



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, AUGUST 10, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Presentation of Exhibits

Public Hearings:

Hammond Nightly Rental

Dollar General Store

Old and New Business:

David Junge/Bob Paulson; Bee Creek Sewer Permit Requirement Issues

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: August 10, 2015

CASE NUMBER: 2015-0016

PROJECT: Hammond Nightly Rental

APPLICANT: Michael & Sandra Combs

REPRESENTATIVE: Beth Hammond

LOCATION: The subject property is located at 860 Rinehart Road, Branson, MO; Branson Township; Section 16, Township 23, Range 21.

REQUEST: The representative, Beth Hammond is requesting approval of a Division III Special-Use Permit in order to utilize an existing, six (6) bedroom, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

On September 26, 2001 Division I Permit # 2001-0395 was issued for the construction of a 60' X 66' single-family residence. The single-family residence is 6,766 square foot in size (per the Assessor's information via Beacon). The residence is listed on the Multiple Listing Service (MLS) as being a six (6) bedroom, four and one half (4 1/2) bathroom home.

On September 25, 2001 Septic Permit # 2001-0297 was issued for the placement of a 1,200 gallon concrete septic tank and 400 linear feet of lateral line.

The representative, Beth Hammond (the buyer) is now seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the nightly rental of the property in question. The sale of the property has been made contingent upon the Planning Commission approval of the Division III Special-Use Permit in question.

The current application was approved for Concept on July 20, 2015.

GENERAL DESCRIPTION:

The subject property (approximately 5.36 acres per the Assessor's information) contains an approximately 6,766 square foot, six (6) bedroom, single-family residence, located at 860 Rinehart Road, Branson, MO. The property in question is described as Tract 3 of the Duane Clavin Survey.

REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) calendar days, counting portions of days as full days.” Therefore, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom.” Therefore, the six (6) bedroom home would have a maximum occupancy of fourteen (14) people.

The property is currently served by public water via the Taney County Water District # 3 and an individual, onsite septic system. Septic Permit # 2001-0297 was issued for the residence at 860 Rinehart Road. This permit indicates that the system was permitted for a four (4) bedroom house, with 400 linear feet of lateral line and a 1,200 gallon tank. Scott Starrett, Taney County Onsite Wastewater Permitting, conducted an onsite visit to the property in question and found no sign of onsite violations or failures of the system. The staff recommends that if the application is approved that a condition be placed on the permit requiring the onsite wastewater treatment system to be repaired, replaced or a connection be made to the existing Branson municipal sewer main.

The property is currently served by an existing drive off of Rinehart Road.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of seven (7) parking spaces will be required. The residence is currently served by a 3 car garage and a large circle drive, exceeding the minimum requirements of the Development Guidance Code for parking.

The adjoining property immediately to the north is Rinehart Road, vacant property and a mobile home park. The adjoining property immediately to the south is the Hidden Meadow Subdivision. The adjoining property immediately to the east is single-family residential. The adjoining property immediately to the west is vacant, with Deer Creek Subdivision being located further to the west.

The project received a total score of -12 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of offsite nuisances, right-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility and traffic.

STAFF RECOMMENDATIONS:

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.
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Revenue and the Environmental Division of the Planning Department; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repaired or replaced said system ensuring capacity for the total number of people that may be accommodated via nightly rental or make connection to Branson municipal sewer.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. This residence shall accommodate (sleep) no more than twelve (12) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
8. The 410 Newton Road Nightly Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
9. This 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).

Missouri · Branson · 65616 · 860 Rinehart Rd

This home has a pending offer.



860 Rinehart Rd,
Branson, MO 65616
6 beds · 4.5 baths · 5,903 sqft

PENDING
\$650,000
Zestimate®: \$610,638
Est. Mortgage
\$2,431/mo

See current rates on Zillow
See your Credit Score: Get Started Now

Hard to find upscale 5 - 6 bedroom, 5 bath home on 5.36 acres right in town! Ideal equestrian property with a barn/stables and a pond. This phenomenal home was custom built by a highly respected local craftsman with gracious living spaces and upscale amenities. Hardwood floors, granite countertops, custom paint finishes, mature landscaping... The finest quality finishes at every turn.

FACTS

- Lot: 5.36 acres
- Single Family
- Built in 2002
- 38 days on Zillow
- Views: 4,098 all time views
- 1 shopper saved this home
- Cooling: Central, Other
- Price/sqft: \$110
- MLS #: 30358459

FEATURES

- Flooring: Hardwood, Tile
- Parking: Garage - Attached, 3 spaces

More

County website See data sources

LISTING AGENT



Cole Currier
★★★★★ (11)
Recent sales
(417) 334-5433

BUYER'S AGENTS NEAR YOU



Jamie Barnes
★★★★★ (1)
(660) 992-0009



Carolyn Mayhew
★★★★★ (7)
Recent sales
(417) 671-4902



Kathy & Gary Clark
★★★★★ (5)
Recent sales
(417) 317-5645

Your Name

Phone

Email

I am interested in the home pending sale at 860 Rinehart Rd, Branson, MO 65616.

I am interested in information on financing

Learn how to appear as the agent above

Similar Homes for Sale



FOR SALE
\$575,000
1 beds, 3.5 baths, 5700 sqft
277 Hidden Lane Rd, Branson, MO 65616



FOR SALE
\$424,900
6 beds, 5.5 baths, 5300 sqft
30358459



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546 7225 / 7226 • Fax: 417 546-6861
e-mail: rchris@taney.missouri.gov

08-5.0-16-000-000-041-005

TANEY COUNTY PLANNING COMMISSION
APPLICATION FOR PERMIT
DIVISION I

This application must be filled out legibly in full and signed by the property owner.

NAME OF APPLICANT: MASTERPIECE BUILDERS INC.
CITY
MAILING ADDRESS: 1830 HILL HAVEN RD & ZIP: HOLLISTER, MO 65672
911 ADDRESS CITY
of PROJECT: 160 HIDDEN LANE & ZIP: BRANSON 65616
TELEPHONE - MAIN: 417-336-3895 OTHER: _____

PROPERTY OWNER
PRINT NAME: MICHAEL COMBS
SIGNATURE: [Signature]

The following submittals must be provided with this application:

- 1. A recorded deed including any and all attachments. ✓
- 2. Taney County Regional Sewer District approval (if applicable). SD Permit # 01-297
Sewer District Permit not needed - (determined by staff) _____
- 3. Site plan showing lot lines, dimensions, location of access and structures, distance from lot lines of structure, setbacks, and easements.

In signing this application, I understand that if the information provided here is not true, my application will be revoked. I understand and agree to abide by the requirements of the Taney County Commission and the Taney County Planning Commission. I agree to all inspections on my property necessary to secure compliance with all county codes relevant to this application. The property owner is responsible for adherence to all existing private restrictions and requirements.

SIGNATURE OF APPLICANT: [Signature]
DATE OF APPLICATION: 9/26/01

Sep 21 01 08:51a

taney county planning

(417)546-6861

p. 4

THIS PORTION TO BE FILLED OUT BY APPLICANT:

Directions to Property: Bee Creek Rd. to Rhinehart Rd. Right to
Beeler Rd. Right to Hidden Lane Right to House

Description of Request: new house addition to house manufactured home
 addition to manufactured home garage carport
 other, explain

Size of Structure: 60' x 66' Size of Property: 520' x 575'

Section: 16 Township: 23 Range: 21

Name of Subdivision: HIDDEN MEADOWS

Lot Number: TRACT 3 Block/Phase Number: _____

Structure Purpose: Single Family Home

Access to Property (Road Number/Name): HIDDEN LANE off Beeler Rd.

Water Supply (Public, Private, or District): TANEY-3

Electric Supplier: Empire District White River Carroll County Electric

THIS PORTION TO BE FILLED OUT BY PLANNING STAFF:

Fire Protection District: Western Central None Other: _____

Watershed: BEE Map Location: 8-05-16

Permitting Inspector: ZR PZ Permit: # 01-395

Date Permit Issued: 9-26-01

Action Taken: _____

Computer Entry Date: 09/26/01 By: cy

FROM : ROMADA LIMITED

PHONE NO. : 4173354258

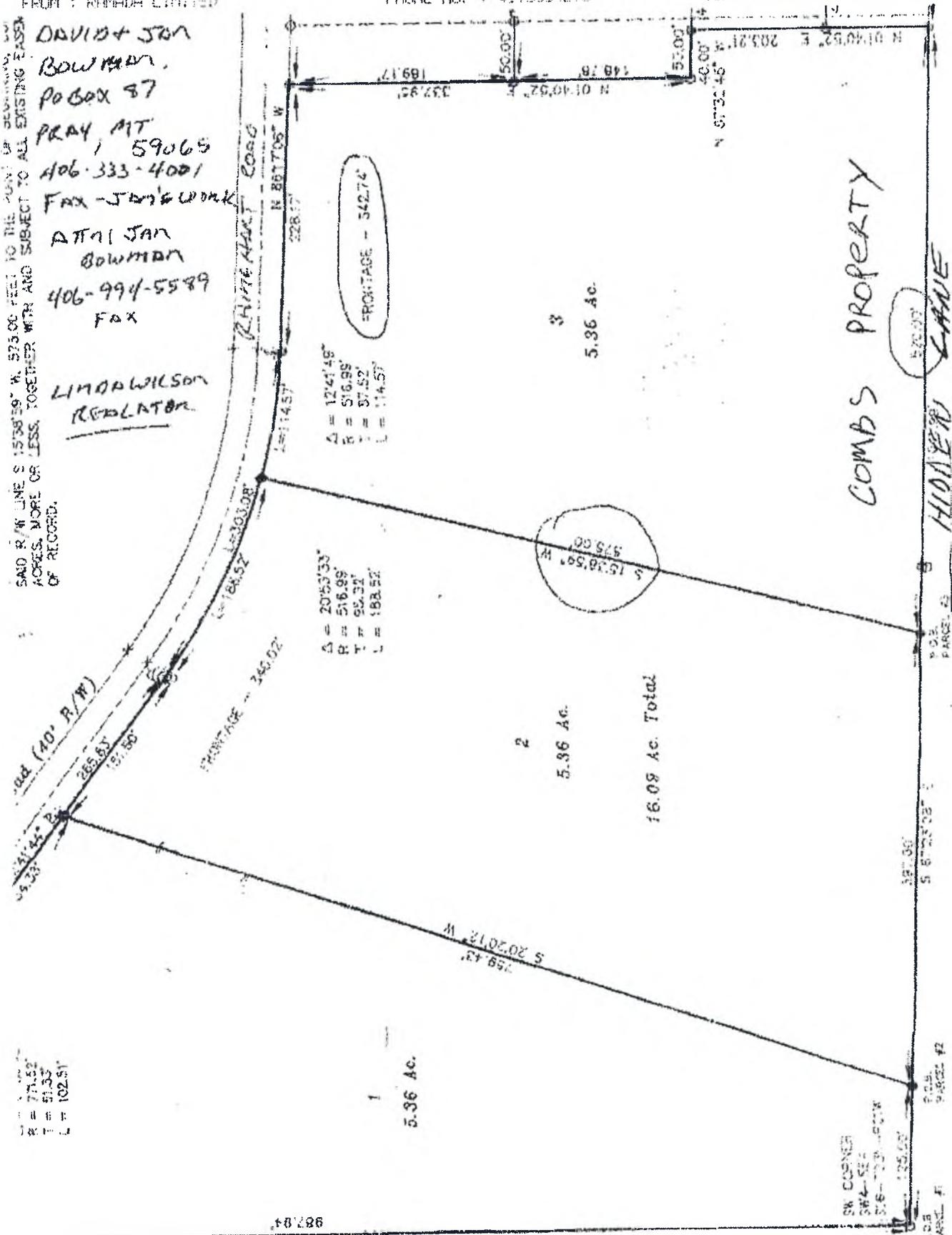
SEP. 19 2001 05:10PM FBI

DAVID + JAN
 BOWMAN,
 PO BOX 87
 PRAY, MT
 59065
 406-333-4001
 FAX - JIM WINK

ATTN: JAN
 BOWMAN
 406-994-5589
 FAX

LINDA WILSON
 REGULATOR

SAND R/W LINE S 15°38'59" W 573.00 FEET TO THE CURVE OR BEGINNING OF CURVE. ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASES OF RECORD.



987.04

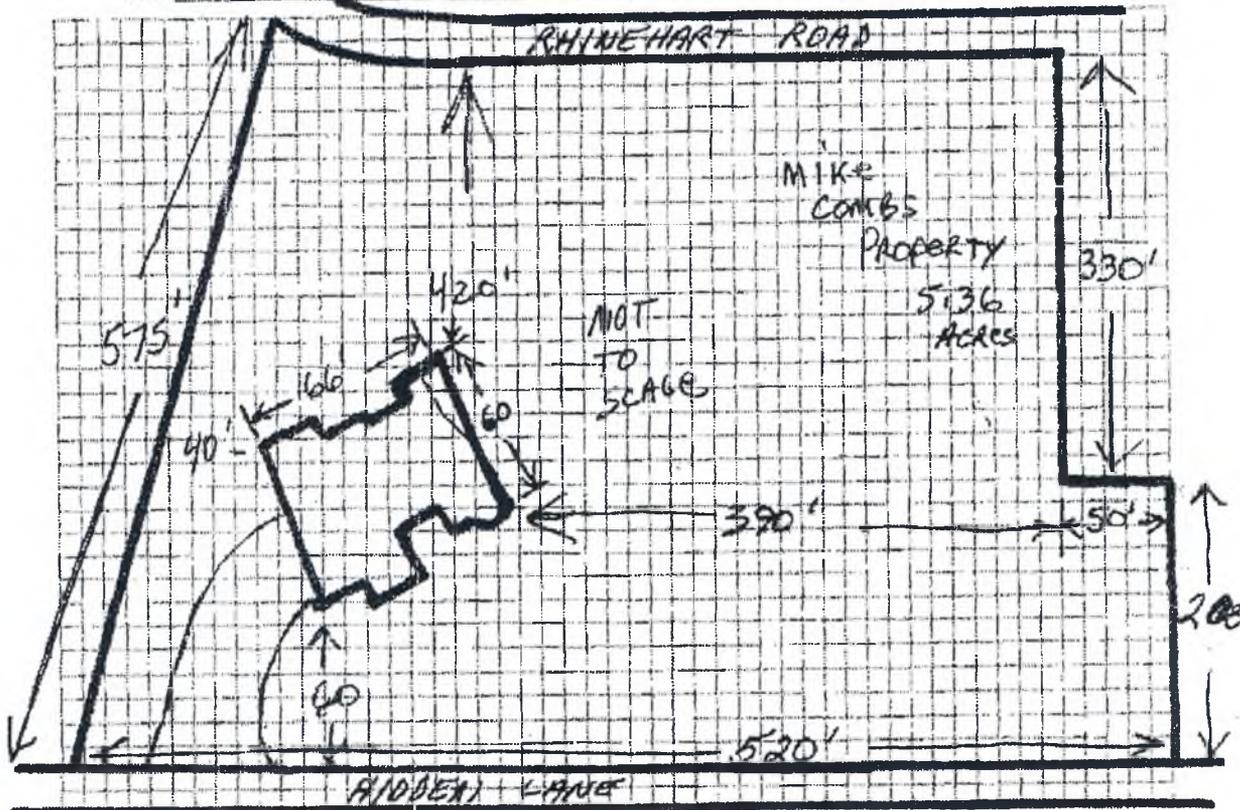
SW CORNER
 384-384
 384-384
 384-384

P.B.
 9 PARCEL #2
 P.B.
 9 PARCEL #2

SITE PLAN

NAME OF APPLICANT: MASTERPIECE BUILDERS INC.

Please sketch your property lot lines with dimensions, show location of roads and access to property, location of all structures (indicate existing), show all easements, and indicate distances from proposed structure to all of your property lines.



Details: ALL MEASUREMENTS ARE FROM THE REQUESTED STRUCTURE TO YOUR PROPERTY LINES.

My structure will face HIDDEN LANE
(Name of private or county road or highway)

<u>40</u> Feet front setback.	<u>40</u> Feet side setback <i>Left</i>
<u>420</u> Feet rear setback.	<u>390</u> Feet side setback <i>Right</i>

FROM : PANADA LIMITED

PHONE NO. : 4173354258

Sep. 19 2001 05:10PM F00

WARRANTY DEED
(Standard)

THIS INDENTURE, made on the 15th day of October, A.D. 2000, by and between **DAVID KENT BOWMAN AND JANICE BOWMAN, Husband and Wife**, of the County of Park and State of Montana, parties of the first part, and **MICHAEL COMBS AND SANDRA L. COMBS, Husband and Wife**, of the County of Taney and State of Missouri, parties of the second part.

Grantee Mailing Address: 230 Country Bluff Dr., Branson, Missouri 65616

WITNESSETH, That said parties of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLARS, and other good and valuable consideration, to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the second part, their heirs and assigns, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of TANEY and State of Missouri, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the second party, and unto their heirs and assigns forever, the said parties of the first part hereby covenanting that they are lawfully seized of an indefensible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the premises are free and clear of any incumbrances done or suffered by them or those under whom they claim(s); and that they will WARRANT AND DEFEND the title to the said premises unto the said parties of the second part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s), this the day and year first above written.

David Kent Bowman Janice Bowman
David Kent Bowman Janice Bowman

ACKNOWLEDGMENT
(Husband and Wife)

STATE OF MONTANA)
County of Park) ss

On this 15th day of October, A.D. 2000, before me personally appeared, DAVID KENT BOWMAN AND JANICE BOWMAN his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

[Signature]
Notary Public County of Park
My Commission expires Oct. 15, 2002

FROM : ROMADA LIMITED

PHONE NO. : 4173354250

Sep. 19 2001 05:11PM P03

File No. 48173-00

EXHIBIT "A"

A Parcel of land situated in the SW1/4 of the SE1/4 of Section 16, Township 23 North, Range 21 West, Taney County, Missouri, being more particularly described as follows:

Commencing at an existing rebar at the Southwest corner of the SW1/4 of the SE1/4 of said Section 16, thence South 87° 23' 08" East along the South line of said SW1/4 of the SE1/4 522.00 feet to a set rebar at the Point of Beginning, thence continue South 87° 23' 08" East along said South line, 520.00 feet to an existing rebar, thence leave said South line North 01° 40' 52" East, 203.21 feet to an existing rebar, thence North 87° 32' 45" West, 40.00 feet to an existing rebar, thence North 01° 40' 52" East, 337.95 feet to an existing rebar on the Southerly R/W line of an existing forty (40') foot-wide roadway (Rinehart Road), thence North 86° 17' 06" West along said R/W line, 228.17 feet, thence along a segment of a curve right having a radius of 516.99 feet, a distance of 114.57 feet to a set rebar, thence leave said R/W line South 15° 38' 59" West, 575.00 feet to the Point of Beginning, containing 5.36 acres more or less.

Together with and reserving unto the grantors the following water line easement:

A Water line Easement of varying widths being more particularly described as commencing at the Southwest corner of Lot 10 of EAST VIEW SUBDIVISION, per the recorded Plat thereof in Plat Book 7 at Page 27, Taney County Recorder of Deeds Office, thence North 87° 32' 45" West, 90.00 feet to an existing rebar, thence North 01° 40' 52" East, 138.80 feet to the Point of Beginning, thence continue North 01° 40' 52" East 199.65 feet to a Point on the Southerly R/W line of a Forty (40.0) foot-wide roadway (Rinehart Road), thence along said R/W line North 86° 17' 06" West, 228.17 feet, thence along a curve right having a radius of 516.99 feet, a distance of 303.08 feet, thence North 52° 41' 44" West, 151.50 feet, thence leave said R/W line South 20° 20' 12" West, 15.68 feet, thence South 52° 41' 44" East, 146.92 feet, thence along a curve left having a radius of 531.99 feet, a distance of 311.88 feet, thence South 86° 17' 06" East, 218.69 feet, thence South 01° 40' 52" West, 184.99 feet, thence South 88° 19' 08" East, 10.00 feet to the Point of Beginning.

MASTERPIECE BUILDERS, INC.

60466514

Taney County Planning Commission

160

HIDDEN LA.

DIVISION I 9-26-01

16-23-21

Permit #

01 - 395

TANEY COUNTY REGIONAL SEWER DISTRICT

SEWER SERVICE APPLICATION

(MUST BE VISITED BY THE DISTRICT ENGINEER AT THE CONSTRUCTION SITE)

NEW INSTALLATION / SOIL EVALUATION REQUIRED HOOK TO EXISTING

HOOK TO CENTRAL ** (See disclaimer below) OPEN & REPAIR ** (Note work to be done)

PROPERTY OWNER'S NAME Michael & Sandra Combs
ADDRESS 230 Country Bluff Dr Branson MO 65616
City State Zip
PHONE (417) 336-3895 (Please include area Code)

APPLICANT'S NAME MICHAEL COMBS PHONE 336-3895
WORKING ADDRESS 230 COUNTRY BLUFF DR, BRANSON, MO 65616

PROPERTY (911 ADDRESS) 160 Hidden Grove 860 Rene Hart RD
LOT 3 BLOCK
HIDDEN MEADOW STATE HWY. ACCESS

LEGAL DESCRIPTION
SECTION 16 TOWNSHIP 23 RANGE 21
TRACT SIZE (SQ. FT. OR ACRES) 5.36 Ac
TYPE OF STRUCTURE (i.e., Frame, Mobile, Etc.) Frame
SIZE OF STRUCTURE 60x60 # OF BEDROOMS 4

UTILITIES
WATER SUPPLY: DISTRICT # 3 PRIVATE SUBDIVISION
(If Private, please specify with sketch)

ELECTRIC COMPANY: WHITE RIVER EMPEROR ENERGY CENTER

SEWER SYSTEM: SEPTIC CENTRAL OTHER
INSTALLER'S NAME: Mike Wasson

PLEASE READ BEFORE SIGNING
In signing this application, I understand that if the information provided herein is not true, my permit will be revoked. I understand that the Taney County Regional Sewer District. The Taney County Regional Sewer District assumes no liability for the design, installation, or performance of any sewer system. I agree to all inspections on my property deemed necessary to secure compliance with this application.
*DISCLAIMER FOR HOOKING TO EXISTING SEWER SYSTEM: I understand that when hooking to an existing system, the property owner is solely responsible for installing a new connection to Code should the existing system fail at anytime before Central Sewer has to hook onto.
SIGNATURE OF PROPERTY OWNER [Signature] 9/25/01
DATE

SKETCH SITE PLAN

DRAWN BY Mike Wasson (INSTALLER) FOR Mike & Sandy Combs (HOMEOWNER)



DESIGN DETAILS (fill in the blanks)

40' Ft. of 4" SCH 40 or SDR 35 between house and tank

10' Ft. of 4" SCH 40 past excavation hole

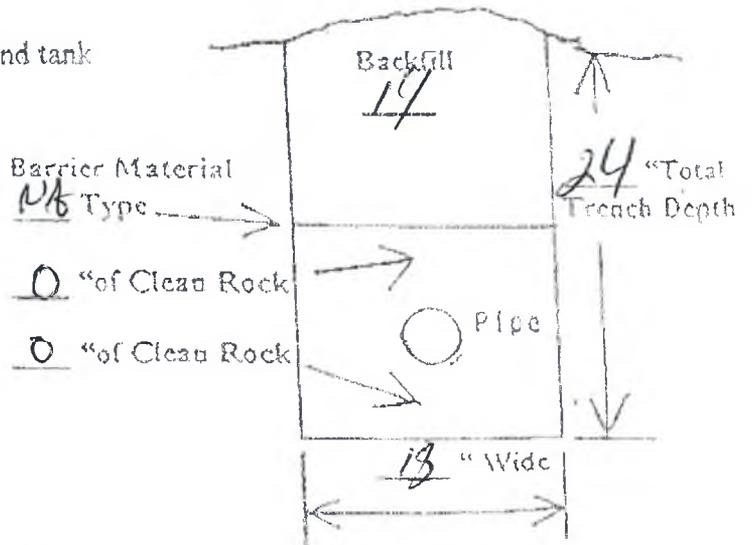
1200 Gallon concrete septic tank

Just Concrete Type or manufacturer of tank

12 % of slope in lateral field

100 Ft. Setback to property line

 Ft. setback to well

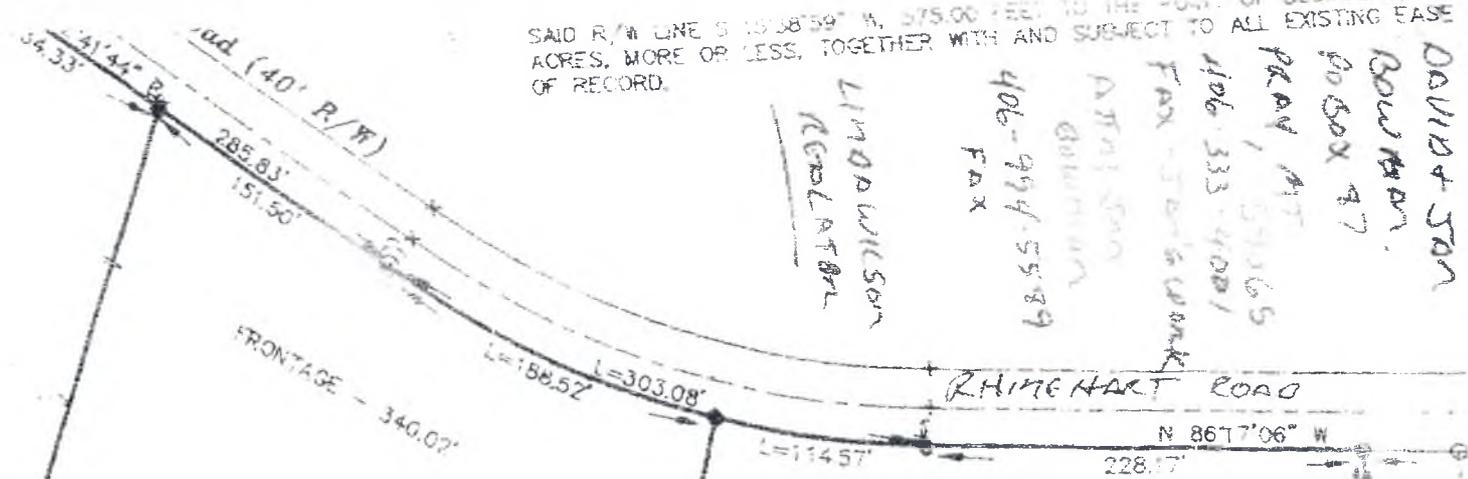


R = 771.52'
 T = 51.33'
 C = 102.51'

SAID R/W LINE S 15°38'59" W, 575.00 FEET TO THE CENTER OF SECTION 23
 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASE
 OF RECORD.

DAVID + JAN
 BOWMAN
 PO BOX 47
 PRAY MT
 106-333-4001
 FAX 506-333-4001
 ATRIUM
 DOWNMAN
 406-994-5589
 FAX

LINDA WILSON
 REGULATOR



NORTH
 ↑

Δ = 20°53'33"
 R = 516.99'
 T = 95.32'
 C = 188.52'

Δ = 12°41'49"
 R = 516.99'
 T = 57.52'
 C = 14.57'

FRONTAGE - 342.74'

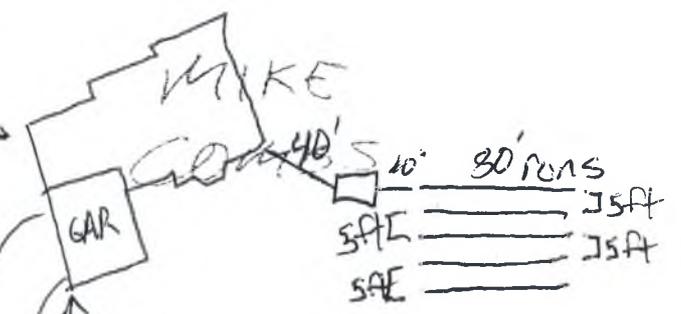
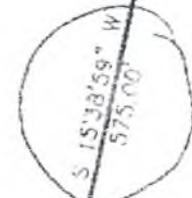
4-BEDROOM
 4 1/2 BATHS

2
 5.36 Ac.

3
 5.36 Ac.

16.09 Ac. Total

surface
 Drainage
 ↓



SW CORNER
 SW - SE4
 016-123-1-021W
 125.00'

C.B. PARCEL #1
 P.O.S. PARCEL #2

160 HIDDEN LAND

11011025 E 263.3

ALL FACTORS WITH AN US OR PS RATING HAVE A POTENTIAL REQUIREMENT (DETERMINED BY LOCAL AGENCY) EVEN IF A SPECIFIC RECOMMENDATION IS NOT LISTED HERE.

SITE: S16, T23, R21

DATE: 21 SEP 01

LIST ALL FACTORS RATED US OR PS

RECOMMENDATIONS FOR MEETING PROVISIONAL REQUIREMENTS

II-8

TRENCHES SHOULD NOT BE DUG WHEN SOIL IS WET TO PREVENT SEALING OF TRENCH SURFACE.

IV-US

RECOMMENDED TRENCH DEPTH: _____ INCHES.

THIS SITE IS UNSUITABLE FOR A CONVENTIONAL SYSTEM DUE TO SHALLOW DEPTH TO BEDROCK. AN ALTERNATIVE SYSTEM IS NEEDED. ~~THE~~ OPTIONS MAY INCLUDE A SAND FILTERED SYSTEM, A RECIRCULATING SYSTEM, ~~OR~~ PLACING A CONVENTIONAL SYSTEM IN AT LEAST 4 FEET OF LOAMY (OR NON-CLAYEY) FILL, OR OTHER ~~AN~~ ALTERNATIVE SYSTEM APPROVED BY THE COUNTY AUTHORITY

- 1 -- LOWER CLAYEY HORIZONS WILL HAVE SIGNIFICANTLY SLOWER PERMEABILITY AND POORER AERATION UNDER ABSORPTION FIELD CONDITIONS. THEREFORE THE TRENCHES SHOULD BE KEPT AS SHALLOW AS POSSIBLE DUE TO THE _____ HORIZON AT _____ INCHES.
- 2 -- AN INTERCEPTOR DRAIN IS NEEDED UPSLOPE FROM THE SOIL ABSORPTION SYSTEM TO REMOVE EXCESS WATER MOVING Laterally THROUGH THE SOIL DURING WET PERIODS. INTERCEPTOR DRAIN SHOULD BE AT A MINIMUM DEPTH OF _____ INCHES FOR A (____ CURTAIN), (____ VERTICAL) DRAIN.
- 3 -- SURFACE WATER FLOW (FROM DRAINAGEWAY _____; FROM UPSLOPE _____) NEEDS TO BE DIVERTED AWAY FROM ABSORPTION FIELD.
- 4 -- SHALLOW PLACEMENT OF TRENCHES (12-INCH DEPTH) IS NEEDED.
- 5 -- DUE TO HIGHLY PERMEABLE HORIZONS AND/OR THE SLOPE, IT IS PREFERABLE NOT TO UTILIZE SERIAL OR DROP BOX SYSTEMS.

GENERAL RECOMMENDATIONS:

- 1 -- THE ABSORPTION FIELD SHOULD BE PLACED OVER AS WIDE AN AREA OF THE LANDSCAPE AS POSSIBLE.
- 2 -- DRAINAGE WATER FROM HOUSE GUTTERING AND/OR SUBSURFACE FOUNDATION DRAIN SHOULD BE DIVERTED AWAY FROM ABSORPTION FIELD.

REQUIREMENTS AND RECOMMENDATIONS PROVIDED DO NOT GIVE ANY GUARANTEE THAT THE ABSORPTION FIELD SYSTEM WILL FUNCTION PROPERLY. THEY ARE PROVIDED SOLELY TO ASSIST IN MEETING THE SPECIFICATIONS OF 10 CSR 20-8.021 AS MODIFIED AND APPROVED BY LOCAL AGENCIES.

THE SITE EVALUATOR MAKES NO CLAIM OR GUARANTEE REGARDING THE FUNCTIONING OF ANY SYSTEM ON ANY SITE.



Rising and road

MICHAEL COMBS

Taney County Regional Sewer District

1,250 GA. CONCRETE TANK, 300' SB210"
IMPORTED SOIL TO 4' DEPTH FOR
ENTIRE FIELD

PERMIT

01-297

160 HIDDEN LANE



Hammond Nightly Rental		Permit#:	15-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
SOIL LIMITATIONS		n/a=	x		
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=	x		
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	-1	-5
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE n/a=	x			
lot coverage compatible with surrounding areas	0	1		
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
BUILDING BULK AND SCALE n/a=	x			
bulk / scale less than or equivalent to surrounding areas	0	3		
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
BUILDING MATERIALS n/a=	x			
proposed materials equivalent to existing surrounding structures	0	2		
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment or vents	2	1		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x		
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
RIGHT TO FARM	n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE	n/a=	x		
no viable impact on existing industrial uses by residential development	0	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
DIVERSIFICATION	n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY	n/a=	x		
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS	n/a=	x		
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERNS	n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3		
some clustering and sharing patterns with good separation of facilities	1			
some clustering and sharing patterns with minimal separation of facilities	0			
clustered development with no appreciable sharing of facilities	-1			
unclustered development with no sharing or ability to share facilities	-2			

Hammond Nightly Rental		Permit#:	15-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-1	-5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-1	-5
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

Hammond Nightly Rental		Permit#:	15-16		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer			2		
separation of pedestrian walkways from roadways by open land buffer			1	2	
pedestrian walkways abut roadways with no buffering / protection			0		
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails			2		
bicycle lanes shared with pedestrian walkways but separated by markings / signs			1	1	
no designated bike-ways			0		
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure			2		
all utilities traverse development underground but may be above ground from easement			1		
utilities above ground but / over designated easements			0	4	2
utilities above ground and not within specific easements			-1		8
no specific management of utilities			-2		
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2		
residential developments (>25 units) offer >10% but <25% open recreational space			1	2	
recreational area provided, but highly limited and not provided as open space			0		
no designated recreational space provided, but open space available			-1		
no open recreational space provided			-2		
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided			0		
weekly service reportedly available but not documented			-1	5	-1
centralized, on-site trash collection receptacles available			-2		-5
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure			0		
services available but not a requirement documented in covenants			-1	5	
not applicable / no pick-up service provided			-2		

Total Weighted Score= -12

Maximum Possible Score= 29

Actual Score as Percent of Maximum= -41.4%

Number of Negative Scores= 6

Negative Scores as % of All Applicable Scores= 54.5%

Scoring Performed by:

Bob Atchley

Date:

July 27, 2015

Project: **Hammond Nightly Rental**

Permit#: **15-16**

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances right-of-way/roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley*

Date: *July 27, 2015*

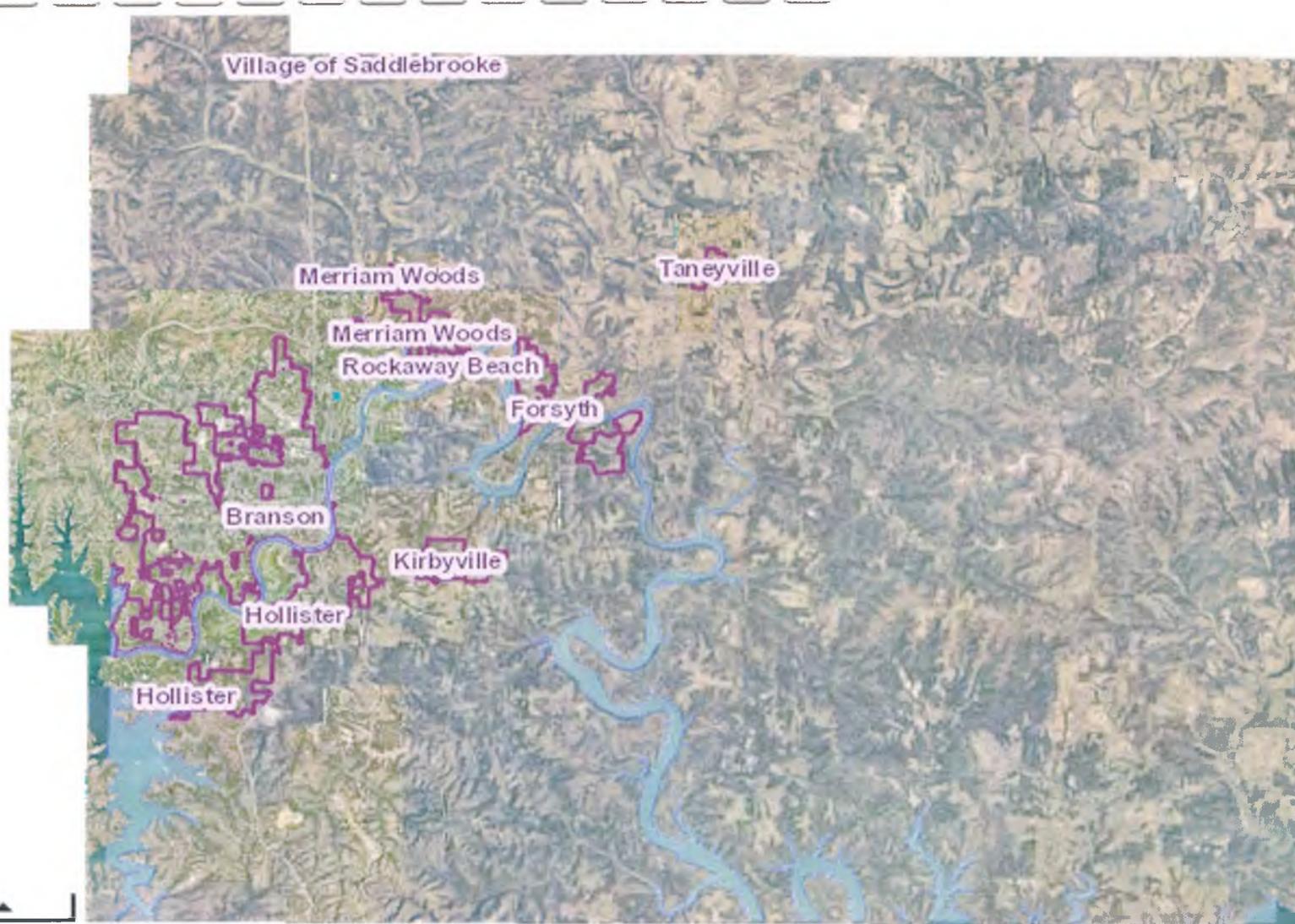
Project: Hammond Nightly Rental

Permit: 15-16

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	-12	-41.4%	6	54.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-20	4	66.7%
sewage disposal	10	0		
off-site nuisances	0	-5		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-5		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4		
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	6		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	0	-2		
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley*
 Date: *July 27, 2015*



**Hammond Nightly Rental
860 Rinehart Road, Branson, MO
Division III Permit 2015-0016
Taney County GIS - Beacon**



Village of Saddlebrooke

Meriam Woods

Taneyville

Bull Creek Meriam Woods

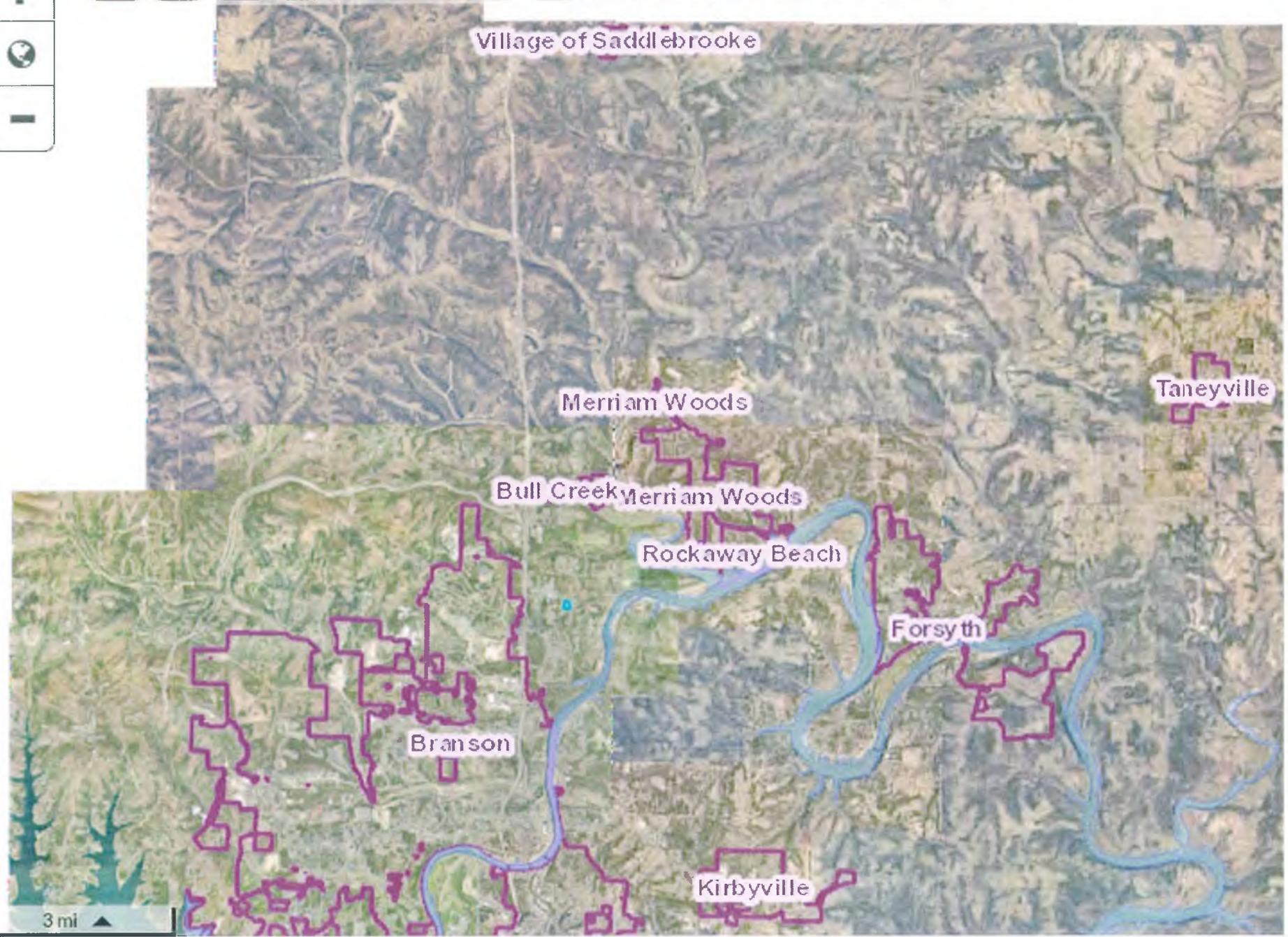
Rockaway Beach

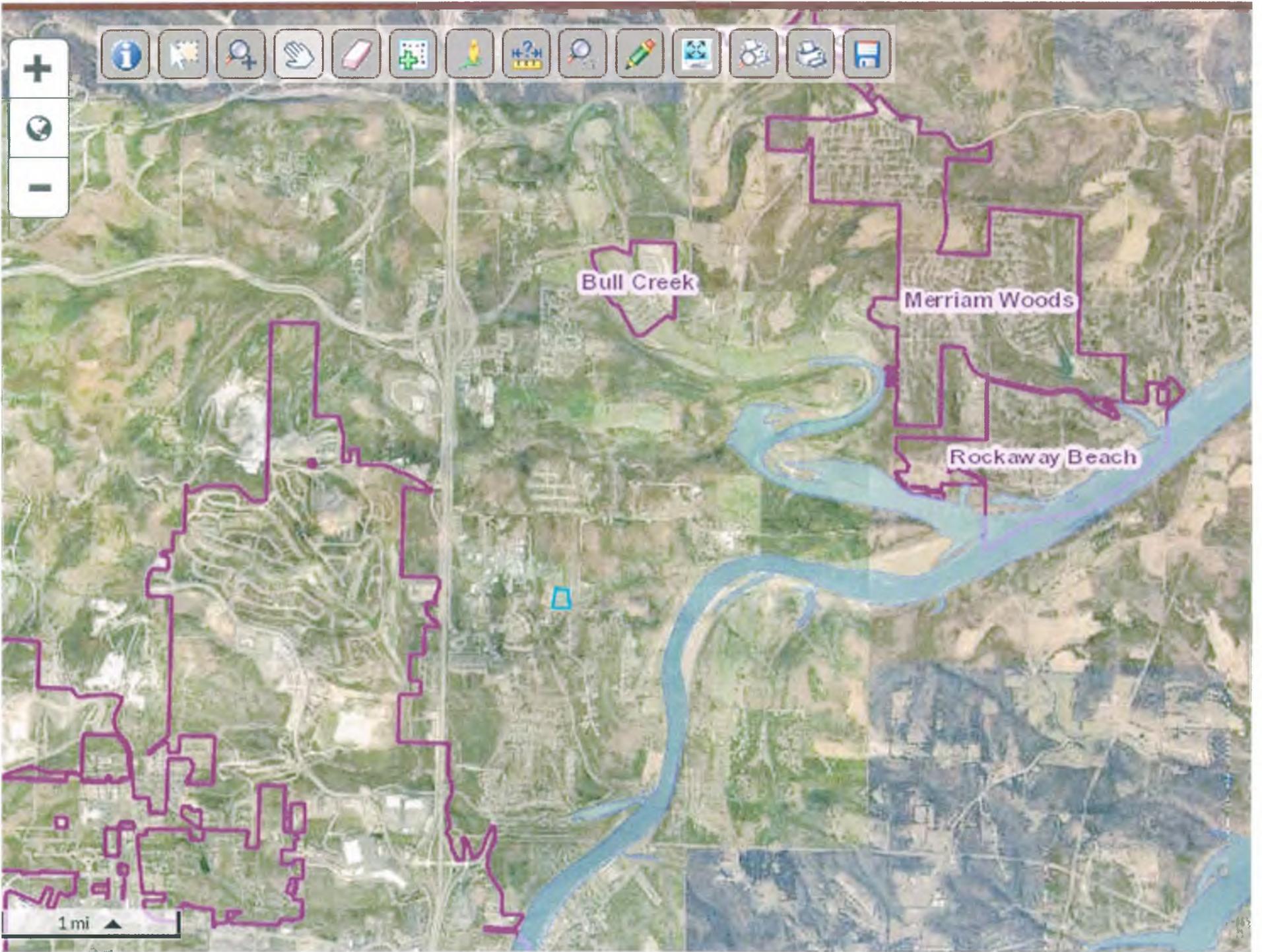
Forsyth

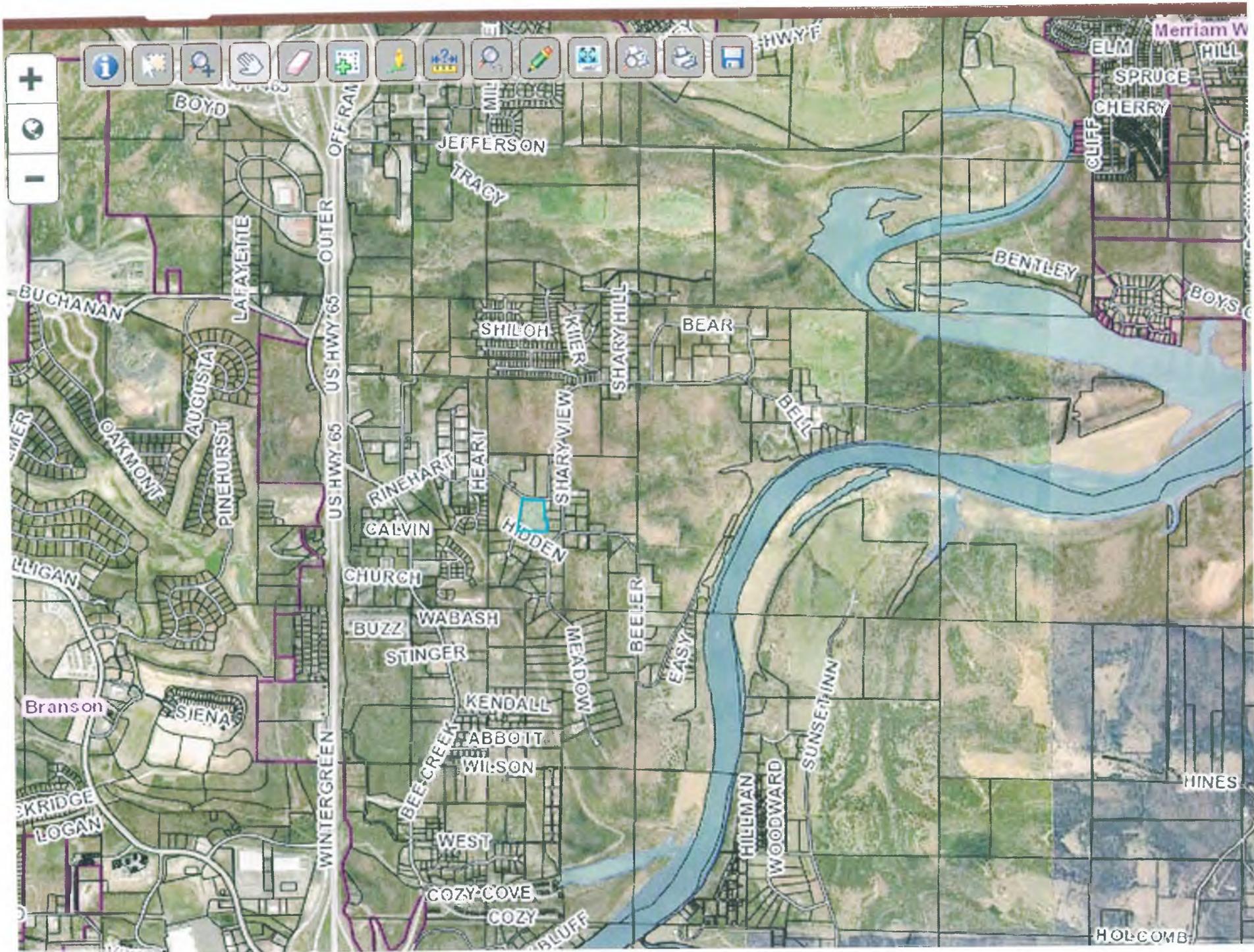
Branson

Kirbyville

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A toolbar containing various map interaction icons such as pan, zoom, and search.

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**Hammond Nightly Rental
860 Rinehart Road, Branson, MO
Division III Permit 2015-0016
Pictometry – View from the North**



**Hammond Nightly Rental
860 Rinehart Road, Branson, MO
Division III Permit 2015-0016
Pictometry – View from the South**



**Hammond
Nightly Rental**

**860 Rinehart
Road, Branson,
MO**

**Division III
Permit 2015-
0016**

**Pictometry –
View from the
East**



**Hammond Nightly Rental
860 Rinehart Road, Branson, MO
Division III Permit 2015-0016
Pictometry – View from the West**



PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change

Under the Division III Process

Applicant: Beth Hammond

Proposed Development: Nightly
Rental

Property Location: 860 Rinehart
Rd.

Hearing Location: Taney County Courthouse **07/27/2015 15:13**

Time: 6:00 PM Date: 8-10-15

Phone: 417-546-7225







NOTICE OF PUBLIC HEARING
THE TANEY COUNTY PLANNING COMMISSION
Will Hold A Public Hearing Regarding The
Following Proposed Zoning Change
Location: 10000 N. Highway 100
Proposed By: *Beth Humphreys*
Project Name: *R&B*
Project Address: *10000 N. Highway 100*
Project Description: *10000 N. Highway 100*
Date: 10/10/10
Time: 10:00 AM













TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: August 10, 2015

CASE NUMBER: 2015-0017

PROJECT: The Dollar General Store

APPLICANT / CURRENT OWNER: Robert & Pamela Hayball

REPRESENTATIVE: DG Partners, LLC
Aaron Hargrave – Anderson Engineering
Company

LOCATION: The subject property is located at 13181 East State Highway 76, Forsyth, MO; Swan Township; Section 25, Township 24, Range 20.

REQUEST: The representative, DG Partners, LLC is requesting approval of a Division III Permit allowing for the construction of an approximately 9,100 square foot metal building which will serve as a new location for the Dollar General Store.

BACKGROUND and SITE HISTORY:

The subject property is a +/- 7.25 acre (per the Assessor's Information) meets & bounds described tract of land, located at 13181 East State Highway 76, Forsyth, MO. The property contains a residence that appears to have burnt and also a vacant, metal, commercial building.

On August 21, 1995 the Planning Commission issued Division III Permit # 1995-0036 for the property in question, located at 13181 East State Highway 76, authorizing the construction of Teddy's Trinkets and Antique Shop. The business appears to have been vacant for a number of years.

On April 17, 2006 the Planning Commission issued Division III Permit # 2006-0021 for the property in question, located at 13181 East State Highway 76, authorizing the construction of a ready mix concrete plant. However, the ready mix concrete plant was never developed.

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a 9,100 square foot building which will serve as a new location for the Dollar General Store.

The current application was approved for Concept on July 20, 2015.

GENERAL DESCRIPTION:

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a 9,100 square foot building which will serve as a new location for the Dollar General Store. Upon approval of the Division III Permit the representative will seek to subdivide the 7.25 acre tract of land into two lots (Lot 1 +/- 5.25 acres and Lot 2 +/- 2.00 acres) via an administrative minor subdivision application.

REVIEW:

Per the submitted site plan, the Dollar General Store will be served by a single commercial driveway. The drive will be located near the location of the existing southern driveway which already accesses the property. The driveway will be required to be built in compliance with Missouri Department of Transportation (MoDOT) requirements. This entrance is indicated on the site plan with a single entrance and both right and left turn lanes within the exit.

The property in question will be served by an onsite waste water treatment system, which will be permitted via Scott Starrett, On-Site Wastewater Permitting, in conjunction with the Missouri Department of Health and Senior Services

Due to the addition of a large amount of impervious surface (a fairly high percentage of the site will either be buildings or asphalt paved parking lots and driveways) a stormwater management plan will be required. Stormwater detention may be required.

The adjoining property immediately to the north is a church, with light residential being located further to the north. The adjoining property immediately to the south is predominantly commercial. The adjoining property immediately to the east is State Highway 76 and commercial. The adjoining property immediately to the west is vacant and light residential.

Per the provisions of the Development Guidance Code buffering would not be required between this use and other existing commercial or industrial uses. Due to the topographic limitations of the site the representative will likely leave the western most portion of the property undisturbed.

The project received a score of 9 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of emergency water supply and solid waste disposal service, use compatibility, utilities and traffic.

SUMMARY:

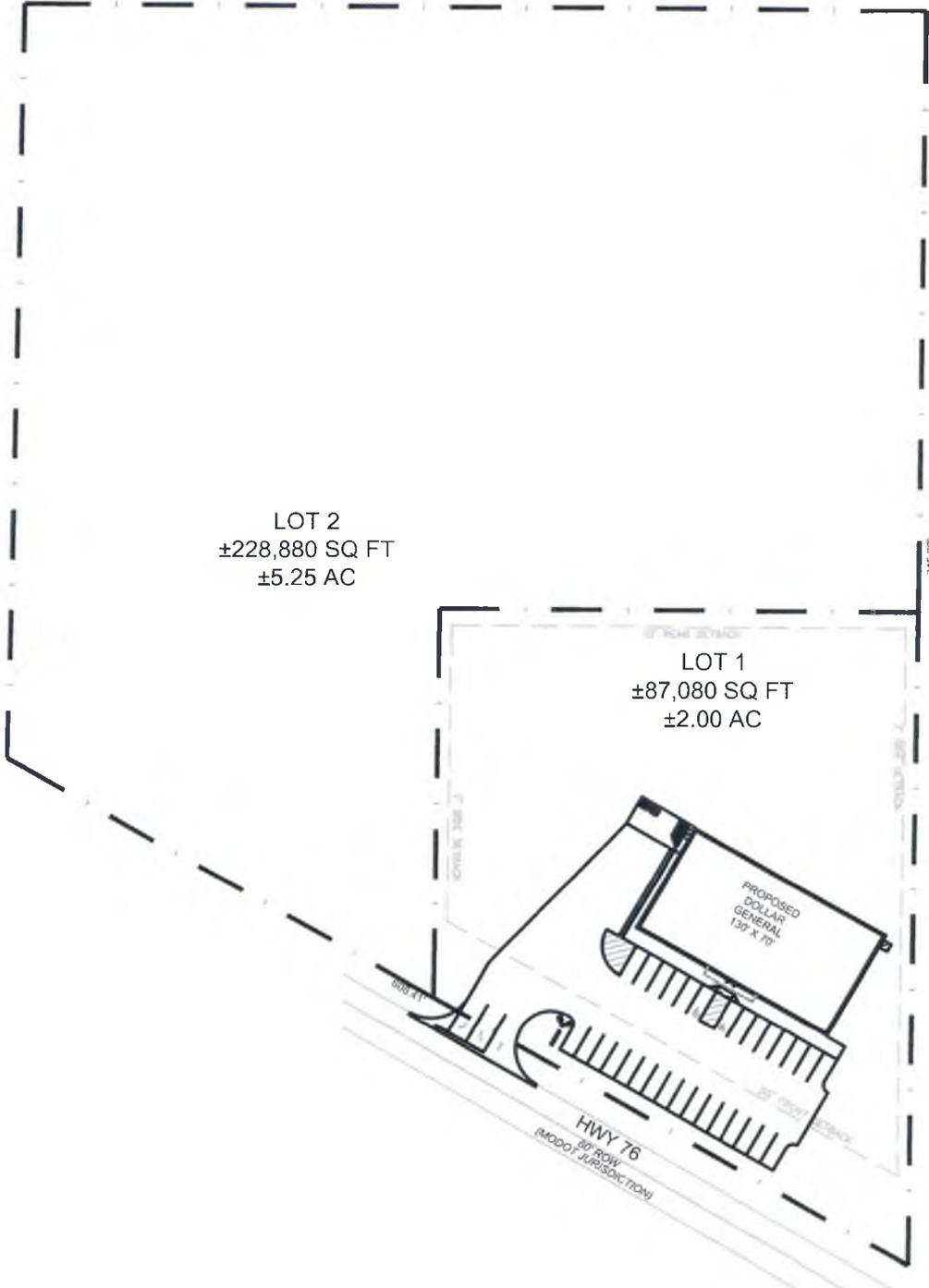
If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management (Appendix B Item 3).
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Central Taney County Fire Protection District, the Missouri Department of Natural Resources (MoDNR), the On-Site Wastewater Permitting Division of the Planning Department and the Missouri Department of Transportation (MoDOT) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. This decision is subject to all existing easements.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Central Taney County Fire Protection District to the Taney County Planning Department Office.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

PRELIMINARY SITE PLAN

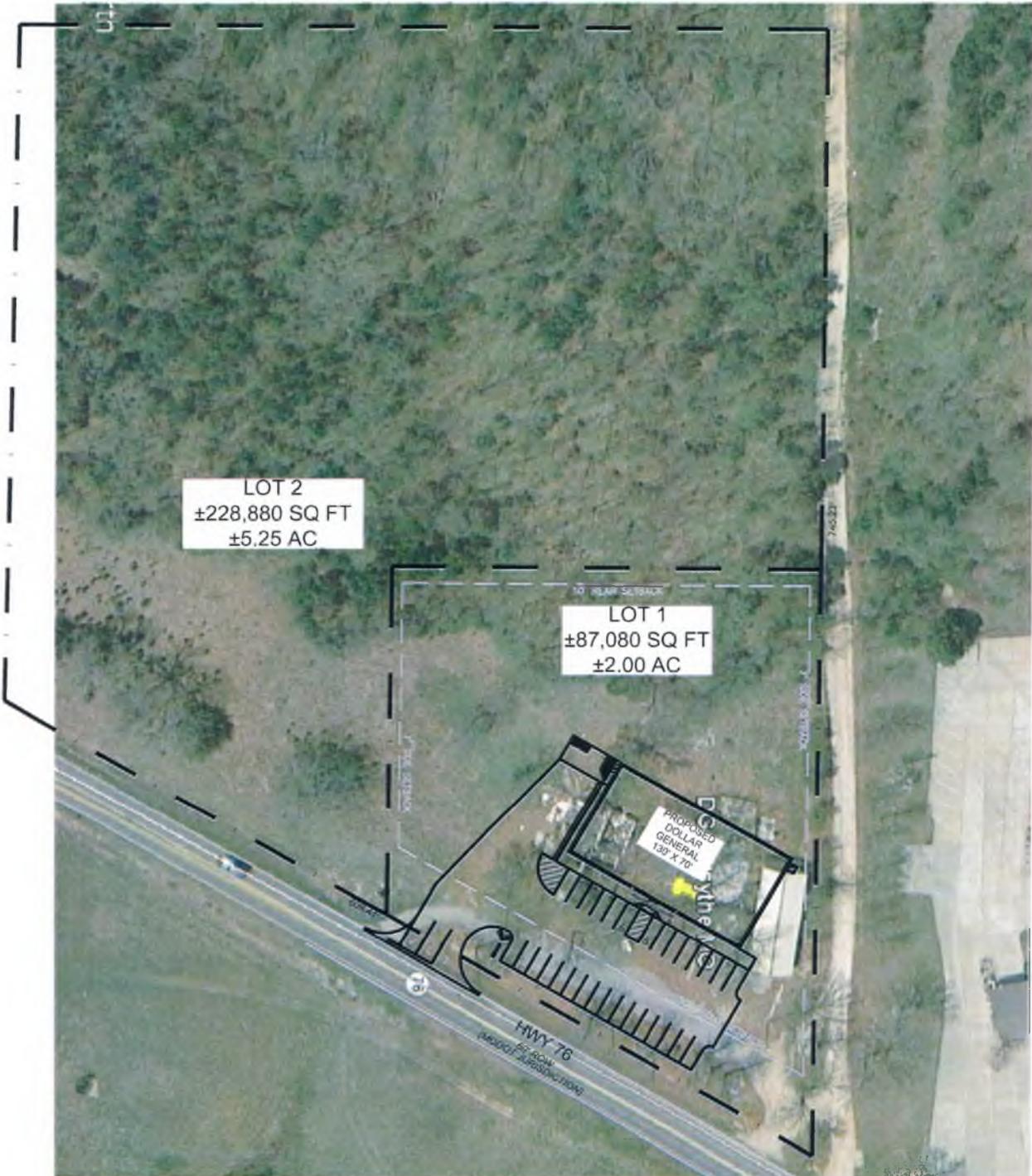
CITY, STATE - STREET:
 FORSYTH, MO - HWY 76, N OF HWY 160

PROTOTYPE:	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,100 / 7,302	COMPANY: DG PARTNERS, LLC	COMPANY: ANDERSON ENGINEERING, INC	03/24/15
ACREAGE: 2.00± AC	NAME: BOB CISSELL	NAME: AARON HARGRAVE	
PARKING SPACES: 30	PHONE #: (636) 970-0330	PHONE #: (417) 866-2741	



SCALE: 1" = 60'

PRELIMINARY SITE PLAN		CITY, STATE - STREET: FORSYTH, MO - HWY 76, N OF HWY 160	
PROTOTYPE:	C	DEVELOPER	DESIGNER
BLDG/SALES SF:	9,100 / 7,302	COMPANY: DG PARTNERS, LLC	COMPANY: ANDERSON ENGINEERING, INC.
ACREAGE:	2.00± AC	NAME: BOB CISSELL	NAME: AARON HARGRAVE
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		DATE: 03/24/15	



SCALE: 1" = 60'

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
 FORSYTH, MO - HWY 76, N OF HWY 160

PROTOTYPE:	DEVELOPER	DESIGNER	DATE:
c	DG PARTNERS, LLC	ANDERSON ENGINEERING, INC.	03/24/15
BLDG/SALES SF: 9,100 / 7,302	COMPANY: DG PARTNERS, LLC	COMPANY: ANDERSON ENGINEERING, INC.	
ACREAGE: 2.00± AC	NAME: BOB CISSELL	NAME: AARON HARGRAVE	
PARKING SPACES: 30	PHONE #: (636) 970-0330	PHONE #: (417) 866-2741	



SCALE: 1" = 60'

Dollar General Store		Permit#:	15-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	1	5
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE		n/a=			
on-site stormwater retention and absorption with engineered plans		2	4	2	8
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS		n/a=			
no adverse impact to any designated critical area		2	3	2	6
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues		2	4	0	0
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x			
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS	n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)		0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM	n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	x			
no viable impact on existing industrial uses by residential development		0	2		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

Dollar General Store		Permit#:	15-17		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Division III Relative Policy Scoring Sheet: Eastern Taney County	Performance Value	Importance Factor	Score	Section Score
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Open-Space Density				
USABLE OPEN SPACE	n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2	
residential developments (>25 units) offer >10% but <25% open recreational space		1		
recreational area provided, but highly limited and not provided as open space		0		
no designated recreational space provided, but open space available		-1		
no open recreational space provided		-2		
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
weekly service reportedly available but not documented		-1		
centralized, on-site trash collection receptacles available		-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5	
services available but not a requirement documented in covenants		-1		
not applicable / no pick-up service provided		-2		

Total Weighted Score= 9
Maximum Possible Score= 59
Actual Score as Percent of Maximum= 15.3%
Number of Negative Scores= 5
Negative Scores as % of Total Score= 14.3%

Scoring Performed by:	Date:
<i>Bob Atchley / Bonita Kisse</i>	<i>July 27, 2015</i>

Project: **Dollar General Store**

Permit#: **15-17**

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *July 27, 2015*

Eastern District Relative Policies: Division III Permit

Project: **Dollar General Store**

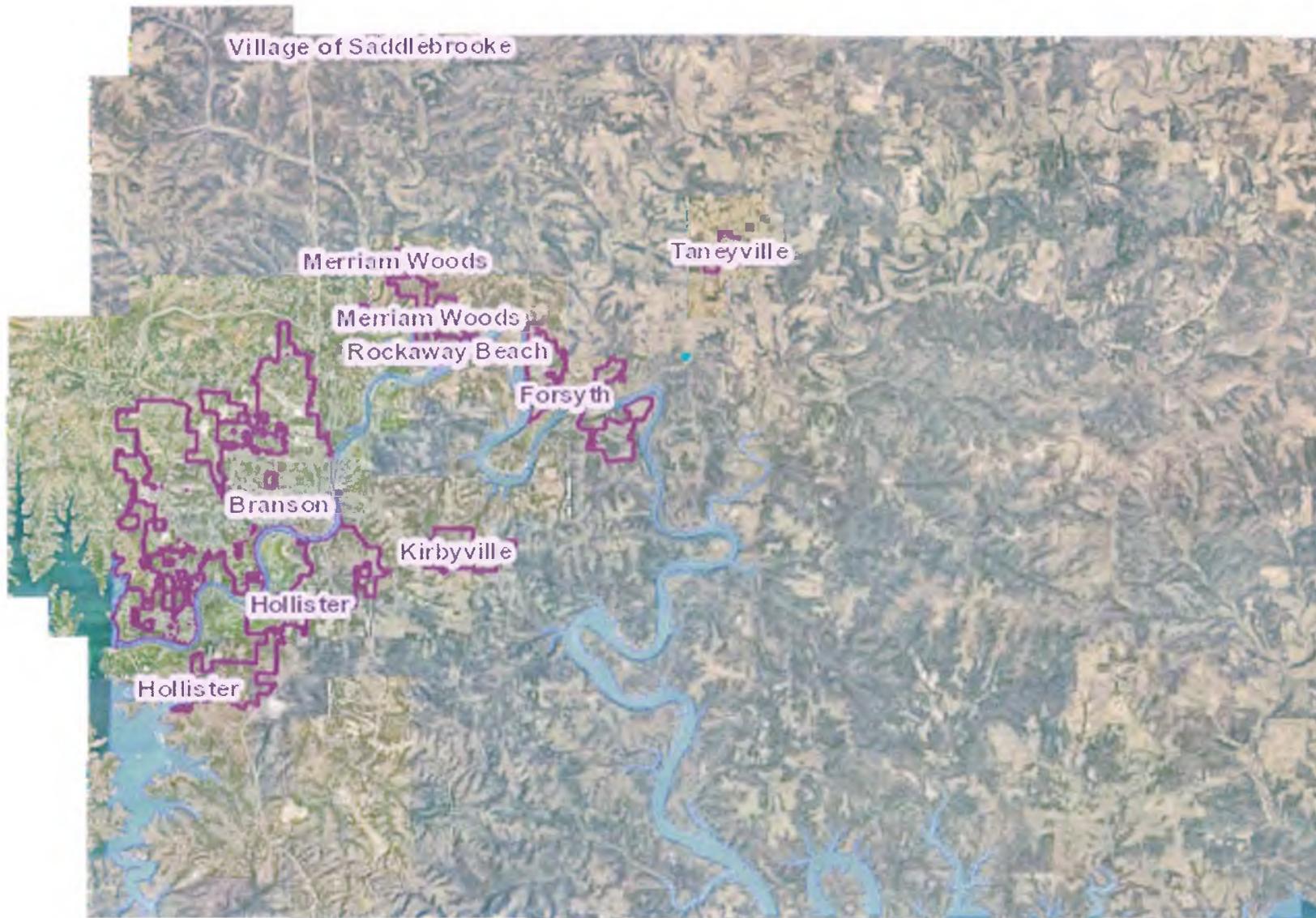
Permit: **15-17**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	9	15.3%	5	33.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	2	50.0%
sewage disposal	10	5		
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	4	2	28.6%
stormwater drainage	8	8		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	12		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

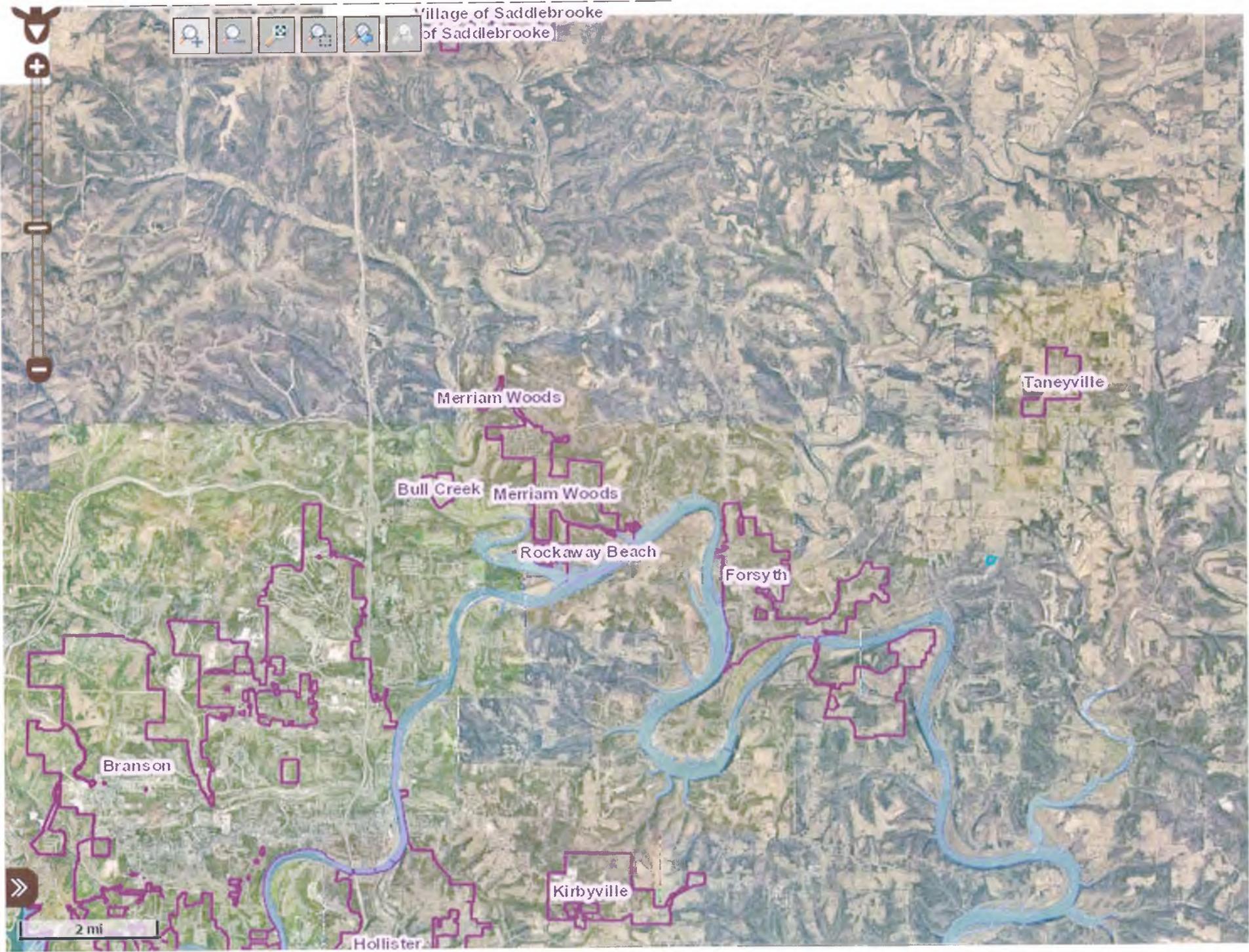
Scoring by: *Roh Atchley / Bonita Kissee*

Date: *July 27, 2015*



Dollar General Store
13181 East State Highway 76, Forsyth, MO
Division III Permit 2015-0017
Taney County GIS - Beacon

Village of Saddlebrooke
of Saddlebrooke



Branson

Merriam Woods

Bull Creek

Merriam Woods

Rockaway Beach

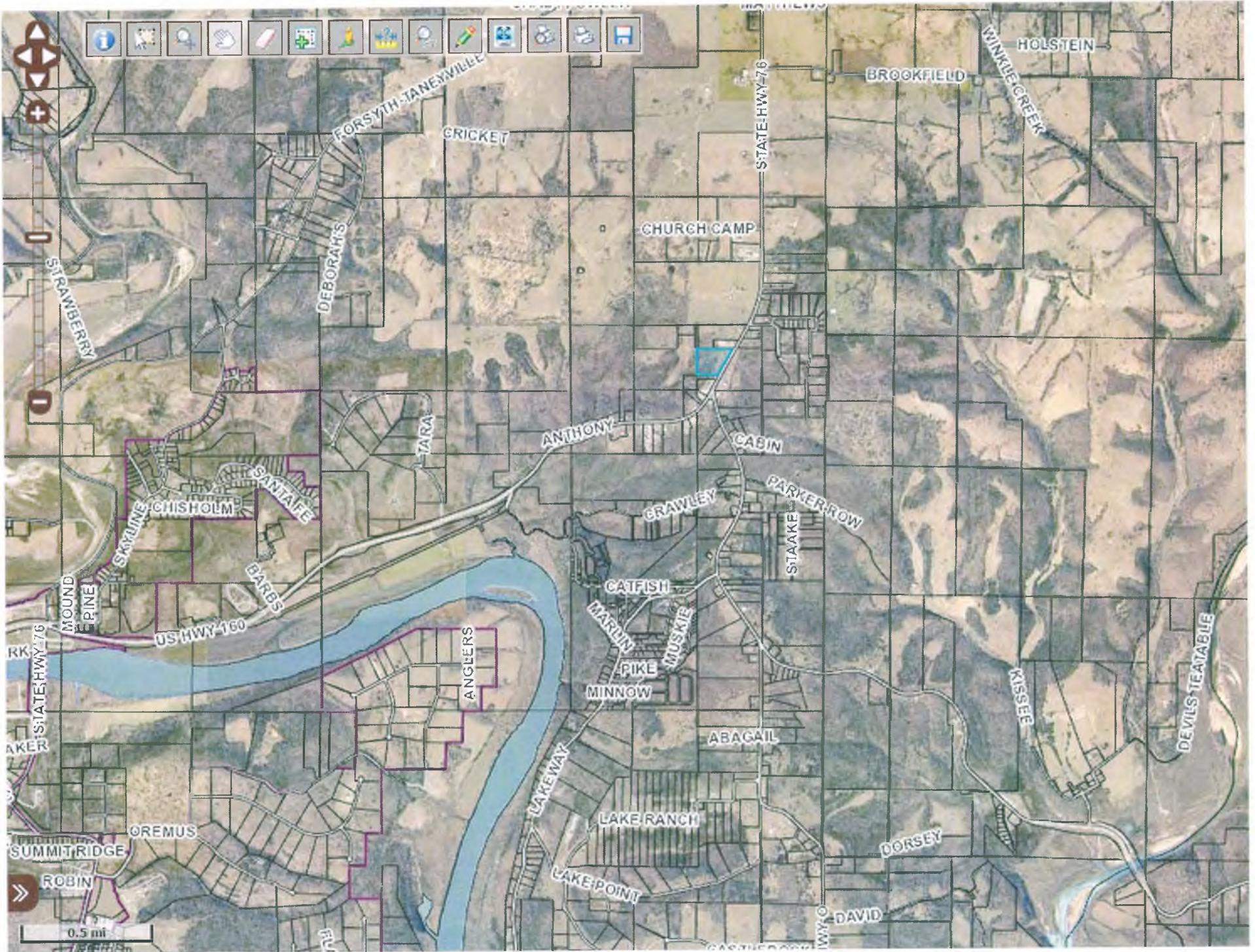
Forsyth

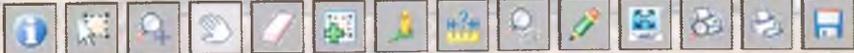
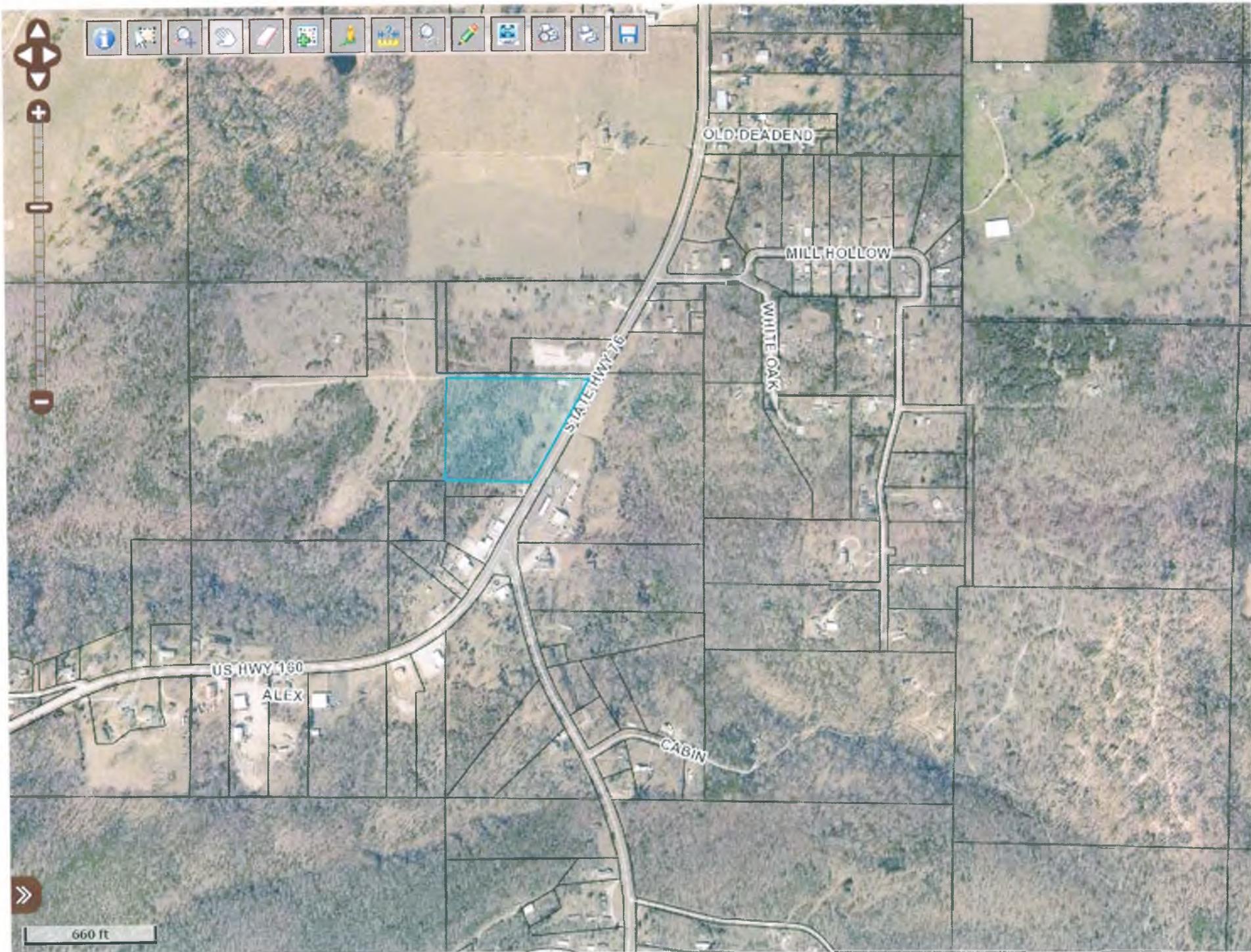
Kirbyville

Taneyville

2 mi

Hollister





660 ft

US HWY 160

ALEX

STATE HWY 16

OLD DEADEND

MILL HOLLOW

WHITE OAK

CABIN







Dollar General Store
13181 East State Highway 76, Forsyth, MO
Division III Permit 2015-0017
Pictometry – View from the North



Dollar General Store
13181 East State Highway 76, Forsyth, MO
Division III Permit 2015-0017
Pictometry – View from the South



**Dollar General Store
13181 East State Highway 76, Forsyth, MO
Division III Permit 2015-0017
Pictometry – View from the East**

**Dollar General Store
13181 East State Highway 76, Forsyth,
MO**

**Division III Permit 2015-0017
Pictometry – View from the West**



NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change

Under the Division III Process

Applicant: Robert Hayball

Proposed Development: Dollar
General Store

Property Location: 13181 E. St. Hwy 26

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 8-10-15

Phone: 417-546-7225

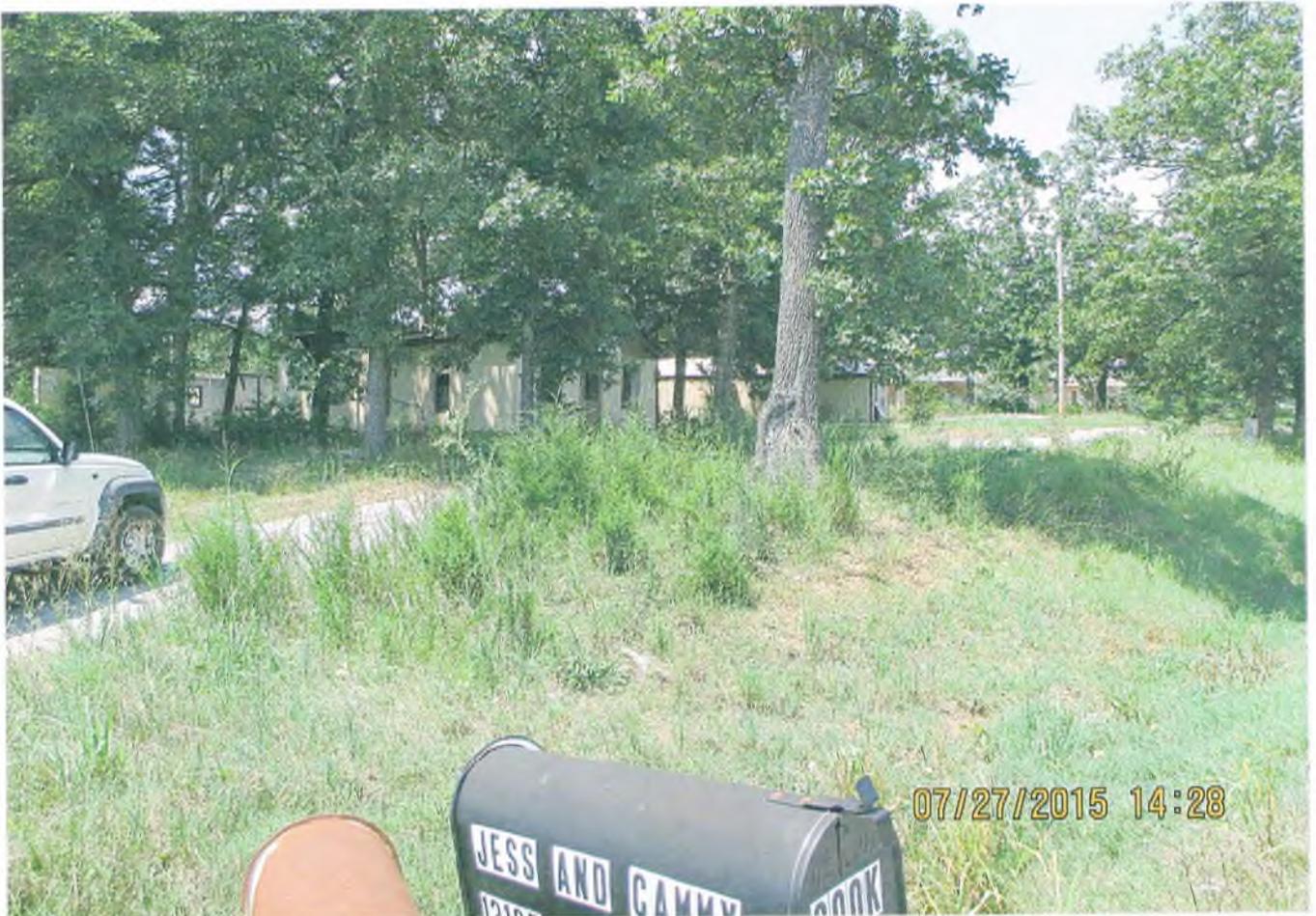
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