



## TANEY COUNTY PLANNING COMMISSION

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### **TANEY COUNTY PLANNING COMMISSION**

#### ***DIVISION III STAFF REPORT***

#### ***HEADWATERS BOAT AND RV STORAGE***

***JANUARY 14, 2008***

***#07-76***

Public Hearing for Headwaters Boat and RV Storage located at 481 Headwaters Road in the Oliver Township, Sec. 22, 27 Twp. 22 Rng. 22.

The applicant, Gerald M. Causey requests approval to construct storage units for inside and outside storage.

History: Approved for Concept December 17, 2007.

General Description: The subject property contains 10 acres and is located off St. Hwy. 165 to Headwaters Road. The adjoining properties to the request consist of agriculture.

Review: The proposed site will consist of RV, boat, mini, and climate controlled storage comprised of inside storage, covered canopy type storage, and outside storage. One residence is on the property which will be used as a rental for onsite caretakers. The property is serviced by individual well and Taney County Sewer District.

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 strictures 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 II Item 6).