



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 13, 2012, 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 Hearing:

Hill Haven
Happy Hollow Community Dock Association

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL USE PERMIT STAFF REPORT

HEARING DATE: August 13, 2012

CASE NUMBER: 2012-0010

PROJECT: Hill Haven Nightly Rental

APPLICANT: Greg and Stephanie Smith

LOCATION: The subject property is located at 1662 Hill Haven Road, Hollister, MO; Oliver Township; Section 35, Township 22, Range 22.

REQUEST: The applicants, Greg and Stephanie are requesting the approval of a Special Use Permit to utilize an existing, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

Division I Permit # 2007-0382 was issued for the construction of Mr. & Mrs. Smith's home which was completed in 2008. Per the information contained within the Septic Permit, the waste water system was sized for a four (4) bedroom home. However, according to the information contained on the Vacation Rental By Owner (VRBO) website, this structure contains over 13,000 square feet and consists of 7 bedrooms, 11 bathrooms, a wine cellar, a theater room, a study and a grand great room.

On September 30, 2011, a formal complaint was submitted to the Planning Department office by 8 neighboring property owners, indicating that the property at 1662 Hill Haven Road was being utilized for what the Development Guidance Code defines as "nightly rental".

On October 13, 2011, a Notice of Violation was sent to Mr. & Mrs. Smith via certified mail, asking that they contact the Planning Department Office in order to begin the Special-Use Permitting Process for nightly rental. Mr. Smith contacted the Planning Department office on October 20, 2011, indicating that he would begin the Special-Use Permitting Process. Mr. Smith was sent a detailed packet of information via e-mail. On a number of occasions, Mr. Smith continued to correspond with the Planning Department Office both via phone and e-mail.

On January 26, 2012, a Final Notice of Violation was sent via certified mail to Mr. & Mrs. Smith giving them 10 days from the date of service to seek compliance with the provisions of the Development Guidance Code or provide additional documentation, in the form of signed contracts indicating that the residence is continually being rented on a monthly basis. At that time, the property was being advertised on the VRBO website for "monthly rental". However, the neighboring property owners indicated that the residence was continuing to be rented for periods of time less than 30 days in length. The VRBO website calendar also indicated that a number of dates were unavailable for this property. Mr. Smith immediately contacted the Planning Department Office and indicated that he would get on the agenda as soon as possible, while also attempting to sell the residence.

On June 14, 2012 a Stop Work Order was issued to Mr. & Mrs. Smith asking them to cease all nightly rental operations immediately until such time that they obtain a Division III Special-Use Permit for nightly rental. The nightly rental advertisement was immediately removed from the VRBO website. As of the date of this report the nightly rental advertisement is once again active on the VRBO website. The applicants have continued to allow the nightly / weekly rental of the property. According to the VRBO website rentals have been booked through June of 2013. Since the home continues to be utilized for nightly rental this violation has been brought to the attention of the Prosecuting Attorney, per the provisions of Section 3.10.

The current application was approved for Concept on July 16, 2012.

GENERAL DESCRIPTION:

The subject property (approximately one acre per the Assessor's information) contains an approximately 13,000 square foot single-family residence located at 1662 Hill Haven Road, Hollister, MO, described as Tract 2 of the Williamson-Mahalfey 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) days." Currently, 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. The initial advertisements on the Vacation Rental By Owner website indicated that the property in question would sleep 23-30 people. This number was later revised indicating that the property would accommodate 14-20 people. Most recently this facility was advertised on the VRBO website as sleeping 18-24 people.

The property is currently served by a private well and an on-site wastewater system. The Septic Permit indicates that on-site wastewater system was designed to serve a 4 bedroom home. As stated earlier, this over 13,000 square foot structure consists of 7 bedrooms, 11 bathrooms, a wine cellar, a theater room, a study and a grand great room. Scott Starrett, the On-Site Wastewater Inspector has indicated in an enclosed letter, that the wastewater treatment system is drastically undersized for just the 7

existing bedrooms, not including the large number of people that have utilized and would continue to utilize the home for nightly rental.

The residence is in compliance with the setback requirements. The existing parking area, including a 4 car garage will exceed the requirements of the Taney County Development Guidance Code (1.5 spaces per two-bedroom dwelling unit with ½ space added for each additional bedroom) and the existing, driveways will allow for the on-site turnaround of an automobile with a boat or camper.

The property in question would be difficult to buffer from adjoining properties because of the home's location on a hill.

The project received a total score of -51 on the Policy Checklist, out of a maximum possible score of 35. The relative policies receiving a negative score consist of sewage disposal, off-site nuisances, emergency services, road right-of-ways, emergency water supply, solid waste disposal service, use compatibility 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office, Missouri Department of Revenue, 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. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. An on-site wastewater system shall be designed and constructed, ensuring capacity for the seven (7) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services and/or the Missouri Department of Natural Resources.
6. A 25' wide natural vegetative buffer shall be preserved along the southern property boundary, between the property in question and the adjacent single family residence.
7. 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).

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

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	-2	-10
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=	x		
cannot cause impact	0	2		
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	-2	-10
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-2	-8
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
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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=				
no on-site waste containers		2	3	2	6
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
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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			

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	-2	-4
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	-1	-5
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	0	0
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 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			

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	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			
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	-5
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= -51

Maximum Possible Score= 35

Actual Score as Percent of Maximum= -145.7%

Number of Negative Scores= 8

Negative Scores as % of All Applicable Scores= 72.7%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

August 1, 2012

Project: Hill Haven - Greg Smith - Nightly Rental

Permit#: 12-10

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal off-site nuisances emergency services 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 / Bonita Kisse*

Date: *August 1, 2012*

Project: Hill Haven - Greg Smith - Nightly Rental

Permit: 12-10

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	35	-51	-145.7%	8	72.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-45	6	100.0%
sewage disposal	10	-10		
off-site nuisances	0	-10		
diversification				
emergency services	0	-5		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-8	1	50.0%
slopes				
use compatibility	0	-8		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
soil limitations				
building bulk/scale				
waste containers screening	6	6		
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	0	-4		
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *August 1, 2012*



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APPLICATION FOR DIVISION I PERMIT

This application must be filled out completely with BLACK INK and signed by
 The property owner.

NAME OF APPLICANT: Masterpiece Builders inc

MAILING ADDRESS: 823 MEADOW LANE CITY & ZIP: BRANSON 65616

911 ADDRESS OF PROJECT: 1662 HILL HAVEN RD CITY & ZIP: HOLLISTER, MO

TELEPHONE-MAIN: 417 336 3895 OTHER: 417 294 3100

PROPERTY OWNER PRINT NAME: Graig Smith
 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 # _____
 Sewer District Permit exempted _____
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 Development Guidance Code. I agree to all inspections on the 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: 7/26/07

THIS PORTION TO BE FILLED OUT BY APPLICANT:

Parcel Number: 18-7,0-35-000-000-004,000

(Parcel # shall be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on the property, you must have the name of previous owner of record.)

Directions to Property: 265 TO HILL HAVEN RD SOUTH TO ADDRESS

Description of Request: New House Addition to House Manufactured Home
 Addition to Manufactured Home Garage Carport
 Other, Explain: _____

Size of Structure: 65 W 50 DEEP Area of Property: 1.25 ACRES

Section: 35 Township: 22 N Range: 22 W

Name of Subdivision: _____

Lot Number: _____ Block/ Phase Number: _____

Purpose of Structure: Single Family Home

Access to Property (Road Number/ Name): HILL HAVEN RD

Water Supply: Private Public District #/Name

Electric Supplier: Empire District White River Carroll County Electric

Does the property lie in the 100 Year Floodplain? YES NO

THIS PORTION TO BE FILLED OUT BY PLANNING DEPARTMENT:

Fire Protection District: Western Central None Other: _____

Watershed: TABR Map Location: 18-7,0-35

Permit Inspector: DW PZ Permit: # 07-382

Date Permit Issued: 09/08/07

Summary: _____

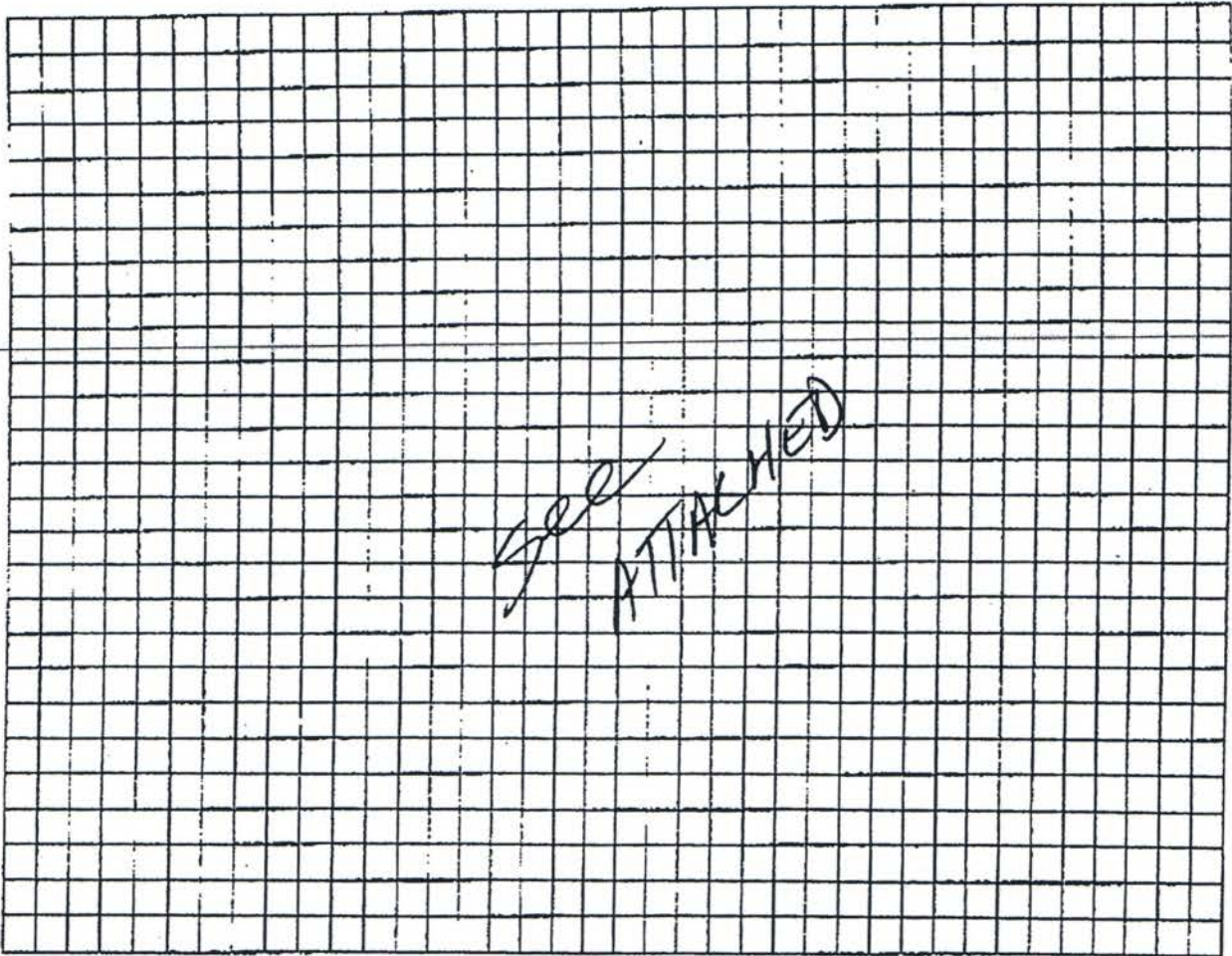
Does this property have a BOA Decision of Record?: YES NO
If so, what is the case number?: _____

Computer Entry Date: 9-7-07 By: MP

SITE PLAN

Name of Applicant: Masterpiece Builders Inc

Please diagram your property lot lines with dimensions, showing location of streets/roads and access to property, structures (proposed & existing), easements, and distances from the proposed structure (s) to all of your property lot lines.



SEE ATTACHED

Details: All measurements are from the requested structure to your property lines.

My structure will face HILL HAVEN RD Private County State
(Name & indication of street/road)

209' Feet Front Setback

20' Feet Side Setback

100' Feet Rear Setback

30' Feet Side Setback

TRACT 1
865 Sq. Ft.
0.4 Acres

5' EASEMENT RETAINED
BY WILLIAMSON FOR
ROAD MAINTENANCE

LINE AT ASPHALT
EASEMENT ALLOWED

102.68'
N 51°24'45" E

TRACT 2
43,560 Sq. Ft.
1.00 Acres
SEE SURVEYOR'S NOTE

S 22°50' E 539.58'
S 22°47'45" E 539.11' (MEAS.)
(DEED)

S35°54'31"W
176.21'

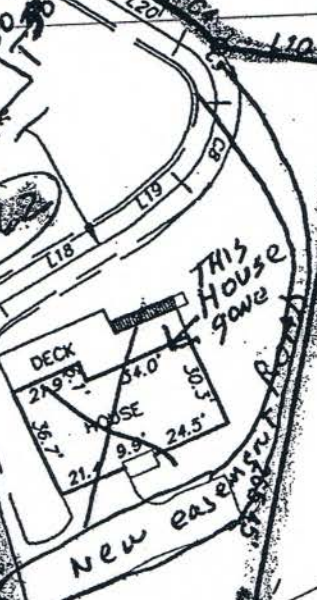
N 33°08'31" W 622.53' (DEED)
N 33°11'55" W 622.01' (MEAS.)

S22°32'30"E
157.74'

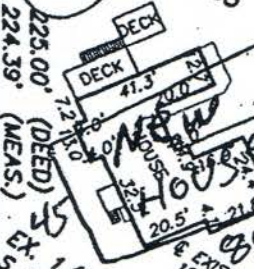
POINT OF TERMINUS
30' ROADWAY
EASEMENT

EXISTING 1/2" IRON PIN
1.01' NORTHEAST OF LINE

TRACT 3
71,003 Sq. Ft.
1.63 Acres
New House



DAVID & DEBRA
BK. 310, AT PG. 1955



TEAR
DOWN
OLD
HOUSE
& EXISTING
EASEMENT
15' ROAD

EXISTING 1/2" PIN BEARS
FROM CORNER
E 1.49'

EX. METAL POST
SET BY LS 1458

EXISTING GRAVEL RD.

30' ROAD
EASEMENT

S72°01'42"E
79.77'
S44°20'26"E 101.96'
72.88'
29.08'
S2°33'28"W
88.85'

EXISTING 40' ROAD
CO. ROAD 265-20

111.88'
S 42°31'25" W 199.14' (COMPUTED)
N 42°29' E (DEED)

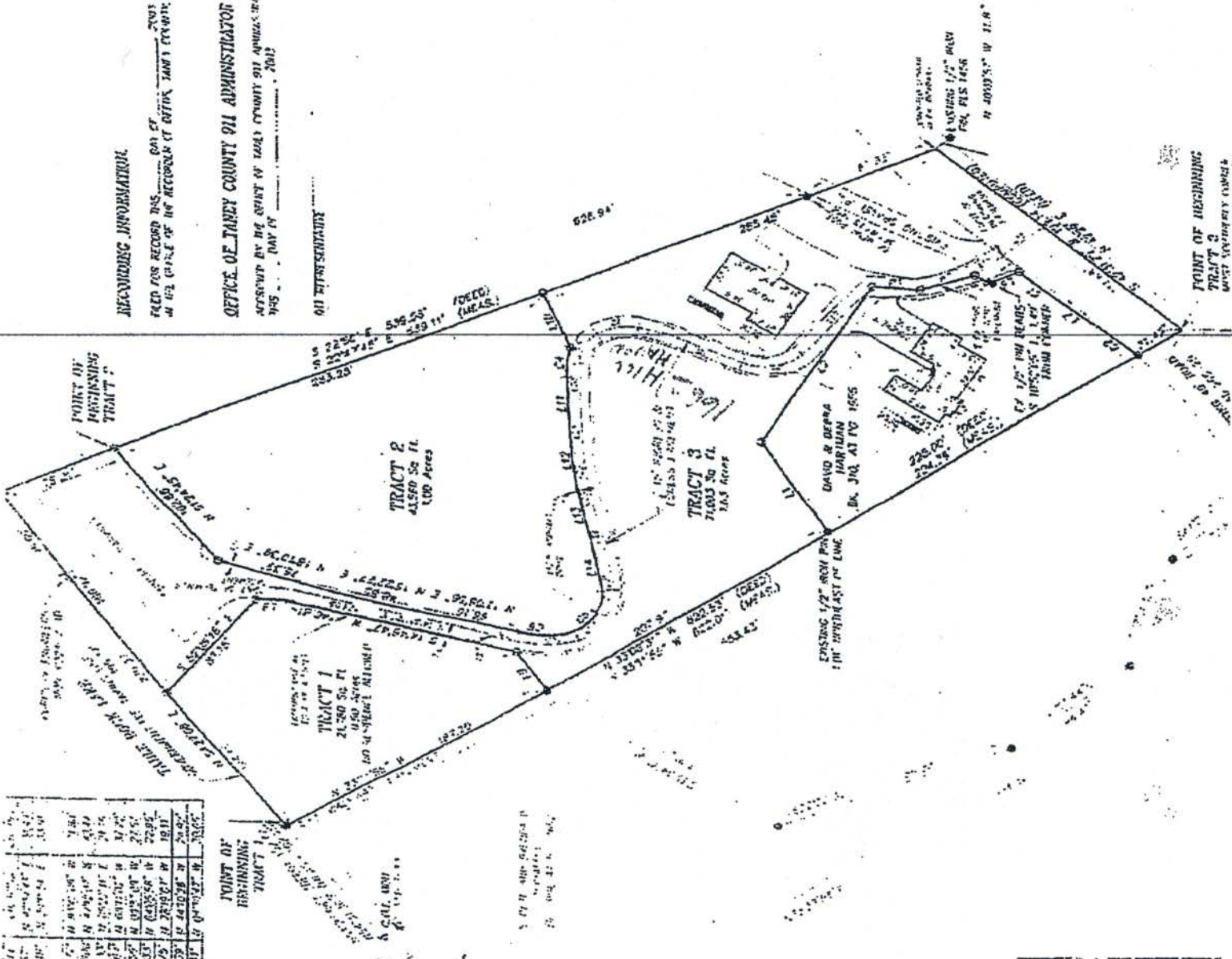
THIS AREA OF RIGHT-OF-WAY TO
BE DEDICATED TO TANEY COUNTY
BY THIS PLAT

COMPUTED CORNER
IN EX. ROADWAY
EXISTING 1/2" IRON
PIN, PLS 1458
N 40°09'57" W

POINT OF
MOST
TRACT

626.94'

1	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00



RECORDING INFORMATION

FILED FOR RECORD THIS 06th DAY OF MAY 1995 AT THE OFFICE OF THE RECORDER OF DEEDS, TANEY COUNTY, MISSOURI.

OFFICE OF TANEY COUNTY 911 ADMINISTRATOR

APPROVED BY THE BOARD OF TANEY COUNTY 911 ADMINISTRATORS THIS 06th DAY OF MAY 1995.

011 ADMINISTRATOR

POINT OF BEGINNING TRACT 3 MOST NEARLY CORNER

Taney County Regional Sewer District SEWER PERMIT APPLICATION

417-546-7220

(PERMIT MUST BE VISIBLY POSTED ON CONSTRUCTION SITE)

NEW INSTALLATION/SOIL EVALUATION REQUIRED () HOOK TO EXISTING

() HOOK TO CENTRAL ** (See disclaimer below)

() Open & Repair ** (Note work to be done)

() Holding Tank

Property Owner's Name GREG SMITH

Address 2016 KINGS POINTE DR. CHESTERFIELD MO 63005
Street or P.O. Box City State Zip

Phone (314) 640 0365 (Please include area code)

Applicant's Name MASTERPIECE BUILDERS INC. (TOM CARUSO)

Mailing Address 823 MEADOW LANE BRANSON Telephone Number 417 336 3895

LOCATION

Physical Location of Property (911 Address) 1662 HILL HAVEN RD HOLLISTER

Subdivision _____ Lot _____ Block _____

County Road Name HILL HAVEN RD State Hwy. Access 265

LEGAL DESCRIPTION

Section 35 Township 22 N Range 22 W

Tract Size (Sq. Ft. or acres) 1.25 ACRES Type of Structure (Frame, Mobile, Etc) FRAME

Size of Structure 65' wide 50' deep # of Bedrooms 4 Parcel No. 18-7.0-35-000-000-004,000

UTILITIES

Water Supply: District # _____ Private Well Private Subdivision ()
If Private, please specify with sketch

Electric Company: White River () Empire Other _____

Sewer System: Septic () Central Other None

Installers Name: Wayne Blewins Registration No. 33101

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 and agree to abide by the requirements of the Taney County Regional Sewer District. The Taney County Regional Sewer District assumes no liability for the installation or performance of any sewer system. I agree to all inspections on my property deemed necessary to secure compliance with all County Codes relevant to this application.

** DISCLAIMER FOR HOOKING TO EXISTING SYSTEM: I understand that when hooking to an existing system, the owner of the property, am solely responsible for installing a New System to Code should the existing system fail at anytime before Central Sewer becomes available to hook onto.

SIGNATURE OF PROPERTY OWNER

[Signature]
Not Valid without Property Owner's Signature

Date 8-7-07
W. Blewins
PERMIT TO

FOR OFFICE USE ONLY

Permit No. 07-216

Inspector [Signature]

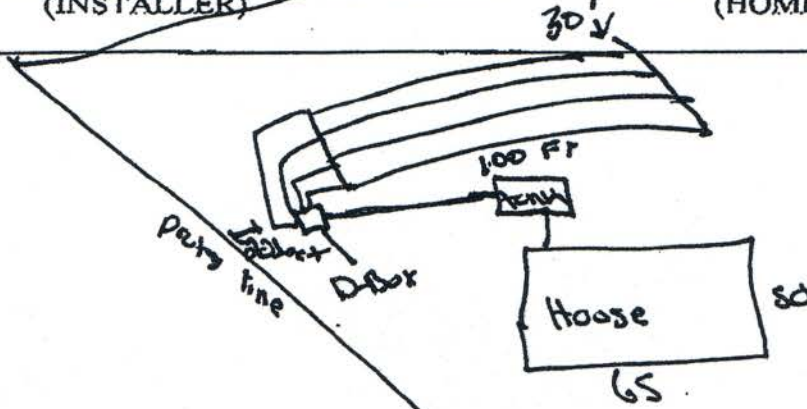
Specifications INSTALL AS ENGINEERED

1662 Hill Haven

SKETCH SITE PLAN

DRAWN BY: Wayne Blewins
(INSTALLER)

FOR: Greg Smith
(HOME OWNER)



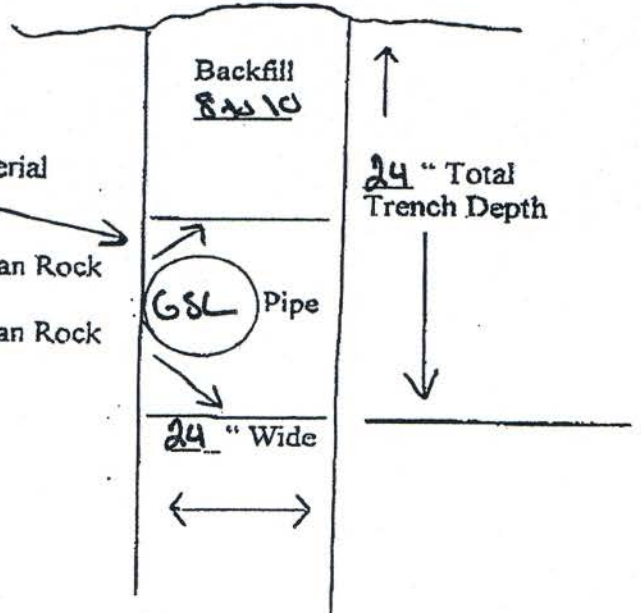
--- Hill Haven Rd ---

DESIGN DETAILS (fill in the blanks)

- 10 Diameter or type of lateral pipe
- 15 Ft. of 4" SCH 40 between house and tank
- 10 Ft. of 4" SCH 40 past excavation hole
- 1850 Gallon concrete septic tank
- sweco Type of manufacturer of tank
- 8 % of slope in lateral field
- 20 Ft. Setback to property line
- 100 Ft. Setback to well
- 1 Service connections to well (including this one)

Barrier Material
Type

- 3 " of Clean Rock
- 3 " of Clean Rock



10/24/2011

Bob,

In follow up to your email on 1662 Hill Haven I have determined the wastewater system is drastically undersized. Without knowing the soil analysis I can only give you estimates. The soil has been filled so it will not stabilize for 6-7 years anyway. The system is designed for 4 bedroom but home is advertized as 7 bedroom that sleeps 23-30 people.

The existing system is a 1300 gallon capacity Norweco Singulair Bio-kinetic Model 960 tank with chlorination and dechlorination system installed. The design flow for a 4 bedroom home with a soil load rate of .4 (which is very common for the area) is as follows. 4 bedrooms at 120 gpd = 480 gpd. The trench area is as follows. 480gpd/ .4 load rate =1200 sq ft trench area. SB2 10" pipe has an equivalence rate of 2.1 sg ft per lin ft. 1200 sg ft trench area / 2.1 =571 lin ft of trench. The plans call for 400 lin ft of trench.

The design flows and other figures for the actual use of the home are as follows. Without seeing the soil analysis I can only use estimates common for the area. Keep in mind the area used is infill soil which will not stabilize for 6-7 years!

Common load rate of .4 soil as follows. The home will sleep up to 30 people as advertized. 30 x 60gpd (as per 19 CRS 20-3.060 of rules book sec 1 under section E sewage flow rates)= 1800 gpd flow. 1800 gpd/.4 load rate =4500 sq ft trench area. 4500 sg ft / 2.1 sg ft per lin ft SB2 10" pipe = 2142 lin ft of trench. The tank capacity is as follows. 1800 gpd x 1.5 + 500 = 3200 gallons capacity.

Exceptional soil loading of .5 is as follows. 1800 gpd/.5 = 3600 sg ft trench. 3600/2.1 = 1714 lin ft of trench.

	Tank		
Present system (4 bed)	1300gal	400 lin ft trench	
30 persons	3200gal	.4 load=2142 lin ft trench	.5 load= 1714 lin ft trench
7 bedroom home	1800gal	.4 load=1000 lin ft trench	.5 load=800 lin ft trench

As you can see the system is undersized for just the 7 bedrooms not including up to 30 people for nightly rental. It would be my recommendation an engineered system needs to be designed to handle 7 bedroom home or 30 persons if the Planning Commission approves nightly rental.

On inspection of the property on 10/24/2011 the system alarm was on indicating a failure in the system.

Scott Starrett
On-site Wastewater Permits
Division I&II Inspector
Code Enforcer
Taney County Planning
(417) 546-7225

The Mansion 7 Beds 11 Baths New Rates and Specials

Hollister, Missouri Vacation Rental by Owner Listing 94936



Lakeside View displaying the full stone exterior

rooms which include breathtaking sunsets. A must see on your life's list, an uplifting and most spiritual experience awaits you, Come Live the Dream!

We would like to take this opportunity to personally thank all of our guests. You have all had wonderful memories and different reasons to celebrate at The Mansion. We are so pleased to share this with you. We truly appreciate each and every one of you! Many Blessings to all!

Keywords: Estate

Location: Hollister, Table Rock Lake, Missouri, USA
(NEAR NEW AIRPORT, BRANSN CREEK GOLF, BRANSN LANDING, BIG CEDAR)

Accommodations: Estate, 7 Bedrooms + Convertible Bed(s), 10+ Baths (Sleeps 18-24)

After many Blessings in their lives, the owners of The Mansion on Table Rock have opened up their estate to share this treasure with you. An amazing and true work of art, this home will surpass the most discerning guest's expectations. For vacations, retreats, anniversaries, or small celebrations, this estate is sure to please.

With over 13,000 square feet, The Mansion on Table Rock consists of 7 Bedrooms, 11 bathrooms, a wine cellar, theater room with 135' screen, grand great room, a study, an elevator, whole house surround, Blue Ray and much more. All of this, plus the most incredible panoramic lakefront views from countless

Call Owner

View Owner's Profile

Primary: **(314) 799-0754**
Secondary: **(314) 799-0754**
(Missouri, USA)

Please say "I saw your listing #94936 on VRBO". Before contacting us, please check our calendar for your desired dates.

This owner accepts HomeAway's most secure form of payment.

Learn More

Vacation Rental Features

Amenities	Garage : 4 Car oversized garage Elevator	Parking For RV/Boat/Trailer Linens Provided Clothes Dryer (3)	Air-Conditioning Washing Machine (3)
Beds	King (3) Twin/ Single	Queen (4) Sleep Sofa /Futon	Double Bunk Bed
Entertainment	Jetted Tub Satellite Or Cable	Stereo System CD	DVD Ping Pong Table
Kitchen	Catering Available Refrigerator (3) Dish Washer (3)	Microwave (2) Full Kitchen (2)	Ice Maker Cooking Utensils
Outdoor Features	Deck/Patio	Gas/Electric BBQ Grill	Balcony
View/Location	Mountain View	Lakefront	
Communications	Telephone	Wireless Broadband	
Suitability	Minimum Age Limit For Renters : Must be 21 years or older	Pets Not Allowed	Non Smoking Only
Activities	Mountain Biking Golf Wind-Surfing Sailing Jet Skiing Spelunking Miniature Golf Restaurants Boating Shopping Antiquing	Snorkeling/Diving Hunting Basketball Court Parasailing Water Skiing Cinemas Museums Theme Parks Sight Seeing Horseshoes	Fishing Kayaking Cycling Swimming Hiking Live Theater Health/Beauty Spa Horseback Riding Fitness Center Wildlife Viewing

Rate Details (In US Dollars)

Personal Currency Assistant™

Low Season January-February: from \$5500/per month \$2500/week
 March 1st--May 27th from \$14,000/ per month \$4500/week
 Peak Season May 27th-- Sept.7th from \$25,000/ per month \$7500/week
 Sept. 7th --Jan. 2nd: from \$14,000/ per month \$4500/week
 3 NIGHT MINIMUM YEAR ROUND
 50% down payment due upon Booking, \$500 Security Depoist due upon check in

Note: Until confirmed, rates are subject to change without notice.

Credit Cards Accepted:   

This owner accepts HomeAway's most secure form of payment.

Paying via HomeAway Payments™ automatically protects you up to \$10,000 against online identity theft. Call the owner directly to confirm payment details. Learn more in our Security Center.

Dates available:Year Round

Before contacting us, please check our calendar for your desired dates

[Email Owner](#)

Primary: (314) 799-0754

Secondary: (314) 799-0754 (Missouri, USA)

Note: Each property is individually owned or managed.

Owner's Profile

Year Purchased: 2008

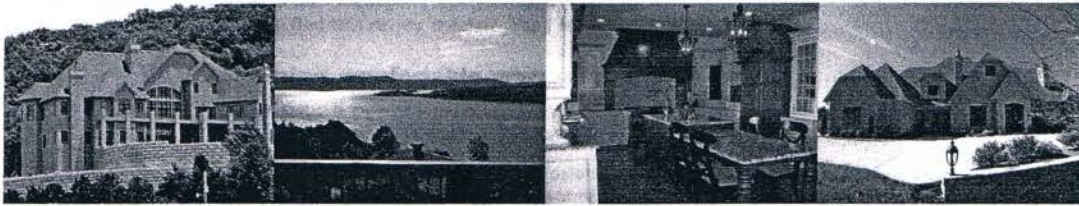
Why the Owner Chose Hollister

Located on the most prestigious Pointe on Table Rock Lake, rests The Mansion. Within 5 minutes to the new Branson Airport, Big Cedar Lodge, and Branson Creek Golf, this is Branson at its' best. This upscale area is convenient to all things new, fun, and exciting, while still possessing a quiet, serene, and refined spirit.

The Unique Benefits of this Estate

This home is has private wings for personal space, with large gathering areas for your family togetherness. The theater room is a big hit, any time of the year!

Property Photos



Traveler Reviews (9)

5/5

Ladies' 60th Birthday Getaway

Guest: Marty (Overland Park, KS)
Date of Stay: 04/26/12 Review Submitted: 06/15/12

Stephanie, your home was even better than our wildest dreams! We loved the many living areas as well as the wonderful kitchen, hearthroom, breakfast room and sitting area. The beds were wonderful, and so were the baths. We spent lots of time on the deck with its fantastic view over Table Rock Lake. It's a home I would love to rent for my family in the future!

Recommended for:Families with young children, girls getaway, romantic getaway, people with disabilities, age 55+, families with teenagers.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Even better than we expected!

Guest: Myra (Waterloo, IL)
Date of Stay: 10/30/11 Review Submitted: 11/02/11

My husband and I were one of 7 couples who spent the last three nights at 'the mansion.' From the pictures, we had high expectations, and it proved to be even better than expected. It was a pleasure to stay in this lovely home with its breathtaking views of the lake. Since the home is so large, we all felt that we had a lot of privacy but still had wonderful places to gather to share meals and visit. I would highly recommend this home to everyone. It provides a wonderful place for extended families to gather as well as a great gathering place for friends like our group.

Recommended for:Families with young children, girls getaway, romantic getaway, adventure seekers, age 55+, families with teenagers, sightseeing.

Did you find this review helpful? Yes | No

Helpful votes: 1/2

5/5

Stunning, comfortable, warm elegance.

Guest: Dave & Deb (Raytown, Missouri)
Date of Stay: 10/13/11 Review Submitted: 10/20/11

Destination Sunset Wedding at the Mansion on Table Rock was and will always remain our Beautiful Dream Wedding. The Mansions stunning elegance and warmth made everyone that attended the wedding and for our family that stayed with us feel like they were at home, comfortable and peaceful. The photos only just begin to capture the beauty of this home it is a true must see on your bucket list. The property is well maintained and due to the storage options it was easy to stow our personal items out of site yet very easy to access during our stay. The owner is a true delight and was so helpful in recommending vendors that made planning our wedding from a distance easy. The location is close to Branson so there is plenty to do for all and with the airport near by made arrivals and departures quick and easy so that we could all enjoy more time in this home. We can't wait until our next stay at the Mansion and will recommend this home to our family and friends as a fantastic place to relax and enjoy the beauty of this home and the lake.

Recommended for:Families with young children, girls getaway, romantic getaway, people with disabilities, adventure seekers, age 55+, families with teenagers, sightseeing.

Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

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Recommended for:Families with young children, girls getaway, romantic getaway, people with disabilities, adventure seekers, age 55+, families with teenagers, sightseeing.

Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

What a palace!

Guest: Troy Nelson (Dallas, Texas)
Date of Stay: 08/13/11 Review Submitted: 08/17/11

We (by "we" I mean all 29 members of our immediate family...parents, kids, spouses & grandkids) gathered together here for my parents' 50th wedding anniversary celebration. What an impact The Mansion had on everyone that came! Without a doubt, the largest, most flexible, enjoyable space one could find. Great cove, with a huge dock provided us with plenty of room to sit, swim and boat. (the State Park Marina is just around the bend...with tremendously friendly folks...and there are cliffs to jump off directly across the lake. All the kids...and some of the adults...loved it. The party we threw for our parents was attended by 40+ guests, all on the lower level...and you'd never know that there were that many people there! The theater was a great area for the kids, and the huge deck was great as we sat and watched the sun set each night. The only part that we didn't like was having to check out.

Recommended for:Families with young children, girls getaway, romantic getaway, people with disabilities, adventure seekers, age 55+, families with teenagers, sightseeing.
Did you find this review helpful? Yes | No Helpful votes: 0/0

5/5

Awesome Vacation Home for a Large Group

Guest: Pauly Family Reunion (Cary, IL 60013)
Date of Stay: 07/16/11 Review Submitted: 07/24/11

We just held a large family reunion in this house with 28 people of all ages. It was the best home we have ever rented. Every room is beautiful and the view is breath taking. There is a bit of a walk to the dock on the lake but it is worth the effort. We rented boats from the local marina and enjoyed skiing, tubing and just riding around. Also, Branson has every attraction you can think of and is just a short drive from the house. We held large dinner parties and there was plenty of space for everyone with the gourmet kitchen, bar area and dining room. Our group had a wonderful time and would definitely come back.

Recommended for:Families with young children, girls getaway, adventure seekers, age 55+, families with teenagers, sightseeing.
Did you find this review helpful? Yes | No Helpful votes: 1/1

5/5

Spectacular Weekend Retreat

Guest: Debbie (Little Rock, AR)
Date of Stay: 05/06/11 Review Submitted: 05/10/11

Just returned from a fabulous 3 night stay at "the mansion" celebrating my Mom's 95th birthday. It's hard to express in words how amazing "the mansion" is. The entire home is 5 star: from the beautiful furnishings - to the floor coverings - to the immaculate condition of the home - to the breath taking view of Table Rock Lake from the back porch and balcony. There was PLENTY of room to spread out for privacy while still having rooms large enough to congregate when you wanted time together. It would be the perfect place for small weddings; family reunions; corporate bonding retreats; etc. While the vicinity to Branson is a huge plus - I honestly didn't want to leave "the mansion" while we were there. Stephanie, the owner, couldn't have been more accomodating. I e'mailed her several times after making the initial reservation and she was always prompt and very helpful with her response. She's one of those people you'd like to meet in person. Four generations made many wonderful, lasting memories this weekend. I'm thankful I chose "the mansion" for this celebration. It was a true blessing.

Recommended for:Families with young children, girls getaway, age 55+, families with teenagers.
Did you find this review helpful? Yes | No Helpful votes: 0/0

5/5

Unbelievable weekend in the Mansion!

Guest: CBradley (St. Charles, MO)
Date of Stay: 04/15/11 Review Submitted: 04/19/11

We just came back from a youth retreat with 30 girls at the mansion. I can't say enough how BEAUTIFUL the house is and the views are amazing! The girls loved eating out on the deck and seeing God's creation. The owners thought of everything. The house was immaculate and the pictures don't do it justice. And Stephanie was great to work with as well. With 30 girls eating and sleeping in the house it never felt crowded. We were so blessed to stay here and are so grateful! The girls couldn't get over it. Made lots of memories and would love to return! Thank you!!!

Recommended for:Families with young children, girls getaway, romantic getaway, people with disabilities, age 55+, families with teenagers.
Did you find this review helpful? Yes | No Helpful votes: 0/0

5/5

Has to be the best view on Table Rock

Guest: EnjoysALakeView (Missouri)
Date of Stay: 04/09/10 Review Submitted: 04/14/10

Our family just spent another weekend at this beautiful condo. The best entertainment of the weekend was enjoying the view. We enjoyed making our meals in the kitchen that had almost everything we needed. (Couldn't find a BBQ brush.) The condo is clean and beautifully decorated with comfortable furniture. Beds are comfortable and more than enough room for seven grown adults. After lake viewing our other activity for the weekend was Dogwood Canyon and it was just a short drive from the condo.

Property Availability

Recommended for: Families with young children, girls getaway, adventure seekers, age 55+, families with teenagers.
This review helpful? Yes | No
Helpful votes: 0/2

THE MANSION 7 BEDS 11 BATHS NEW RATES AND SPECIALS #94936

First (9) of (9). Write a Review

Dates available: Year Round

Be contacting us and please check our calendar for your desired dates

Email Owner Primary: (314) 799-0754 Secondary: (314) 799-0754 (Missouri, USA)
August 2012 September 2012 October 2012

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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Note: Each property is individually owned or managed.
Vacation Rentals by Owner Listing #94936
These have been 30545 visitors to this page since the counter was last reset in 2010.
This listing was first published here in 2006.

Date last modified - Thursday, August 02, 2012

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November 2012

December 2012

January 2013

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February 2013

March 2013

April 2013

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May 2013

June 2013

July 2013

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August 2013

September 2013

October 2013

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The Mansion 7 Bed/11 Bath Booking Summer 2013 10% Off Promo!!!

Hollister, Missouri Vacation Rental by Owner Listing #94936

This listing is no longer available

Please view our other listings in Hollister.



Lakeside View displaying the full stone exterior

Location: Hollister, Table Rock Lake, Missouri, USA (NEAR NEW AIRPORT, BRANSN CREEK GOLF, BRANSN LANDING, BIG CEDAR)

Accommodations: Estate, 7 Bedrooms + Convertible Bed(s), 10+ Baths (Sleeps 18-24)

After many Blessings in their lives, the owners of The Mansion on Table Rock have opened up their estate to share this treasure with you. An amazing and true work of art, this home will surpass the most discerning guest's expectations. From vacations, retreats, weddings, to receptions, this estate is sure to please.

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We would like to take this opportunity to personally thank all of our guests. You have all had wonderful memories and different reasons to celebrate at The Mansion. Each of those have been very heartwarming stories. You have taken excellent care of our home, and we are so pleased to share this with you. We truly appreciate each and every one of you! Many Blessings to all!

Keywords: Estate

Vacation Rental Features

Please note the date below:

6/22/2012

Amenities	Garage : 4 Car oversized garage Parking For RV/Boat/Trailer	Washing Machine (3) Linens Provided Air-Conditioning	Clothes Dryer (3) Elevator
Beds	Double Twin/ Single	Sleep Sofa /Futon King (3)	Bunk Bed Queen (4)
Entertainment	CD Stereo System	Ping Pong Table DVD	Satellite Or Cable Jetted Tub
Kitchen	Cooking Utensils Catering Available Refrigerator (3)	Dish Washer (3) Microwave (2)	Full Kitchen (2) Ice Maker
Outdoor Features	Deck/Patio	Gas/Electric BBQ Grill	Balcony
View/Location	Lakefront	Mountain View	
Communications	Telephone	Wireless Broadband	
Suitability	Minimum Age Limit For Renters : Must be 21 years or older	Pets Not Allowed	Non Smoking Only
Activities	Cycling Sailing Fitness Center Hunting Jet Skiing Basketball Court Antiquing Theme Parks Snorkeling/Diving Shopping Boating	Swimming Miniature Golf Water Skiing Spelunking Fishing Live Theater Cinemas Museums Wildlife Viewing Kayaking	Hiking Parasailing Wind-Surfing Golf Mountain Biking Horseback Riding Restaurants Sight Seeing Horseshoes Health/Beauty Spa

Rate Details (In US Dollars)

Personal Currency Assistant™

Low Season January-February: from \$5500/per month \$2500/week
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 Peak Season May 27th-- Sept.7th from \$20,000/ per month \$8500/week
 Sept. 7th --Jan. 2nd: from \$15,000/ per month \$5500/week
 50% down payment due upon Booking, \$500 Security Depsoit due upon check in

Note: Until confirmed, rates are subject to change without notice.

Credit Cards Accepted: 

Owner's Profile

Year Purchased: 2008

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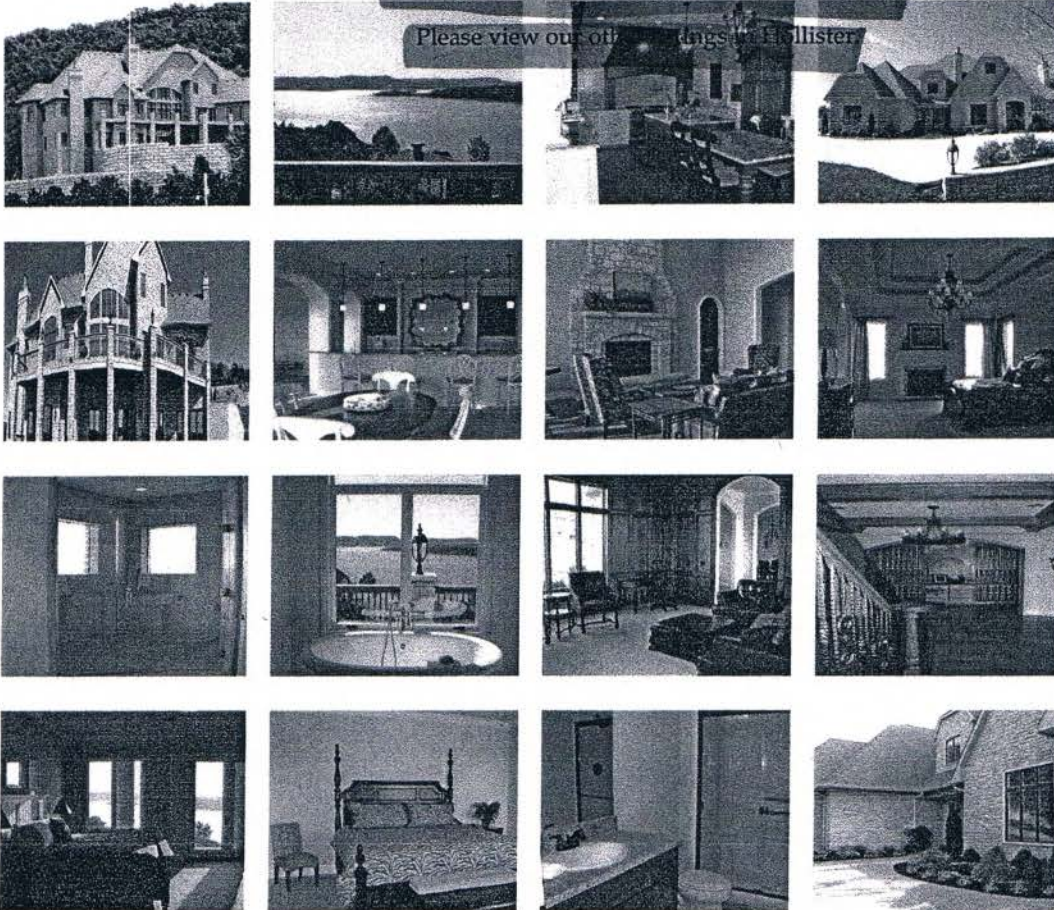
The Unique Benefits of this Estate

exciting, while still possessing a quiet, serene, and refined spirit.

Property Photos

This listing is no longer available

Please view our other listings in Hollister



Vacation Rentals by Owner Listing #94936

There have been 37235 visitors to this page since the counter was last reset in 2010. This listing was first published here in 2006.

Date last modified - Tuesday, June 19, 2012

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Home > USA > Missouri > Table Rock Lake > Hollister > VRBO Listing #94936

The Mansion 7bed/11 Bath Now Offering Monthly Rentals!

Hollister, Missouri Vacation Rental by Owner Listing 94936



Lakeside View displaying the full stone exterior

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With over 13,000 square feet, The Mansion on Table Rock consists of 7 Bedrooms, 11 bathrooms, a wine cellar, theater room with 135" screen, grand great room, a study, an elevator, whole house surround, Blue Ray and much more. All of this, plus the most incredible panoramic lakefront views from countless rooms which include breathtaking sunsets. Unparalleled perfection, a "must see" on your life's list, an uplifting and most spiritual experience awaits you. Come Live the Dream!

Call Owner

View Owner's Profile

Phone 1: (314) 799-0754
Phone 2: (314) 799-0754
(Missouri, USA)

Please say "I saw your listing #94936 on VRBO". Before contacting us, please check our calendar for your desired dates.

We would like to take this opportunity to personally thank all of our guests. You have all had wonderful memories and different reasons to celebrate at The Mansion. Each of those have been very heartwarming stories. You have taken excellent care of our home, and we are so pleased to share this with you. We truly appreciate each and every one of you! Many Blessings to all!

Vacation Rental Features

<i>Amenities</i>	Air Conditioning Washer (3) Parking for RV/Boat/Trailer	Linens Provided Dryer (3)	Elevator Garage : 4 Car oversized garage
<i>Beds</i>	King Bed (3) Twin/Single Bed	Queen Bed (4) Bunk Bed	Double Bed Convertible Bed
<i>Entertainment</i>	Jetted Tub in Bath CD Player	Cable/Satellite TV Stereo System	DVD Ping Pong/Table Tennis
<i>Kitchen</i>	Full Kitchen (2) Dishwasher (3) Catering Available	Cooking Utensils Provided Microwave (2)	Refrigerator (3) Ice Maker
<i>Outdoor Features</i>	Gas/Electric BBQ Grill	Deck/Patio	Balcony
<i>View/Location</i>	Lakefront	Mountain View	
<i>Communications</i>	Telephone	WiFi (Wireless Internet)	
<i>Suitability</i>	No Pets Allowed	Minimum Age Limit for Renters : Must be 21 years or older	Smoking Not Allowed
<i>Activities</i>	Golf Sailing Parasailing Windsurfing Wildlife Viewing Health/Beauty Spa Live Theatre Horseback Riding Cinemas/Movie Theaters Snorkeling/Diving Restaurants	Shopping Boating Jet Skiing Biking Fishing Basketball Court Horseshoes Theme Park (Amusement Park) Museums Hiking	Kayaking Waterskiing Swimming Mountain Biking Hunting Antiquing Miniature golf Fitness Center/Gym Sightseeing Spelunking

Rate Details (In US Dollars)

Personal Currency Assistant™

Low Season January-February: from \$5500/per month
 March 1st--May 27th from \$10,000/ per month
 Peak Season May 27th-- Sept.7th from \$25,000/ per month
 Sept. 7th --Jan. 2nd: from \$10,000/ per month

Cleaning fee of \$300 applies to all rentals

50% down payment due upon Booking, \$500 Security Depoist due upon check in

Note: Until confirmed, rates are subject to change without notice.

Credit Cards Accepted:   

Dates available: Year Round

Before contacting us, please check our calendar for your desired dates

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Note: Each property is individually owned or managed.

Owner's Profile

Year Purchased: 2008

Why the Owner Chose Hollister
 The Unique Benefits of this Estate

Located on the most prestigious Pointe on Table Rock Lake, rests The Mansion. Within 5 minutes to the new Branson Airport, Big Cedar Lodge, and Branson Creek Golf, this is Branson at its' best. This upscale area is convenient to all things new, fun, and exciting, while still possessing a quiet, serene, and refined spirit. This home is has private wings for personal space, with large gathering areas for your family togetherness. The theater room is a big hit, any time of the year!

Property Photos

Traveler Reviews (8)

5/5

Even better than we expected!

Guest: Myra (Waterloo, IL)
Date of Stay: 10/30/11 Review Submitted: 11/02/11

My husband and I were one of 7 couples who spent the last three nights at 'the mansion.' From the pictures, we had high expectations, and it proved to be even better than expected. It was a pleasure to stay in this lovely home with its breathtaking views of the lake. Since the home is so large, we all felt that we had a lot of privacy but still had wonderful places to gather to share meals and visit. I would highly recommend this home to everyone. It provides a wonderful place for extended families to gather as well as a great gathering place for friends like our group.

Recommended for: Romantic getaway, sightseeing, adventure seekers, girls getaway, age 55+, families with young children, families with teenagers.

Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

Stunning, comfortable, warm elegance.

Guest: Dave & Deb (Raytown, Missouri)
Date of Stay: 10/13/11 Review Submitted: 10/20/11

Destination Sunset Wedding at the Mansion on Table Rock was and will always remain our Beautiful Dream Wedding. The Mansions stunning elegance and warmth made everyone that attended the wedding and for our family that stayed with us feel like they were at home, comfortable and peaceful. The photos only just begin to capture the beauty of this home it is a true must see on your bucket list. The property is well maintained and due to the storage options it was easy to stow our personal items out of site yet very easy to access during our stay. The owner is a true delight and was so helpful in recommending vendors that made planning our wedding from a distance easy. The location is close to Branson so there is plenty to do for all and with the airport near by made arrivals and departures quick and easy so that we could all enjoy more time in this home. We can't wait until our next stay at the Mansion and will recommend this home to our family and friends as a fantastic place to relax and enjoy the beauty of this home and the lake.

Recommended for: Romantic getaway, people with disabilities, sightseeing, adventure seekers, girls getaway, age 55+, families with young children, families with teenagers.

Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

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Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

What a palace!

Guest: Troy Nelson (Dallas, Texas)
Date of Stay: 08/13/11 Review Submitted: 08/17/11

We (by "we" I mean all 29 members of our immediate family...parents, kids, spouses & grandkids) gathered together here for my parents' 50th wedding anniversary celebration. What an impact The Mansion had on everyone that came! Without a doubt, the largest, most flexible, enjoyable space one could find. Great cove, with a huge dock provided us with plenty of room to sit, swim and boat. (the State Park Marina is just around the bend...with tremendously friendly folks...and there are cliffs to jump off directly across the lake. All the kids...and some of the adults...loved it. The party we threw for our parents was attended by 40+ guests, all on the lower level...and you'd never know that there were that many people there! The theater was a great area for the kids, and the huge deck was great as we sat and watched the sun set each night. The only part that we didn't like was having to check out.

Recommended for: Romantic getaway, people with disabilities, sightseeing, adventure seekers, girls getaway, age 55+, families with young children, families with teenagers.
Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Awesome Vacation Home for a Large Group

Guest: Pauly Family Reunion (Cary, IL 60013)
Date of Stay: 07/16/11 Review Submitted: 07/24/11

We just held a large family reunion in this house with 28 people of all ages. It was the best home we have ever rented. Every room is beautiful and the view is breath taking. There is a bit of a walk to the dock on the lake but it is worth the effort. We rented boats from the local marina and enjoyed skiing, tubing and just riding around. Also, Branson has every attraction you can think of and is just a short drive from the house. We held large dinner parties and there was plenty of space for everyone with the gourmet kitchen, bar area and dining room. Our group had a wonderful time and would definitely come back.

Recommended for: Sightseeing, adventure seekers, girls getaway, age 55+, families with young children, families with teenagers.
Did you find this review helpful? Yes | No

Helpful votes: 1/1

5/5

Spectacular Weekend Retreat

Guest: Debbie (Little Rock, AR)
Date of Stay: 05/06/11 Review Submitted: 05/10/11

Just returned from a fabulous 3 night stay at "the mansion" celebrating my Mom's 95th birthday. It's hard to express in words how amazing "the mansion" is. The entire home is 5 star: from the beautiful furnishings - to the floor coverings - to the immaculate condition of the home - to the breath taking view of Table Rock Lake from the back porch and balcony. There was PLENTY of room to spread out for privacy while still having rooms large enough to congregate when you wanted time together. It would be the perfect place for small weddings; family reunions; corporate bonding retreats; etc. While the vicinity to Branson is a huge plus - I honestly didn't want to leave "the mansion" while we were there. Stephanie, the owner, couldn't have been more accomodating. I e'mailed her several times after making the initial reservation and she was always prompt and very helpful with her response. She's one of those people you'd like to meet in person. Four generations made many wonderful, lasting memories this weekend. I'm thankful I chose "the mansion" for this celebration. It was a true blessing.

Recommended for: Girls getaway, age 55+, families with young children, families with teenagers.
Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Unbelievable weekend in the Mansion!

Guest: CBradley (St. Charles, MO)
Date of Stay: 04/15/11 Review Submitted: 04/19/11

We just came back from a youth retreat with 30 girls at the mansion. I can't say enough how BEAUTIFUL the house is and the views are amazing! The girls loved eating out on the deck and seeing God's creation. The owners thought of everything. The house was immaculate and the pictures don't do it justice. And Stephanie was great to work with as well. With 30 girls eating and sleeping in the house it never felt crowded. We were so blessed to stay here and are so grateful! The girls couldn't get over it. Made lots of memories and would love to return! Thank you!!!

Recommended for: Romantic getaway, people with disabilities, girls getaway, age 55+, families with young children, families with teenagers.
Did you find this review helpful? Yes | No

Helpful votes: 0/0

5/5

Has to be the best view on Table Rock

Guest: EnjoysALakeView (Missouri)
Date of Stay: 04/09/10 Review Submitted: 04/14/10

Our family just spent another weekend at this beautiful condo. The best entertainment of the weekend was enjoying

the view. We enjoyed making our meals in the kitchen that had almost everything we needed. (Couldn't find a BBQ brush.) The condo is clean and beautifully decorated with comfortable furniture. Beds are comfortable and more than enough room for seven grown adults. After lake viewing our other activity for the weekend was Dogwood Canyon and it was just a short drive from the condo.

Recommended for: Adventure seekers, girls getaway, age 55+, families with young children, families with teenagers.
Did you find this review helpful? [Yes](#) | [No](#) Helpful votes: 0/2

First (8) of (8). [Write a Review](#)

Dates available: Year Round
Before contacting us, please check our calendar for your desired dates

Phone 1: **(314) 799-0754** Phone 2: **(314) 799-0754 (Missouri, USA)**

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Vacation Rentals by Owner Listing #94936

There have been 32688 visitors to this page since the counter was last reset in 2010.
This listing was first published here in 2006.

Date last modified - Friday, December 30, 2011

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Table Rock Lake Lodging



Home > USA > Missouri > Table Rock Lake > Hollister > VRBO Listing #94936

The Mansion 7BR/11ba Now Booking 2012, Wkday Spcl Aug-Oct 2011

Hollister, Missouri Vacation Rental by Owner Listing 94936



Lakeside View displaying the full stone exterior

Location: Hollister, Table Rock Lake, Missouri, USA (NEAR NEW AIRPORT, BRANSN CREEK GOLF, BRANSN LANDING, BIG CEDAR)

Accommodations: Estate, 7 Bedrooms + Convertible bed(s), 10+ Baths (Sleeps 23-30)

Keywords: Estate

After many Blessings in their lives, the owners of The Mansion on Table Rock have opened up their estate to share this treasure with you. An amazing and true work of art, this home will surpass the most discerning guest's expectations. From vacations, retreats, weddings, to receptions, this estate is sure to please.

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(Missouri, USA)

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Dream!

Please view our NEW WEBSITE by clicking on link below, under view calendar, "ESTATE HOME FOR RENT".

Vacation Rental Features

Amenities	Air Conditioning Washer (3) Parking for RV/Boat/Trailer	Linens Provided Dryer (3) Gas Fireplace (6)	Elevator Garage : 4 Car oversized garage Wood Fireplace
Beds	King Bed (3) Twin/Single Bed	Queen Bed (4) Bunk Bed	Double Bed Convertible Bed
Entertainment	Jetted Tub in Bath Video Library Ping Pong/Table Tennis	Cable/Satellite TV Video Game Console	DVD Stereo System
Kitchen	Full Kitchen (2) Dishwasher (3) Catering Available	Cooking Utensils Provided Microwave (2)	Refrigerator (3) Ice Maker (2)
Outdoor Features	Gas/Electric BBQ Grill	Deck/Patio	Balcony
View/Location	Lakefront	Mountain View	
Communications	Telephone	WiFi (Wireless Internet)	
Suitability	No Pets Allowed	Minimum Age Limit for Renters : Must be 21 years or older	Smoking Not Allowed

Please note the date below:

9/26/2011

Activities (on site and nearby)

Golf
Sailing
Parasailing
Windsurfing
Wildlife Viewing
Health/Beauty Spa
Live Theatre
Horseback Riding

Museums
Restaurants

Shopping
Boating
Jet Skiing
Biking
Fishing
Basketball Court
Horseshoes
Theme Park (Amusement Park)
Hiking

Kayaking
Waterskiing
Swimming
Mountain Biking
Hunting
Antiquing
Miniature golf
Fitness Center/Gym
Cinemas/Movie Theaters
Spelunking

Rate Details (In US Dollars)

Personal Currency Assistant™

Low Season January-February: \$450/night 3 night minimum or \$3500/week
March 1st--May 27th: \$750/night 3 night minimum or \$5500/week
Peak Season May 27th-- Sept.7th \$7500/week weekly preferred
Sept. 7th --Jan. 2nd: \$750/night 3 night minimum or \$5500/week
Weekly rates include tax and fees.
Cleaning fee of \$200 applies to all rentals except weekly rates
Mid week cleanings are available upon request for a fee.
50% down payment due upon Booking, \$500 Security Deposit due upon check in

Note: Until confirmed, rates are subject to change without notice.

Credit Cards Accepted:   

Dates available: Year Round

Before contacting us, please check our calendar for your desired dates

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Owner's Profile

Year Purchased: 2008

Why the Owner Chose Hollister

Located on the most prestigious Pointe on Table Rock Lake, rests The Mansion. Within 5 minutes to the new Branson Airport, Big Cedar Lodge, and Branson Creek Golf, this is Branson at its' best. This upscale area is convenient to all things new, fun, and exciting; while still possessing a quiet, serene, and refined spirit.

The Unique Benefits of this Estate

As you may know, the Corps of Engineers own the perimeter land surrounding the entire Lake. This allows for beautiful shorelines year round. Owning a property with it's own Lake access, containing stairs, is a true gem! We have ample parking for receptions, retreats, reunions.

Property Photos



Lakeside View displaying the full stone exterior - Table Rock Lake Lodging



Panoramic Views of Crystal Clear, Deep Blue, Table Rock Lake - Table Rock Lake Lodging



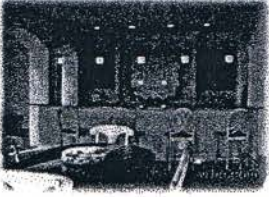
Extensive Kitchen Boasting Rutt Cabinetry, Viking, Sub Zero, Asko - Table Rock Lake Lodging



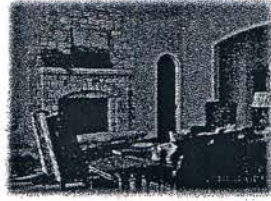
Front Facade of Home, ample parking above and below home for events



Imagine the possibilities with over 1500 sq. ft. of decking!



Lower Level Bar and kitchen, convenient to the outdoors, wine cellar, theater



Great Room with 24' Ceilings, Full Stone fireplace, one of six in the home!



Luxury Master Suite with Private Sitting Room. Exceptional Bath and Closet



Master Shower with Rain System, and Jets



Your View from the Master's Bath with a Bain Ultra Jetted Pedestal Tub



Gentleman's Library with Fully Paneled Walls and Ceilings, plus Fireplace



Custom, Handmade Wine Cellar, with gathering room



One of the Lower Level Bedrooms, French Doors to Patio and Lawn



Upper Level King Bedroom, One of Three King Beds in Home



Every Bedroom Has Its Own Bath and Walk In Closet



Professionally Landscaped Lawns and Planting Areas

Traveler Reviews (5)

5/5

What a palace!

Guest: Troy Nelson (Dallas, Texas)
Date of Stay: 08/13/11 Review Submitted: 08/17/11

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Recommended for: Age 55+, adventure seekers, girls getaway, sightseeing, families with teenagers, families with young children, people with disabilities, romantic getaway.

Did you find this review helpful? [Yes](#) | [No](#)

Helpful votes: 0/0

5/5

Awesome Vacation Home for a Large Group

Guest: Pauly Family Reunion (Cary, IL 60013)
Date of Stay: 07/16/11 Review Submitted: 07/24/11

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Helpful votes: 1/1

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Did you find this review helpful? [Yes](#) | [No](#)

Helpful votes: 0/0

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Date of Stay: 04/15/11 Review Submitted: 04/19/11

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Did you find this review helpful? [Yes](#) | [No](#)

Helpful votes: 0/0

5/5

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Guest: EnjoysALakeView (Missouri)
Date of Stay: 04/09/10 Review Submitted: 04/14/10

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Recommended for: Age 55+, adventure seekers, girls getaway, families with teenagers, families with young children.

Did you find this review helpful? Yes | No

Helpful votes: 0/2

First (5) of (5). Write a Review

Dates available: Year Round

Before contacting us, please check our calendar for your desired dates

Phone 1: **(314) 799-0754** Phone 2: **(314) 799-0754 (Missouri, USA)**

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Vacation Rentals by Owner Listing #94936

There have been 27218 visitors to this page since the counter was last reset in 2010.
This listing was first published here in 2006.

Date last modified - Friday, July 22, 2011

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TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: August 13, 2012

CASE NUMBER: 2012-0013

PROJECT: Happy Hollow Community Dock Association – Boat Dock Parking Lot

APPLICANT: Happy Hollow Community Dock Association, LLC

LOCATION: The subject property is located in the 300 Block of Happy Hollow Road, Hollister, MO; Oliver Township; Section 3, Township 21, Range 22.

REQUEST: The applicant, the Happy Hollow Community Dock Association is requesting the approval of a Division III Permit in order to allow for the development of a 50' x 100' lot as a four (4) space public parking lot to serve an existing boat dock that is being expanded.

BACKGROUND and SITE HISTORY:

An addition has been proposed to the present boat dock at this site, taking it from a two (2) stall dock to a six (6) stall dock. The U.S. Army Corps of Engineers is requiring additional public parking for at least 2 vehicles. The applicant is proposing to create a clearing on Lot 31 of Williams Point Subdivision in order to allow for the parking of up to four (4) vehicles while using the dock.

The current application was approved for Concept on July 16, 2012.

GENERAL DESCRIPTION:

The subject property is a 50' x 100 lot and is described as Lot 31 of the Williams Point Subdivision and is located in the 300 Block of Happy Hollow Road, Hollister, MO.

REVIEW:

The proposed site will consist of a four (4) lot public, boat dock parking lot. Access to the site will be provided via the Happy Hollow Road.

The project received a total score of 0 on the Policy Checklist, out of a maximum possible score of 5. No relative policies received a negative score.

SUMMARY:

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. A compliance letter from the U.S. Army Corps of Engineers shall be submitted to the Planning Department.(Chapter VI-VII)
3. 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).

Happy Hollow Community Dock Association		Permit#:	12-13		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=	X		
centralized system			2	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					
SOIL LIMITATIONS		n/a=			
no known limitations			0	3	0
potential limitations but mitigation acceptable			-1		
mitigation inadequate			-2		
SLOPES		n/a=			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%			0	4	0
slope exceeds 30% but is engineered and certified			-1		
slope exceeds 30% and not engineered			-2		
WILDLIFE HABITAT AND FISHERIES		n/a=			
no impact on critical wildlife habitat or fisheries issues			0	2	0
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
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	0
buffered and minimally mitigated			-1		
cannot be mitigated			-2		
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property			0	4	0
transparent change / change not readily noticeable			-1		
impact readily apparent / out of place			-2		

Happy Hollow Community Dock Association		Permit#:	12-13		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE	n/a=				
lot coverage compatible with surrounding areas		0			
lot coverage exceeds surrounding areas by less than 50%		-1	1	0	0
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			
bulk / scale differs from surrounding areas but not obtrusive		-1	3		
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0			
proposed materials similar and should blend with existing structures		-1	2		
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			
blocked from view by structure design		1			
blocked from view using screening		0	1		
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			
blocked from view by structure design		1			
blocked from view using 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			
blocked from view by structure design		1			
blocked from view using screening		0	3		
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			
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0	2		
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
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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			

Happy Hollow Community Dock Association		Permit#:	12-13		
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	0
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=	x		
structure size and/or access can be serviced by emergency equipment			0	5	
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	0
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=	x		
central water system meeting DNR requirements for capacity, storage, design, etc.			2	3	
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=	x		
fire hydrant system throughout development with adequate pressure and flow			0	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		

Happy Hollow Community Dock Association		Permit#:	12-13		
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	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=	x		
all utilities are provided underground up to each building / structure		2	4		
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			
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=	x		
weekly service is available and documentation of availability provided		0	5		
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= 0

Maximum Possible Score= 5

Actual Score as Percent of Maximum= 0.0%

Number of Negative Scores= 0

Negative Scores as % of All Applicable Scores= 0.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

August 1, 2012

Project: Happy Hollow Community Dock Association

Permit#: 12-13

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *August 1, 2012*

Project: Happy Hollow Community Dock Association Permit: 12-13

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	5	0	0.0%		
	Max. Possible	As Scored	Negative Scores		
			Number of	Percent	
Importance Factor 5					
sewage disposal					
off-site nuisances	0	0			
diversification					
emergency services					
right-of-way/roads	5	0			
emergency water supply					
waste disposal service					
waste disposal commitment					
Importance Factor 4					
slopes	0	0			
use compatibility	0	0			
pedestrian circulation					
underground utilities					
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					
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	0	0			
rooftop vents / equipment					
bicycle circulation					

Scoring by: Bob Atchley / Bonita Kissee
Date: August 1, 2012