



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**ADDITION TO THE TANEY COUNTY HEALTH DEPARTMENT**  
**MARCH 10, 2008**  
**#08-19**

Public Hearing for The Taney County Health Department in the Branson Township, Sec. 16 Twp. 23 Rng. 21.

The applicants, Taney County Health Department request approval to construct an addition to the existing building.

History: Approved for Concept February 19, 2008.

General Description: The subject property is located at the corner of Bee Creek Road and Rinehart Road. The adjoining properties to the request consist of commercial, and agricultural.

Review: The current site consists of 4418 sq. ft. on the main level and 2869 on the lower level. The new addition will be 3268 sq. ft. main level and 1782 sq. ft. lower level. The property is serviced by Public Water Supply District #3 and Taney County Sewer District in progress.

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. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I item B).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter I item 6).