



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**GLADE TOP ADVENTURES LLC.**  
**SEPTEMBER 8, 2008**  
**#08-53**

Public Hearing for Glade Top Adventures located at St. Hwy. 125 in the Beaver Township, Sec. 6 Twp. 22 Rng. 17.

The applicant, Gary Martin requests approval to operate an ATV guided tour business, to construct up to 12 small cabins and pavilion, and to divide 120 acres into three parcels.

History: Approved for Concept August 18, 2008.

General Description: The subject property contains 120 acres and is located off St. Hwy. 160 to St. Hwy. 125. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed site will consist of a ten acre parcel with an existing house, 15 to 20 acres for the ATV Business, and the remainder for a single family dwelling. The property is to be serviced by a treatment plant and 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)
  - 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 and Sewer Districts.
3. No outside storage of equipment or solid waste materials.
4. On-site gas for vehicles shall meet all State requirements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This decision is subject to all existing easements.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.