



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

B.A. GUNS

MAY 12, 2008

#08-27

Public Hearing for B.A. Guns in the Jasper Township Sec. 5 Twp. 24 Rng. 21.

The applicant, Gene Meadows requests approval to operate a gun shop in the existing Meadows of Eden reception and banquet hall.

History: Approved for Concept April 21, 2008.

General Description: The subject property is located off State Highway 176 on 1.5 acres. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of the existing building. Access will remain from St. Hwy. 176. The property is serviced by individual septic and a private well.

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 setbacks (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, ATF, and MoDot (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. 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).