



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**SOUTHERN OAKS**  
**NOVEMBER 10, 2008**  
**#08-60**

Public Hearing for Southern Oaks located at Powell Road in the Swan Township, Sec. 21 Twp. 23 Rng. 20.

The applicant, Nick Plummer requests approval to replat Lot 29 into two lots for residential use.

History: Approved for Concept October 20, 2008.

General Description: The subject property contains 5 acres and is located off Quincy Road to Powell Road. The adjoining properties to the request consist of residential

Review: The proposed site consists of a 2-lot single family residential subdivision. The properties will be serviced by an individual septic tank and central water supply. The project received a score of +20 with no negative score.

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. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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).