

PLANNING AND ZONING MAY 2005 BOA PACKET

AGENDA  
TANEY COUNTY BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 18, 2005, 7:00 P.M.  
ASSOCIATE CIRCUIT COURT DIVISION II COURTROOM  
TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum*  
*Explanation of Public Hearing Procedures*  
*Presentation of Exhibits*  
*Governing Statues*

Public Hearing:

*Majestic Pointe, Ltd/Missouri Partners, Inc.*

Old and New Business.

Review and Action:

*Minutes, April 2005*

Adjournment.

**TANEY COUNTY BOARD OF ADJUSTMENT**

***STAFF REPORT***

***MAJESTIC POINT LTD/MISSOURI PARTNERS***

***BOA#05-6***

Public Hearing for Majestic Pointe Ltd, located off Lenhart Lane in the Branson Township Sec. 10 Twp. 22 Rng. 22.

The applicant's, Majestic Pointe Ltd (owners) and Kendall McPhail (representative), request an appeal to the Planning Administrator decision to deny an issuance of a land grading permit to Mo. Partners Inc., to excavate on public roads that do not belong to MPI, namely: Lenhart Lane and Gunner Hill Lane and not to accept applications for further building permits on the Majestic Pointe property, until the pre-conditions from the 1989 Decision of Record are met.

History: Originally approved by the Planning Commission on August 14, 1989 for 123 condo units. The parcel is currently vacant.

General Description: The subject property contains 10.51 acres and is located off the south side of Lenhart Lane and a quarter mile west of the intersection of Gunner Hill Lane and St. Hwy. 265. The adjoining properties to the development consist of residential to the north and east, Table Rock Lake, to the south and the city limits of Branson and Table Rock Lake and the Stone County line to the west.

Review: See exhibit "A" and other inserts.

Summary: If the Taney County Board of Adjustment approves this appeal, the following requirements shall apply, unless revised by the Taney County Board of Adjustment:

1. The "Stop Work Order" shall be removed for the widening and surfacing of Lenhart Lane and Gunner Hill Lane.
2. A Division III approval shall be required by the Planning Commission for the proposed additional 37 condo units (160 total).
3. Compliance letters from the Fire and Sewer Districts, DNR and Corps of Engineers.
4. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.