT PINE FRIEZE BOARD  
NOT VISIBLE ON THIS ELEVATION

4" OF COMPACTED GRANITE SAND IN STALLS

30 X 4.7 DOUBLE HUNG WINDOW

LOW E INSULATED TEMPERED FOR SAFETY  
REPLACE BRICK MOLD WITH 1" X 6" ROUGH CUT PINE TRIM

12'-0"

10'-0"

42'-0"

ADD 1/4" GUTTERS

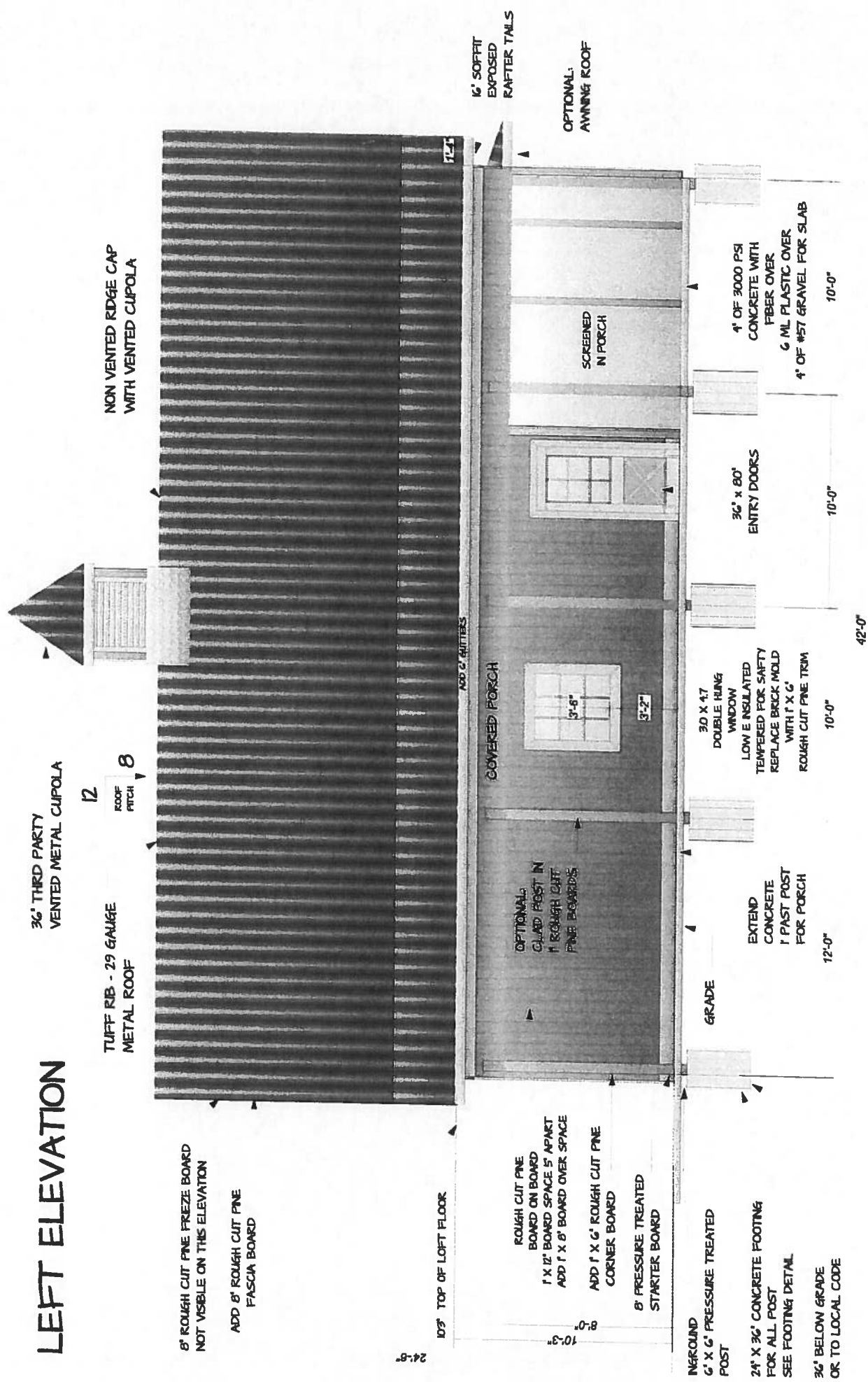
GRADE

4" OF 3000 PSI CONCRETE WITH FIBER OVER 6" ML PLASTIC OVER 4" OF #57 GRAVEL FOR ASLE & LIVING AREA

10'-0"

10'-0"

# LEFT ELEVATION



3/8" TRD PARTY  
VENTED METAL CUPOLA

12  
ROOF  
PITCH

TUFF RB - 29 GAUGE  
METAL ROOF

NON VENTED RIDGE CAP  
WITH VENTED CUPOLA

8" ROUGH CUT PINE FREEZE BOARD  
NOT VISIBLE ON THIS ELEVATION

ADD 8" ROUGH CUT PINE  
FASCIA BOARD

10'5" TOP OF LOFT FLOOR

ROUGH CUT PINE  
BOARD ON BOARD  
1" X 12" BOARD SPACE 5" APART  
ADD 1" X 8" BOARD OVER SPACE

ADD 1" X 6" ROUGH CUT PINE  
CORNER BOARD

8" PRESSURE TREATED  
STARTER BOARD

NEAROUND  
6" X 6" PRESSURE TREATED  
POST

24" X 36" CONCRETE FOOTING  
FOR ALL POST  
SEE FOOTING DETAIL

3/4" BELOW GRADE  
OR TO LOCAL CODE

COVERED PORCH

OPTIONAL:  
GLUED POST IN  
1" ROUGH CUT  
PINE BOARDS

3'-6"

3'-2"

3.0 X 4.7  
DOUBLE HUNG  
WINDOW

LOW E INSULATED  
TEMPERED FOR SAFETY  
REPLACE BRICK MOLD  
WITH 1" X 6"  
ROUGH CUT PINE TRIM

EXTEND  
CONCRETE  
1" PAST POST  
FOR PORCH

3/4" X 80"  
ENTRY DOORS

SCREENED  
IN PORCH

4" OF 3000 PSI  
CONCRETE WITH  
FIBER OVER  
6 ML PLASTIC OVER  
4" OF #57 GRAVEL FOR SLAB

1/2" SOFFIT  
EXPOSED  
RAFTER TAILS

OPTIONAL:  
AWNING ROOF

10'-0"

10'-0"

42'-0"

GRADE

12'-0"

24'-5"

10'-3"

8'-5"