



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**POVERTY POINT DUPLEXES**  
**FEBRUARY 11, 2008**  
**#08-2**

Public Hearing for Poverty Point Duplexes located at Dale Ave. and Winkle in the Oliver Township, Sec. 27 Twp. 22 Rng. 22.

The applicant, Harry Hodges requests approval to construct a duplex condominium development for whole ownership.

History: Approved for Concept January 22, 2008.

General Description: The subject property contains 1.6 acres and is located on the corner of Dale and Winkle Ave. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of three 60 x 54 sq. ft. buildings. Access will be from Dale Ave. The property will be serviced by Taney County Sewer and a private well.

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 Item 3)
  - 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 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).