



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

JERNIGAN SUBDIVISION

JULY 14, 2008

#08-41

Public Hearing for Jernigan Subdivision located at 232 Bent Oak Road in the Branson Township, Sec. 21 Twp. 23 Rng. 21.

The applicant Barbara Jean Jernigan requests approval to develop a single family residential subdivision.

History: Approved for Concept June 16, 2008.

General Description: The subject property contains 1.07 acres and is located off Bee Creek Road to Bent Oak. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of three residential lots. Access will be from Bent Oak Road. The property is serviced by Public Water Supply District #3 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, street, 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 of solid waste materials.
4. Division I 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).