



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

**RON TODD**

**JUNE 18, 2008**

**#08-3**

Public Hearing for Ron Todd located at Arcadia Landing Subdivision in the Oliver Township, Sec. 35 Twp. 22 Rng. 22.

The applicant requests an appeal of the Taney County Planning Commission decision of April 14, 2008 to deny a request to store boat trailers on his property.

History: The property is located off Paradise Lane in the Arcadia Landing Subdivision Lots 1-13 Block 20 Clevenger Cove Road to Paradise Lane. The applicant owns a business in the Big Bear RV Park and would like to store over flow trailers from that business on this property.

General Description: The subject property contains 42,000 sq. ft. and would consist of the storage of boat, pontoon and utility trailers new and used, frames and equipment needed to operate the business. No structure, restroom or running water will be needed on the site.

Review: The appeal would be to overturn the Planning Commission decision and allow the applicant to move forward with the original request.

Summary: If the Taney County Board of Adjustment approves this request, the following requirements shall apply, unless revised by the Board:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Foliage Screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District (Chapter VI-VII).
3. No outside storage of solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B).
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).



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## TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT  
FOR VARIANCE OR APPEAL

(Circle one)

Variance (\$25.00) Appeal (\$75.00)

## PLEASE PRINT

Applicant RON Todd Phone 417 337-4958  
 Address, City, State, Zip 130 LINGER LONGER LN. HOLLISTER, MO. 65672  
 Representative RON Todd Phone 417 337-4958  
 Owner of Record RON'S TRAILERS + LANDSCAPING INC. Signature: Ron Todd  
 Name of Project: RON'S STORAGE & SALES LOT  
 Section of Code Protested: (office entry) appeal of PC order  
 Address and Location of site: Paradise Lane

Subdivision (if applicable) ARCADIA LANDINGSection 35 Township 22N Range 21W Number of Acres or Sq. Ft. 42,000 Sq FtParcel Number 18-7.0-35-004-019-002.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000.000. # on top left hand corner of property tax statement.)

Does the property lie in the 100-year floodplain? (Circle one) Yes No.

## Required Submittals:

- ☐ Typewritten legal description of property involved in the request
- ☐ Alphabetical list of all property owners within 600 feet of the request
- ☐ Proof of public notification in a newspaper of county-wide circulation
- ☐ Proof of ownership or approval to proceed with request by the owner
- ☐ Sketch plan/survey of the project which completely demonstrates request

Please give a complete description of your request on page two.



Describe in detail the reason for your request:

I AM REQUESTING THE CHANGE OF USE  
OF THE PROPERTY FROM WHAT IT IS NOW TO  
THE STORAGE OF BOAT, PONTOON & UTILITY TRAILERS  
NEW & USED, STORAGE OF FRAMES & EQUIPMENT  
NEEDED TO OPERATE THE OVERFLOW OF MY  
TRAILER BUSINESS. THERE WILL BE NO STRUCTURE  
BUILT ON PROPERTY FOR BUSINESS USE.

AT THIS TIME THERE ARE 2 OTHER  
STORAGE LOTS WITHIN 1 MILE OF THIS PROPERTY  
THAT WERE PERMITTED IN A RESIDENTIAL AREA,  
I DON'T UNDERSTAND WHY THAT CAN HAPPEN BUT  
I CAN'T HAVE A LIKE ZONING IN ARCADING  
LANDING SUBDIVISION. ARCADING LANDING  
DOESN'T HAVE NEAR THE RESTRICTIONS THAT  
EMERALD POINT OR BRANSON CANYON DOES  
BUT THEY BOTH HAVE STORAGE AREAS.





# Rons Storage & Sales Lot

