



## 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 PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**COZY CREEK BED AND BREAKFAST**  
**AUGUST 11, 2008**  
**#08-48**

Public Hearing for Cozy Creek Bed and Breakfast in the Swan Township, Sec. 23 Twp. 23 Rng. 20.

The applicant, Michel Ann Walters requests approval to allow her sister Tony Knight to operate a bed and breakfast on property located at 732 St. Hwy O.

History: Approved for Concept July 21, 2008. This property was previously approved last year.

General Description: The subject property contains approximately 6 acres and is located off St. Hwy 0 just past the Kissee Mills Cemetery and Church. The adjoining properties to the request consist of agricultural and residential.

Review: The proposed site will consist of an existing single family dwelling with 3 bedrooms and 2 ½ baths. Plans are for a bed and breakfast and facilities to have small weddings and anniversary parties. The property is serviced by an individual septic tank and Public Water Supply District #1.

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. Utility easements and building line setbacks (Table 12)
  - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - c. 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).