



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, JULY 12, 2010, 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:

Watkins Subdivision Lots 3-4
Spring Creek Park Lot 13
National Institute of Marriage
Environmental Learning Center
Altom Construction

Permit Renewal Requests:

Fountains on Fall Creek
Greer Condominiums

Old and New Business:

Zoning Districts
Airpark

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
WATKINS SUBDIVISION AMENDED PLAT OF LOTS 3-4
JULY 12, 2010
#10-13

Public Hearing for Watkins Subdivision State Highway 176, Lots 3-4 Sec. 9 Twp. 24 Rng. 21 in the Jasper Township.

The applicant requests approval to develop three residential lots.

History: Approved for concept June 21, 2010.

General Description: The subject property is located at Walnut Shade, St. Hwy. 176 The adjoining properties to the request consist of residential.

Review: The proposed site will consist of three lots on 26.31 acres. Lot 3a would be 5 acres, Lot 4a would be 10 acres, and 4b would total 11.31 acres. The project scored 13 out of a possible 33 on the policy checklist. Items receiving a negative score were: emergency water supply.

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 (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire District.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: Watkins Subdivision

Permit: 10-13

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	33	-3	-9.1%	2	15.4%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	15	-5	1	20.0%		
sewage disposal	10	0				
off-site nuisances	0	0				
diversification						
emergency services	0	0				
right-of-way/roads	5	5				
emergency water supply	0	-10				
waste disposal service						
waste disposal commitment						
Importance Factor 4						
slopes						
use compatibility	0	0				
pedestrian circulation						
underground utilities	8	0				
Importance Factor 3						
soil limitations	0	0				
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	0				
Importance Factor 2	4	2			1	25.0%
wildlife habitat and fisheries	0	0				
air quality	0	0				
building materials						
residential buffer / screening						
residential privacy	4	4				
traffic	0	0				
pedestrian safety						
usable open space						
Importance Factor 1						
lot coverage						
rooftop vents / equipment						
bicycle circulation						

Scoring by: *Jonathan Coxie / Bonita Kisse*
 Date: *July 1, 2010*

Project: Watkins Subdivision

Permit#: 10-13

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *July 1, 2010*



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SPRING CREEK PARK LOT 13
JULY 12, 2010
#10-15

Public Hearing for Spring Creek Park Lot 13 Sec. 12 Twp. 22 Rng. 22 in the Branson Township.

The applicant requests approval to split one lot into three.

History: Approved for concept June 21, 2010.

General Description: The subject property is located at 203 Blackberry Drive. The adjoining properties to the request consist of residential

Review: The proposed site will consist of three single family residential lots. The project scored 2 out of a possible 29 on the policy checklist. Items receiving a negative score were: emergency water supply, right-of-way/roads.

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 (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire District.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: Spring Creek Park lot 13

Permit: 10-15

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	2	6.9%	2	15.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	2	40.0%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
Importance Factor 4	8	4		
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	6	3		
soil limitations	0	0		
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	3		
Importance Factor 2				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bomita Kissee

Date: July 1, 2010

Project: Spring Creek Park lot 13

Permit#: 10-15

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads emergency water supply
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bomita Kisse*

Date: *July 1, 2010*



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DIVISION III STAFF REPORT

NATIONAL INSTITUTE OF MARRIAGE

JULY 12, 2010

#10-12

Public Hearing for National Institute of Marriage Sec. 22 Twp. 23 Rng. 21 in the Branson Township.

The applicant requests approval to operate a marriage counseling resort.

History: Approved for concept June 21, 2010.

General Description: The subject property is located at 210 Ella Lane. The adjoining properties to the request consist of agriculture, residential, and multi-use.

Review: The proposed site will consist of an existing single family dwelling which will be used for dining, counseling, check in, administration, and living quarters. Two new buildings are planned for counseling, administration, 154 seat chapel/multi-purpose building, maintenance and housekeeping, and 25 guest cabins. Amenities on the site consist of a boat dock, gazebo, fire pit, and walking trails. The project scored 12 out of a possible 103 on the policy checklist. Items receiving a negative score were: emergency water supply, waste disposal service, stormwater drainage, utilities, emergency services, water system, 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 that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire District.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Eastern District Relative Policies: Division III Permit

Project: National Institute of Marriage

Permit: 10-12

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	103	12	11.7%	7	25.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	2	50.0%
sewage disposal	10	5		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	48	8	2	22.2%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	8		
development buffering	8	4		
utilities	0	-4		
pedestrian circulation	8	0		
underground utilities	8	0		
Importance Factor 3	24	6		
preservation of critical areas	6	3		
screening of rooftop equip	0	0		
screening / waste containers	0	0		
screening of outdoor equip	6	6		
industrial landscape buffers	0	0		
right to farm				
mixed-use developments	6	3		
emergency services	0	-3		
water systems	6	-3		
Importance Factor 2	16	8	1	16.7%
residential landscape buffers	4	2		
right to operate	0	0		
residential privacy	4	0		
traffic	0	-2		
pedestrian safety	4	4		
usable open space	4	4		
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: July 1, 2010

Project: National Institute of Marriage

Permit#: 10-12

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage utilities
Importance Factor 3:	emergency services water systems
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kissee*

Date: *July 1, 2010*



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
ENVIRONMENTAL LEARNING CAMPUS
JULY 12, 2010
#10-8

Public Hearing for Environmental Learning Campus, Sec. 14 Twp. 24 Rng. 22 in the Jasper Township.

The applicant requests approval to operate a learning campus from an existing site.

History: Approved for concept May 17, 2010.

General Description: The subject property is located at 903 Reno Springs Road. The adjoining properties to the request consist of agriculture and residential.

Review: The proposed site will consist of classrooms, offices, gift shop, wildlife habitats, three cabins, barn/equipment storage, and visitor center. The project scored -20 out of a possible 79 on the policy checklist. Items receiving a negative score were: emergency water supply, off-site nuisances, right-of-way/roads, waste disposal services, industrial buffer/ screening, right to farm, 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 that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Storm water management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letter from the Fire District.
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: Enviromental Learning Center

Permit: 10-08

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	79	-20	-25.3%	7	25.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-20	4	57.1%
sewage disposal	10	0		
off-site nuisances	0	-5		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation	8	0		
underground utilities	8	0		
Importance Factor 3			2	20.0%
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	0		
outdoor equip storage	6	0		
industrial buffer / screening	0	-3		
right to farm	0	-3		
right to operate	0	0		
mixed-use developments				
development patterns	6	3		
development buffering	6	3		
water system service	6	0		
Importance Factor 2			1	16.7%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy	4	0		
traffic	0	-2		
pedestrian safety	4	2		
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: July 1, 2010

Project: Enviromental Learning Center

Permit#: 10-08

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

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *July 1, 2010*



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TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

ALTOM CONSTRUCTION OFFICE

JULY 12, 2010

#10-

Public Hearing for Altom Construction Office in the Jasper Township, Sec. 34 Twp. 24 Rng. 21.

The applicant, Kevin Altom is requesting approval to develop property for an office building and yard for storage of construction equipment and fuel.

History: Approved for Concept January 20, 2008, permit approval March 16, 2009. Request for renewal June 21, 2010. The permit expired before the request to renew was received. The June meeting was allowed to be the concept hearing with this project to proceed to the next scheduled public hearing.

General Description: The subject property contains approximately 3.54 acres and is completely within the floodplain. The adjoining properties to the request consist of residential, commercial and agriculture.

Review: The proposed site will consist of one structure. The property is serviced by individual septic and well. The project received a -44 score on the new policy checklist, out of a possible 77. Policies receiving a negative score consist of: right-of-way/roads, emergency water supply, waste disposal service, air quality, use compatibility, utilities, screening/waste containers, industrial landscape buffers, water system, 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 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, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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).

Eastern District Relative Policies: Division III Permit

Project: ALTOM CONSTRUCTION

Permit:

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	77	-44	-57.1%	10	47.6%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-25	3	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	-8	3	37.5%
stormwater drainage	8	0		
air quality	0	-8		
off-site nuisances	8	0		
use compatibility	0	-8		
diversification	8	8		
development buffering	8	4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	-9	3	42.9%
preservation of critical areas	6	0		
screening of rooftop equip	0	0		
screening / waste containers	0	-3		
screening of outdoor equip	6	0		
industrial landscape buffers	0	-3		
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	-3		
Importance Factor 2	4	-2	1	33.3%
residential landscape buffers				
right to operate	0	0		
residential privacy	4	2		
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: July 1, 2010

Project: ALTOM CONSTRUCTION

Permit#:

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	air quality use compatibility utilities
Importance Factor 3:	screening / waste containers industrial landscape buffers water systems
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *July 1, 2010*

BK0499PG2204

2006L49808
REC. FEE: 30.00
NON-STD FEE:
PAGES: 3



ROBERT A DIXON, RECORDER
OF TANEY COUNTY, MO, DO HEREBY
CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, WAS
ON 09/22/2006 AT 11:43:53AM
DULY FILED FOR RECORD AND IS
RECORDED IN THE RECORDS OF
THIS OFFICE BOOK: 499
PAGE: 2204-2206
WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT FORSYTH, MO,
Robert A. Dixon, DEPUTY

TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
SEPTEMBER 11, 2006
FOUNTAINS ON FALL CREEK
#06-42

On September 11, 2006 the Taney County Planning Commission (grantor) approved a request by Dwight and Linda Sprague (grantee) to develop a mixed use development. In accordance with this approval a Division III Permit #06-42 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Dwight and Linda Sprague are authorized to develop 56 acres into a mixed use development. With seven out of nine Planning Commissioners present the vote to approve was unanimous with one abstention. The following conditions shall be complied with:

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, with a 50' buffer between Country Bluff Sub. 30' buffer next to the lake, and the existing buffer undisturbed (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B)
5. 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).

Legal description attached

2006L49808



BK 0482 PG 8172

2006L05190

REC. FEE: 30.00

NON-STD FEE:

PAGES: 3

ROBERT A DIXON, RECORDER
OF TANEY COUNTY, MO, DO HEREBY
CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, WAS
ON 01/27/2006 AT 08:14:05AM
DULY FILED FOR RECORD AND IS
RECORDED IN THE RECORDS OF
THIS OFFICE BOOK: 482
PAGE: 8172-8174
WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT FORSYTH, MO,



Sue Clayton, DEPUTY

TANEY COUNTY PLANNING COMMISSION ✓
DIVISION III DECISION OF RECORD
GREER CONDOMINIUMS
PERMIT #05-61

On January 17, 2006 the Taney County Planning Commission (grantor) approved a request by Tri-Lakes Properties, LLC (grantee) to construct timeshare units for commercial use. In accordance with this approval a Division III Permit #05-61 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Tri-Lakes Properties, LLC is authorized to construct 345 units to be sold as timeshares located at St. Hwy. 265 and Gunner Hill Road. With five out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

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
 - 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, Sewer, and Water Districts. (Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. Division II permits will be required for all applicable structures in the development. (Chapter 3 Sec. 1 Item B)
5. The 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)

2006L05190