



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

e-mail: [rchrish@co.taney.mo.us](mailto:rchrish@co.taney.mo.us)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, DECEMBER 14, 2009, 7:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*

Public Hearings:

*Briarwood on Lake Taneycomo, LLC*  
*Gene Rogers Farms*

Permit Renewal Requests:

Old and New Business:

Adjournment.



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### **TANEY COUNTY PLANNING COMMISSION**

#### **STAFF REPORT**

**DECEMBER 14, 2009**

**BRIARWOOD ON LAKE TANEYCOMO LLC**

**#09-31**

Public hearing for Briarwood on Lake Taneycomo LLC located at 1685 Lakeshore Dr. in the Scott Township, Sec. 28 Twp. 23 Rng. 21.

The applicant, David W. and Carrie L. Hover request approval to change a previously approved condominium project to fractional ownership.

History: Approved for whole ownership condominiums February 21, 2006.

General Description: The subject property contains 3.39 acres and is located off Lakeshore Dr. The adjoining properties to the development consist of Lake Taneycomo to the north, a resort to the east, residential to the west, and undeveloped to the south.

Review: The proposed site consists of three condo buildings, a residence, and a pool area. There is a total of 24 units. The property is accessed from Lakeshore Dr. which is a 19' paved surface with a 27' access. A score of 26 points on the policy checklist was achieved out of a possible of 65. The issues receiving a negative score were; traffic, pedestrian circulation, and road right of way.

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance with the previous decision of record.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

**Project: Briarwood Fractional**

**Permit: 09-31**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	65	26	40.0%	4	18.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>5</b>	<b>1</b>	<b>16.7%</b>
sewage disposal	10	10		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	0		
waste disposal service	0	0		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>16</b>	<b>-8</b>	<b>2</b>	<b>50.0%</b>
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation	8	-8		
underground utilities	8	4		
<b>Importance Factor 3</b>	<b>30</b>	<b>27</b>		
soil limitations				
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage	6	6		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments	6	6		
development patterns	6	6		
development buffering				
water system service	6	6		
<b>Importance Factor 2</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>20.0%</b>
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy	4	4		
traffic	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

**Scoring by:** Jonathan Coxie / Bonita Kissee  
**Date:** November 25, 2009

**Project: Briarwood Fractional**

**Permit#: 09-31**

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	right-of-way/roads
<b>Importance Factor 4:</b>	use compatibility pedestrian circulation
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	traffic
<b>Importance Factor 1:</b>	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *November 25, 2009*





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### **TANEY COUNTY PLANNING COMMISSION**

#### **STAFF REPORT**

**DECEMBER 14, 2009**

**GENE ROGERS FARMS**

**#09-32**

Public hearing for Gene Rogers Farms located at 7415 S. Hwy. 125, Protem, MO in the Big Creek Township Sec. 9 Twp. 21 Rng. 17.

The applicant, Eugene Rogers requests approval to sell feed out of a trailer on his property.

History: Approved for concept November 16, 2009.

General Description: The subject property consists of 80 acres and is located off US Hwy. 125. The adjoining properties to the development consist of agriculture.

Review: The proposed site consists of agricultural land and a residence with a barn. The property is accessed from St. Hwy. 125 with a ¼ mile driveway. The applicant also owns 80 acres adjoining this tract.

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. No water, electricity, or sewer will be needed on the site.
3. Special use permit requirements apply.
4. One storage trailer will be onsite.
5. The decision of record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

# Eastern District Relative Policies: Division III Permit

Project: **Gene Rogers Farms**

Permit: **09-32**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	65	20	30.8%	1	5.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>				
sewage disposal				
right-of-way / roads	5	0		
emergency water supply				
waste disposal service				
waste disposal commitment				
<b>Importance Factor 4</b>	<b>24</b>	<b>12</b>		
stormwater drainage				
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering	8	4		
utilities				
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>			<b>1</b>	<b>16.7%</b>
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers	0	0		
screening of outdoor equip	6	-6		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
<b>Importance Factor 2</b>	<b>8</b>	<b>8</b>		
residential landscape buffers	4	4		
right to operate	0	0		
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Jonathan Coxie / Bonita Kissee*

Date: *November 25, 2009*

**Project:** Gene Rogers Farms

**Permit#:** 09-32

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
Importance Factor 3:	screening of outdoor equip
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Jonathan Coxie / Bonita Kisse

Date: November 25, 2009