



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

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DIVISION III STAFF REPORT

FEBRUARY 11, 2008

MOMENTS BY PAT PHOTOGRAPHY

#07-78

Public Hearing for Moments by Pat Photography located at 189 Sterling Way in the Oliver Township, Sec. 24 Twp. 22 Rng. 22.

The applicant, Pat Lambert requests approval to operate a photography studio from her home located in Sterling Estates Building H Unit B.

History: Approved for Concept January 22, 2008.

General Description: The subject property is a duplex located in Sterling Estates Subdivision off Iowa Colony Road. The adjoining properties the to request consist of residential.

Review: The proposed site consists of the existing duplex with the business being operated from the lower level of the home and an office in the upper level. The property is serviced by central sewer and a community well. The residence is located at the end of Sterling Way with only parking in front of the home for two vehicles.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - b. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. No outside storage of equipment or solid waste materials.
3. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B)
4. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).