



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

IMAGES AT THE CROSS

JANUARY 14, 2008

#07-61

Public Hearing for Images at the Cross located at 4180 US Hwy. 65 North in the Jasper Township, Sec. 29 Twp. 24 Rng. 21.

The applicant, Dean Brown requests approval to erect a 20 story high cross and museum.

History: Approved for Concept December 17, 2007.

General Description: The subject property contains 10 acres and is located off the outer road of St. Hwy. 65 North. The adjoining properties to the request consist of commercial and agricultural.

Review: The proposed site will consist of a 20 story high cross with a horizontal span of 100 feet, and a religious museum that will conduct tours of the facility. The property will be serviced by individual well and septic.

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).