



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

GINGER LLC

FEBRUARY 11, 2008

#07-80

Public Hearing for Ginger, LLC located at 10203 Mo. East Hwy. 76 in the Swan Township, Sec. 9 Twp. 23 Rng. 20.

The applicant, Anthony W. Collier requests approval to construct three additional buildings to the existing Dietary Supplement Manufacturing Facility in three phases.

History: Approved for concept January 22, 2008.

General Description: The subject property contains 6.79 acres. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of Phase I, 142' x 74' structure for the purpose of a staging warehouse, blending facility, restrooms and dining facilities for seven employees. Phase II, 142' x 134' structure for the purpose of a staging warehouse, encapsulation facilities, office areas and additional restrooms. Phase III, 142' x 110' structures for the purpose of a staging/shipping warehouse and packaging facilities. The completed structure will be 142' x 350' structure for the purpose of staging warehouse, blending, encapsulation, packaging and office areas.

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, Water Districts and MoDot (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 of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).