TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
WALKINGTON STORAGE
SEPTEMBER 8, 2008
#08-51B

Public hearing for Walkington Storage located at Walkington Lane in the Swan Township, Sec. 34 Twp. 23 Rng. 21.

The applicant Tri-Sons Properties, LLC request approval to construct 4 storage buildings.

History: Approved for Concept August 18, 2008.

General Description: The subject property contains 3.09 acres and is located at the end of Walkington Lane off St. Hwy. 76. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of four storage buildings with a total of 76 units. The site will not need sewer or water.

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 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 District (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. This decision is subject to all existing easements.

6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.