



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
DIXON STORAGE
MARCH 10, 2008
#08-12

Public Hearing for Dixon Storage in the Scott Township, SEC. 12 Twp. 22 Rng. 21.

The applicants, Tn-Sons Construction request approval to build additional storage units at the existing business.

History: Approved for Concept February 19, 2008.

General Description: The subject property is located off St. Hwy. 76 at the intersection of Coon Creek Road. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site consists of three buildings and an office. Access is from St. Hwy. 76.

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 8 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 set backs (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).