



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

JIM'S AUTOBODY

AUGUST 11, 2008

#08-50

Public Hearing for Jim's Auto Body in the Swan Township, Sec. 17 Twp. 24 Rng. 20.

The applicants, James and Patrick Burns request approval to rebuild their business after a fire, and to make the structure bigger.

History: Approved for Concept July 21, 2008. The County Commission granted an emergency use waiver for the applicants to begin construction.

General Description: The subject property is 141.88 x 250.60 sq. ft. and is located off Jessie Road and St. Hwy. 160. The adjoining properties to the request consist of residential, and commercial.

Review: The proposed site will consist of a 120 x 60 with an addition of 30 x 60.

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 (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 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).