



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
TUESDAY, OCTOBER 15, 2013, 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:

Table Rock Traders
Esther's House of Redemption
SBA Structures, Inc.

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: October 15, 2013

CASE NUMBER: 2013-0020

PROJECT: Table Rock Traders
(Gun Sales & Gunsmithing - Home Occupation)

APPLICANT: John Holcomb

LOCATION: The subject property is located at 747 Painter Road, Branson, MO; Scott Township; Section 24, Township 23, Range 21.

REQUEST: The applicant, John Holcomb is requesting the approval of a Division III Special-Use Permit in order to operate a firearms sales and gunsmithing business within an existing cinderblock shed located on his property, as a home occupation.

BACKGROUND and SITE HISTORY:

The applicant, John Holcomb is seeking the Planning Commission approval of a Division III Special-Use Permit authorizing gunsmithing and the sales of firearms and ammunition as a home occupation. The firearms will be sold by appointment only via the applicant's single-family residence, with the gunsmithing and ammunition being housed within an existing cinderblock shed behind the residence. During the Concept Hearing the applicant indicated that the previous, property owner conducted a gunsmithing business from the cinderblock shed.

The applicant has submitted a copy of his Federal Firearms License (FFL) with the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). The applicant has obtained a Type 01 FFL allowing for him to be a dealer of firearms and also gunsmithing. A copy of the FFL has been enclosed.

The current application was approved for Concept on September 16, 2013.

GENERAL DESCRIPTION:

The approximately 18.35 acre subject property contains an approximately 1,352 square foot single-family residence, a barn, and two sheds, located at 747 Painter Road, Branson, MO, a meets and bounds described parcel of property (according to the Assessor's information utilizing Beacon).

REVIEW:

The applicant is seeking the approval of a Division III Special-Use Permit in order to operate a firearms and ammunition sales and gunsmithing business, as a home occupation. The gunsmithing and ammunition will be stored within an existing cinderblock shed (near his single-family residence), with the firearms sales occurring from the single-family residence. The applicant has indicated that this home occupation involves no outside employees. The exterior appearance of both the residence and the shed will remain the same. Per the provisions of the Home Occupation requirements of the Development Guidance Code, the applicant will be limited to a sign no larger than a two foot by four foot (2' X 4') unlighted nameplate. The applicant has indicated that the vast majority of his business will be obtained via word of mouth.

The applicant has further indicated that the firearms and ammunition sales and gunsmithing business will be in compliance with the home occupation provisions of the Development Guidance Code that require, "The total area used for the home occupation shall not exceed one-third (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building." The applicant has stated that the firearms sales will occur within the single-family residence with the gunsmithing and ammunition storage being contained within an existing cinderblock shed, behind the single-family residence.

The applicant has indicated that he will test-fire firearms, on-site, at the request of customers.

The applicant has indicated that the hours of operation will be appointment only but will fall within the following times, Monday through Friday 5:30 PM – 9:00 PM and Saturday through Sunday 12:30 PM – 9:00 PM.

The applicant has further stated that there will be no outside storage of materials related to the home occupation.

This is a home occupation application which falls under the provisions of a Division III Special-Use Permit. Per the provisions of the Development Guidance Code, a Special-Use Permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. Per the provisions of the Development Guidance Code the Special-Use Permit cannot be used to establish commercial compatibility for or with any future land-use change applications.

The adjoining property immediately to the north, west and east is vacant, wooded property. The adjoining property immediately to the south is Painter Road and light residential.

The project received a total score of -16 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply, solid waste disposal service and utilities.

STAFF RECOMMENDATION:

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. Upon the expiration of the current ATF Federal Firearms License (FFL), the applicant shall provide a copy of the renewed FFL to the Planning Department office.
3. No on-site customer / client target practice shall be allowed. Firearms utilized in conjunction with the gunsmithing home occupation shall only be fired by the applicant, ensuring that they are proper working operation.
4. Signage for the Table Rock Traders business shall be limited to a sign no larger than a two foot by four foot (2' X 4') unlighted nameplate.
5. The Table Rock Traders application shall be viewed as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
6. All on-site sales shall occur Monday through Friday 5:30 PM - 9:00 PM and Saturday through Sunday 12:30 PM - 9:00 PM.
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

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

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=	x		
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x		
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	0	0
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Table Rock Traders - Gun Sales & Gunsmithing		Permit#:	13-20		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS		n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)		0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0	0
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=			
no viable impact on existing industrial uses by residential development		0	2	0	0
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

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

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4	0	0
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=				
approved and effectively designed landscaped buffers between structures and all roads	2	4	2	8
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	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=				
structure size and/or access can be serviced by emergency equipment	0	3	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

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

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

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

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-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= -16

Maximum Possible Score= 53

Actual Score as Percent of Maximum= -30.2%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

September 26, 2013

Project: Table Rock Traders - Gun Sales & Gunsmithing

Permit#: 13-20

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

Scoring by: Bob Atchley / Bonita Kisse

Date: September 26, 2013

Eastern District Relative Policies: Division III Permit

Project: **Table Rock Traders - Gun Sales & Gunsmithing** Permit: **13-20**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	-16	-30.2%	4	28.6%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-20	3	100.0%
sewage disposal				
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	4	1	16.7%
stormwater drainage				
air quality				
off-site nuisances	8	0		
use compatibility	0	0		
diversification	8	0		
development buffering	8	8		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate	0	0		
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *September 26, 2013*

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Firearms License
(18 U.S.C. Chapter 44)

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To	ATF - Chief, FFLC 244 Needy Road Martinsburg, WV 25405-9431	License Number	5-43-213-01-6H-11240
Chief, Federal Firearms Licensing Center (FFLC)	<i>Tracy Robertson</i>	Expiration Date	August 1, 2016
Name	TABLE ROCK TRADERS		

Premises Address (Changes? Notify the FFLC at least 30 days before the move.) 747 PAINTER RD BRANSON, MO 65616-

Type of License

01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Purchasing Certification Statement

The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified above under "Type of License."

Mailing Address (Changes? Notify the FFLC of any changes.)

**HOLCOMB, JOHN P
TABLE ROCK TRADERS
747 PAINTER RD
BRANSON, MO 65616-**

John Holcomb

Licensee/Responsible Person Signature
John P. Holcomb

Printed Name

Owner

Position/Title
08-03-2013

Date

State of Missouri
Missouri Retail Sales License

LICENSEE:

TABLE ROCK TRADERS
747 PAINTER ROAD
BRANSON MO 65616
HOLCOMB JOHN

LICENSE ISSUED:

AUGUST 02, 2013

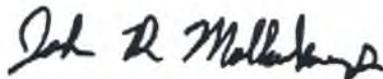
MISSOURI TAX IDENTIFICATION NUMBER: 21965943

THE ISSUANCE OF THIS LICENSE IS CONTINGENT UPON THE LICENSEE'S COMPLIANCE IN ALL RESPECTS WITH THE REQUIREMENTS OF CHAPTER 144 RSMO, AND THE RULES PROMULGATED THEREUNDER.

THIS LICENSE IS VALID UNTIL CANCELLED AND SURRENDERED BY THE LICENSEE OR REVOKED BY THE DIRECTOR OF REVENUE.

THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE PLACE OF BUSINESS.

ACTING DIRECTOR OF REVENUE



THIS BUSINESS IS REGISTERED OUTSIDE THE CITY LIMITS OF
BRANSON IN THE COUNTY OF TANEY AND YOU ARE
LIABLE TO COLLECT AND REMIT ALL APPLICABLE STATE AND LOCAL SALES
TAXES.

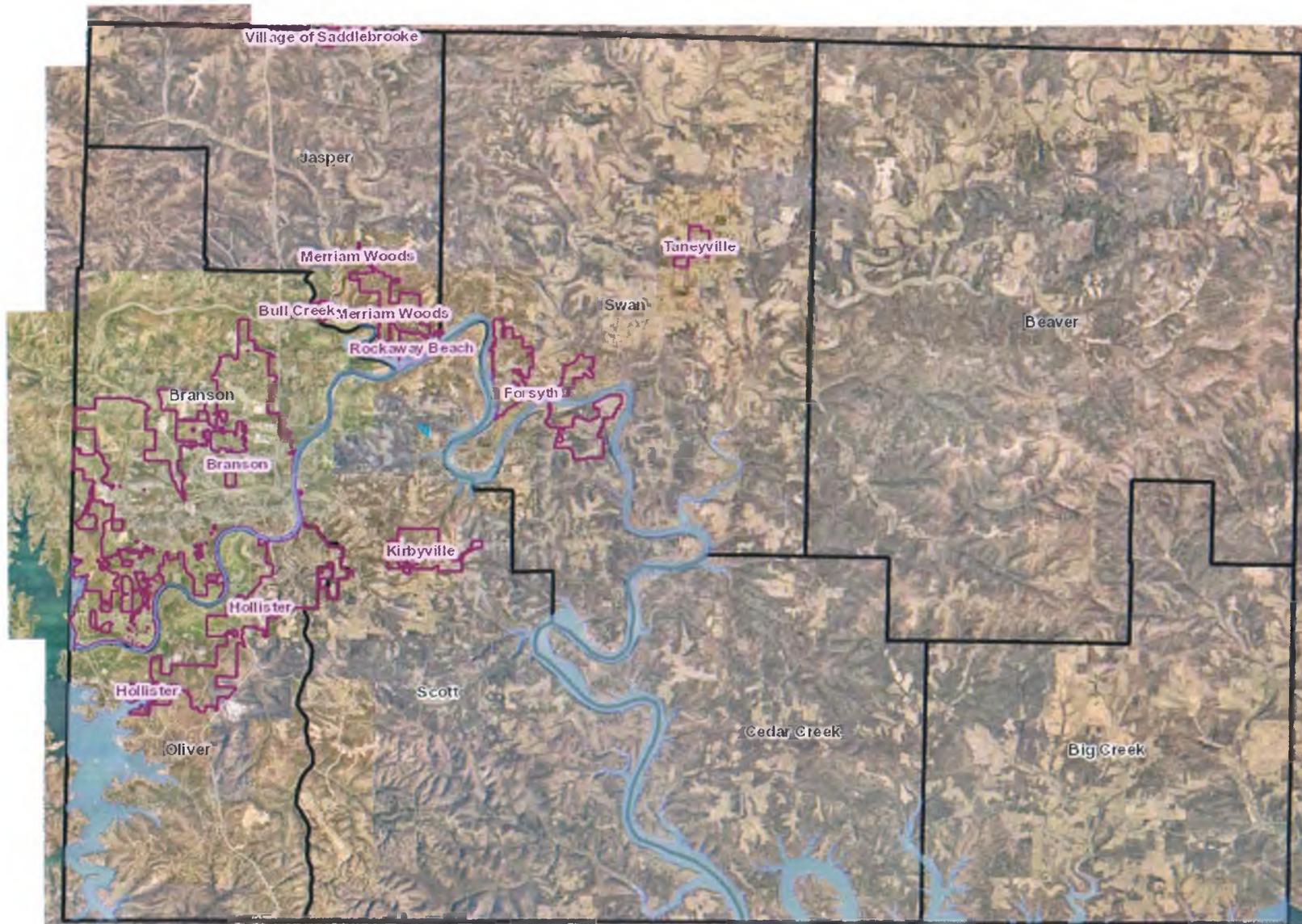
THIS LICENSE IS NOT ASSIGNABLE OR TRANSFERABLE

10748283

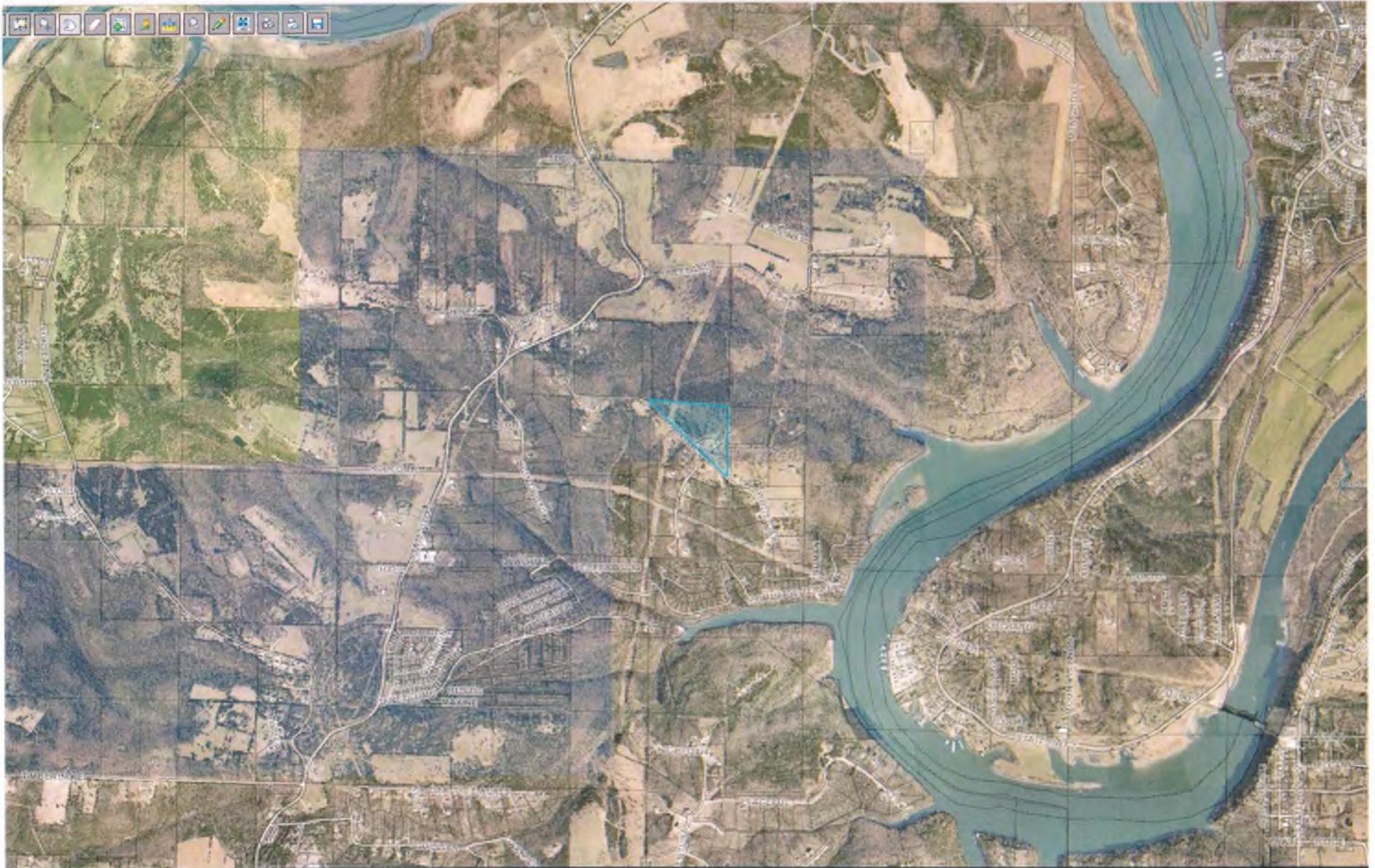


Table Rock Traders





**Table Rock Traders – Gunsmithing & Gun Sales
Division III Special-Use Permit 2013-0020
Taney County GIS - Beacon**



**Table Rock Traders – Gunsmithing & Gun Sales
Division III Special-Use Permit 2013-0020
Taney County GIS - Beacon**









**Table Rock Traders – Gunsmithing & Gun Sales
Division III Permit 2013-0020
Pictometry – North View**



**Table Rock Traders – Gunsmithing & Gun Sales
Division III Permit 2013-0020
Pictometry – South View**



NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: John Holcomb

Proposed Development: Table Rock Traders
Gun Sales & Gunsmith

Property Location: 747 Painter Road

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 10-15-13

Phone: 417-546-7225











TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: October 15, 2013

CASE NUMBER: 2013-0021

PROJECT: Esther's House of Redemption

APPLICANT: Jill B. Jones

REPRESENTATIVE: Sundi Jo Graham

LOCATION: The subject property is located at 1947 Lakeshore Drive, Branson, MO; Scott Township; Section 28, Township 23, Range 21.

REQUEST: The representative, Sundi Jo Graham is requesting approval of a Division III Permit in order to utilize an existing single-family residential structure as Esther's House of Redemption, a faith-based residential discipleship program for women.

BACKGROUND and SITE HISTORY:

The representative, Sundi Jo Graham is seeking the Planning Commission approval of a Division III Permit, authorizing the establishment of Esther's House of Redemption within the existing single-family residence located at 1947 Lakeshore Drive, Branson, MO. This residential structure was formerly utilized by Janet Daily as an office. However, the Staff has been unable to locate the original Division III Permit authorizing the establishment of the office use.

The current application was approved for Concept on September 16, 2013.

GENERAL DESCRIPTION:

The subject property (approximately .49 acres) contains an approximately 3,802 square foot single-family residential structure (per the Assessor's information via Beacon) located at 1947 Lakeshore Drive, Branson, MO. The residential structure is currently being listed on the Multiple Listing Service (MLS) as a four (4) bedroom and four (4) bathroom single-family residence.

REVIEW:

“Esther’s House of Redemption (EHOR) is a faith-based residential program, located in Branson, MO, offering hope to broken women, free of charge.” (website description). EHOR will serve women from all backgrounds, ages 18-50, who struggle with life-controlling issues, such as alcohol and drug additions, depression, self-harm and more. During the Concept Hearing, the representative indicated that EHOR will provide completely staffed housing for up to eight (8) women. There are to be a minimum of three (3) staff members’ onsite throughout the day, with a house mother being available through the night. This residential discipleship program will provide housing and services to the women at no cost, with funding being provided via donations and possible future grants.

The property is currently served by a shared well and public sewer service via the Taney County Regional Sewer District.

The residence is in compliance with the setback requirements. There is an existing parking lot area in the rear yard containing a total nine (9) parking spaces. Though the parking requirements for this specific use are not enumerated via the Parking provisions of the Development Guidance Code, the Staff feels that the existing parking lot and driveway areas will provide adequate parking.

Per the buffering provisions of the Development Guidance Code, buffering would be required between the proposed multi-family residential use and the adjoining single-family residence to the west.

The adjoining property immediately to the north and east is an existing resort. The adjoining property immediately to the south is Lakeshore Drive and light residential. The adjoining property immediately to the west residential, with a resort use being located further to the west.

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility and utilities.

STAFF RECOMMENDATION:

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 and the Taney County Regional Sewer District; 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. Esther's House of Redemption shall provide housing to no more than eight (8) women, with at least three (3) on-site staff persons and one (1) house mother. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
4. An opaque (privacy) fence shall be erected between the Esther's House of Redemption and the adjoining single-family residence to the west.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
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:
Eastern 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

STORM DRAINAGE	n/a=	x		
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x		
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	1	4
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

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

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

Esther's House of Redemption		Permit#:	13-21		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

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

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

Esther's House of Redemption		Permit#:	13-21		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
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= -6

Maximum Possible Score= 45

Actual Score as Percent of Maximum= -13.3%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

September 26, 2013

Project: **Esther's House of Redemption**

Permit#: **13-21**

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *September 26, 2013*

Eastern District Relative Policies: Division III Permit

Project: **Esther's House of Redemption**

Permit: **13-21**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	45	-6	-13.3%	6	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	3	75.0%
sewage disposal	10	10		
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4			2	40.0%
stormwater drainage				
air quality				
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *September 26, 2013*



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About EHOR

Esther's House of Redemption (EHOR) is a faith-based residential program, located in Branson, MO, offering hope to broken women, free of charge. We serve women from all backgrounds, ages 18-50, who struggle with life-controlling issues, such as alcohol and drug addictions, depression, self-harm, and more. Esther's House provides a safe place for those who are victims of physical and sexual abuse, including prostitution and sex trafficking.

Our goal is to help women be restored to wholeness. Esther's House of Redemption does that through a structured residential environment with a holistic approach and professional counselors. It is our mission to see women find freedom from their past and hope for their future.

Our Mission:

Esther's House of Redemption exists to offer hope to the broken, providing opportunities for women to fully experience the life-changing power of God's forgiveness, love, and redemption.

Our Vision:

Esther's House of Redemption is dedicated to using God's truth to change the way broken women see themselves and the God who created them with a wonderful plan for their lives.

We are committed to teaching the love of Christ and His forgiveness to all who seek it.

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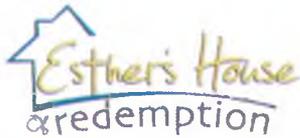
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In August 2009, I entered through the doors of the Table Rock Freedom Center, a residential

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FAQs

How will Esther's House of Redemption be governed?

We have an advisory board in place full of a variety of business professionals and servants of Christ.

is the program voluntary?

Every girl that is accepted into Esther's House must be willing to commit to change. Without a clear understanding of our Christian emphasis and the requirements of the program, applicants will not be accepted. Esther's House residents are free to leave the program at any time.

Who can work at Esther's House of Redemption? What qualifications must the staff have?

First and foremost, all staff must have a heart and passion to serve women, without judgment. The women that come to us for help must know that we love them unconditionally, right where they are.

Esther's House of Redemption will have a wide variety of staff, including director, counselors, nutrition managers, marketing staff, and more. Counselor positions must hold a bachelor's degree from an accredited university in psychology, counseling, social work, or a related field.

is Esther's House of Redemption affiliated with a particular denomination?

Esther's House of Redemption is not directly affiliated with any particular church, denomination or organization. We will, however, attend regular services at Woodland Hills Family Church, a local church in the Branson, Missouri community. In addition, the girls at Esther's House participate in daily praise and worship as well as life-changing classes based on principles found in God's Word. Some of the classes will be open to the public to provide an opportunity for the girls to build relationships with those outside of the facility.

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Founder



Founder and Director, Sundi Jo Graham

I entered through the doors of the Table Rock Freedom Center, a residential discipleship for women with life controlling issues, in August 2009. I was at the bottom of myself. I hated life and myself. I was convinced God had abandoned me; just like everyone else in my life and there was nothing left to live for. It turns out I was the one who left Him.

For one year I lived with former prostitutes, drug addicts, drug dealers, and alcoholics. That's how the world saw them anyway. To me, however,

they were my sisters, my friends. They were broken, just like me, looking for redemption and healing

During the course of that year, I dug into my past until the shovel couldn't move anymore, dealing with the pain of sexual abuse, rape, abandonment issues, low self-esteem, and more. It was the hardest thing I've ever done.

On August 14, 2010, I completed the most intense, rewarding year of my life. I stood on a stage surrounded by family, friends and supporters, where I finally had an understanding of freedom and God's love. There was no way I was letting go of it this time.

During my yearlong stay, God revealed to me I would someday have my own ministry and be a teacher. I held onto those words, even though I didn't understand what they meant. Then in the Fall of 2012, He brought that prophecy to life.

I watched the doors of the Table Rock Freedom Center close, a ministry that God used to change my life. I was devastated. God soon let me know though those doors were closing, He would use me to open new ones.

I sat at the funeral of a former student who never grasped the understanding of God's love for her, sadly taking her own life. There, God showed me the broken need a place to go and I would be the one to lead it.

Today, I am following His calling as He prepares Esther's House of Redemption to offer hope to the broken and provide a safe place for women to be fully restored from the inside out. It's a journey I never expected to be walking on, but am fully willing to take, if it changes only one life the way mine was.

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The Program

Esther's House of Redemption uses Christian principles and teachings, along with professional counseling, to serve each woman that enters into the program. Many women who come to Esther's House have given up hope on changing their lives, and have often visited multiple treatment facilities in the past, with unsuccessful results.

Esther's House of Redemption is not another "rehab." We strive to provide women the necessary tools to find freedom from their pasts, recognize their self-worth, and grasp their God-given potential. Our approach teaches women to stop destructive lifestyle patterns and prepare them to become fully functioning adults in their communities.

Program Structure

Esther's House of Redemption provides each resident with the following holistic approach to address her life-controlling issues. Here is a brief overview:

Life Skills Training – Each woman is taught basic life skills, such as cleaning, cooking, and financial management, including maintaining a budget. Each woman is assigned to specific chores throughout their stay.

Bible Teaching – Women participate in daily Bible reading and worship. Our goal is to invite various Christian speakers and other influential individuals in the faith to teach the residents.

Classroom Teaching – Women will study various topics, including how to set boundaries, forgiveness, delayed gratification, anger management, and more. We will use a wide variety of resources, including teachings from influential leaders, such as Beth Moore, Jennifer Rothschild, Neil T. Anderson, John Bevere, Dr. Henry Cloud, Dr. John Townsend, Joyce Meyer, and more. Women will be required to apply what they have learned to their daily lives.

Financial Management – Before completing the program, each woman is required to complete Dave Ramsey's *Financial Peace University*.

Fitness – A fitness manager will develop an individual plan for each woman based on her specific needs. Recreational activities will also be available for residents.

Nutrition – Our nutrition manager will provide a specific food plan for each woman.

Free Time – Residents are provided with a variety of local events, such as shopping trips for personal items, conferences, movies, sporting events, etc., depending on the donations of others.

Residents are also allowed to sleep in on Saturdays, relax, watch movies, etc.

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Weekends provide the opportunity for the women to make phone calls to family and friends, as well as visit. We also attend a local church on Sundays

Christmas break occurs for two weeks in the month of December. Residents are allowed to go home during this time. If a woman doesn't have family, or the home situation is not ideal, arrangements are made for her to stay with a local host family.

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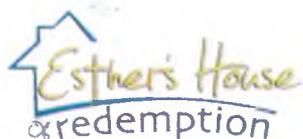
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Why EHOR?

Almost every woman that walks through the doors of Esther's House has been to a costly secular treatment program at least once. Often times, they leave these treatment centers more broken than when they walked in.

Through providing a Christ-centered, safe environment, free of charge, Esther's House of Redemption wants to change that. We seek to help women find freedom from life-controlling issues and hope for their future.

Some Facts You Should Know (Statistics Provided by Mercy Ministries):

Drug and Alcohol Addiction

Illicit drug abuse in the U.S. has risen to its highest level in 8 years. The increase was particularly high among youth and young adults ages 12-25. In 2009, 8 percent of Americans, an estimated 21.8 million people, said they used illicit drugs. (National Institute on Drug Abuse-2010)

Nearly 72 percent of America's students have consumed alcohol (more than a few sips) by the end of high school and more than 37 percent have done so by the 8th grade. (National Institute on Drug Abuse-2011)

Physical and Sexual Abuse

1 in 3 young women are sexually abused before age 18. (RAINN 2011)

54 percent of rapes of women occur before age 18; 22 percent of these rapes occur before age 12. (RAINN 2011)

Self Harm

More than 50 percent of young women who self-harm have been sexually abused. (NIH 2010)

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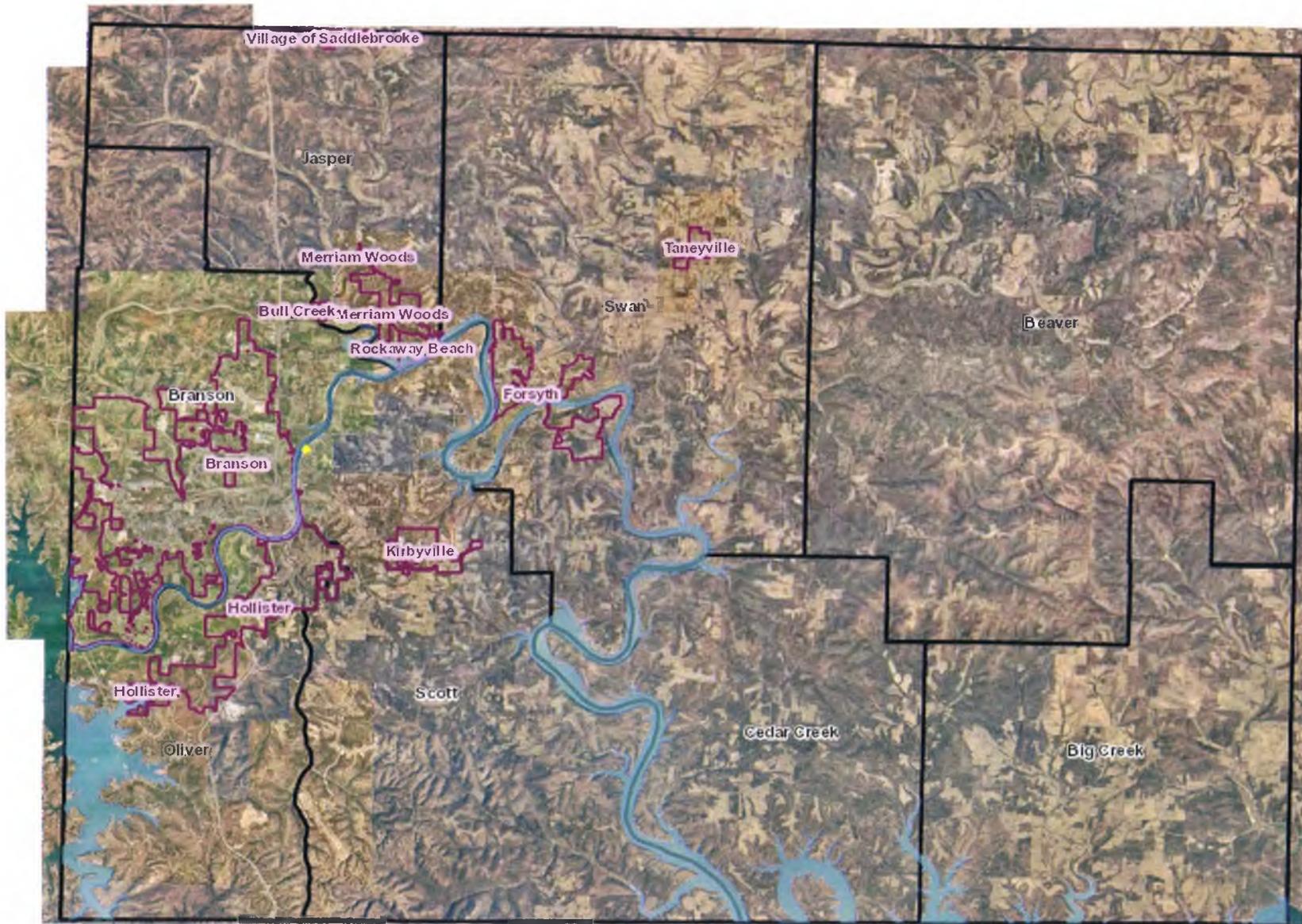
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**Esther's House of Redemption
Division III Special-Use Permit 2013-0021
Taney County GIS - Beacon**



**Esther's House of Redemption
Division III Special-Use Permit 2013-0021
Taney County GIS - Beacon**





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**Esther's House of Redemption
Division III Permit 2013-0021
Pictometry – North View**



**Esther's House of Redemption
Division III Permit 2013-0021
Pictometry – South View**



**Esther's House of Redemption
Division III Permit 2013-0021
Pictometry – East View**



**Esther's House of Redemption
Division III Permit 2013-0021
Pictometry – West View**

NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: Sundi Jo Graham

Proposed Development: Esthers House of
Redemption

Residence for Women

Property Location: 1947 Lakeshore Dr.

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 10-15-13

Phone: 417-546-7225



**NOTICE OF
PUBLIC HEARING**

**THE TANEY COUNTY
PLANNING COMMISSION**

will hold a Public Hearing concerning the

following:

Ordinance 2011-01-01

Author: James L. Brown

Subject: Ordinance 2011-01-01

Effective: 01/01/11

Meeting Location: 1000 E. Main St.

Meeting Date: 01/07/11 10:00 AM

Meeting Time: 10:00 AM

Phone: 864.638.5300









TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: October 15, 2013

CASE NUMBER: 2013-0022

PROJECT: SBA Structures, Inc. Telecommunications Tower

APPLICANT: SBA Structures, Inc.

REPRESENTATIVE: John Tyner

LOCATION: The subject property is located at 1384 North State Highway 248, Branson, MO; Branson Township; Section 10, Township 22, Range 22.

REQUEST: The applicant, SBA Structures, Inc. is requesting approval of a Division III Permit, in order to allow for the development of a new wireless telecommunications facility consisting of a 195' self support, monopole tower and equipment which will be housed within an existing equipment shelter.

BACKGROUND and SITE HISTORY:

The approximately 1.21 acre property (according the Assessor's information via Beacon) is owned by SBA Structures, Inc. and contains an existing telecommunications facility consisting of a 280' guyed tower and three (3) equipment shelters within a fenced compound area. According to the Assessor's information, the existing guyed tower was constructed in 1999. The Staff has been unable to locate the original Division III Permit authorizing the establishment of the existing telecommunication facility.

The applicant, SBA Structures, Inc. is requesting the approval of a Division III Permit, authorizing the construction of a 195' self-support, monopole tower. The Proposed tower and equipment would be added to the existing, fenced telecommunications compound. The equipment for the new tower is to be housed within an existing equipment shelter.

The current application was approved for Concept on September 16, 2013.

GENERAL DESCRIPTION:

The approximately 1.21 acre property (according the Assessor's information via Beacon) currently contains an existing telecommunications facility consisting of a 280' guyed tower and three (3) equipment shelters within a fenced compound area.

REVIEW:

The proposed 195' self-support, monopole tower will be added to the existing, fenced telecommunications compound. The equipment for the new tower is to be housed within an existing equipment shelter.

Per the Planning Commission's request, the representative has presented a Design Fall Zone Letter from Robert E Beacom, P.E., Design Engineer I with Sabre Industries, in regard to safety factors designed to prevent and / or minimize a cell tower's structural failure due to unusual circumstances, as attached. In the letter, Mr. Beacom has indicated that that in the unlikely event that tower were to collapse it would have a fall distance radius of less than 60 feet. The only structures that will lie within the 60' fall distance of the proposed monopole tower are the existing guyed tower and the three (3) telecommunications equipment shelters.

The adjoining property immediately to the north is vacant, wooded property. The adjoining property immediately to the south is vacant, wooded property, with light residential being further south. The adjoining property to the east is an existing water tower, with a residence further to the east. The adjoining property immediately to the west is vacant property, with State Highway 265 being located further to the west.

The project received a total score of 5 on the Policy Checklist, out of a maximum possible score of 13. No relative policies received a negative score.

STAFF RECOMMENDATIONS:

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letter from the Federal Aviation Administration (FAA).
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. Should the telecommunications tower no longer be in use for the original purpose granted by the Division III Permit and serving as an approved co-location site, the tower shall be dismantled and removed within six months of the cessation of operations
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds 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=	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=	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	0	0	
buffered and minimally mitigated		-1				
cannot be mitigated		-2				

Compatibility Factors

USE COMPATIBILITY		n/a=				
no conflicts / isolated property		0	4	0	0	
transparent change / change not readily noticeable		-1				
impact readily apparent / out of place		-2				

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

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

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

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

**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=	x			
no impact or insignificant impact on current traffic flows	0	2		
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	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	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=	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			

**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=	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= 5

Maximum Possible Score= 13

Actual Score as Percent of Maximum= 38.5%

Number of Negative Scores= 0

Negative Scores as % of All Applicable Scores= 0.0%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

September 26, 2013

Project: SBA Structures, Inc. Telecommunications Tower

Permit#: 13-22

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: *September 26, 2013*

Project: SBA Structures, Inc. Telecommunications Permit: 13-22

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	13	5	38.5%		

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	5		
sewage disposal				
off-site nuisances	0	0		
diversification				
emergency services				
right-of-way/roads	5	5		
emergency water supply				
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				
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				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic				
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kisse
 Date: September 26, 2013

September 27, 2013

Ms. Susan Hart
SBA Network Services Inc.
5640 Dillard Drive, Suite 101
Cary, NC 27518

RE: Proposed 195' Monopole for Branson 2, MO

Dear Ms. Hart,

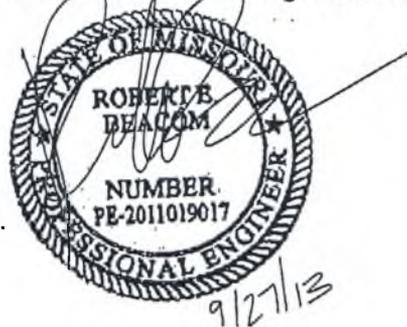
Upon receipt of order, we propose to design and supply the above referenced monopole for a Basic Wind Speed of 90 mph with no ice and 30 mph with 1" ice, Structure Class II, Exposure Category C, and Topographic Category 3, with a crest height of 300', in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

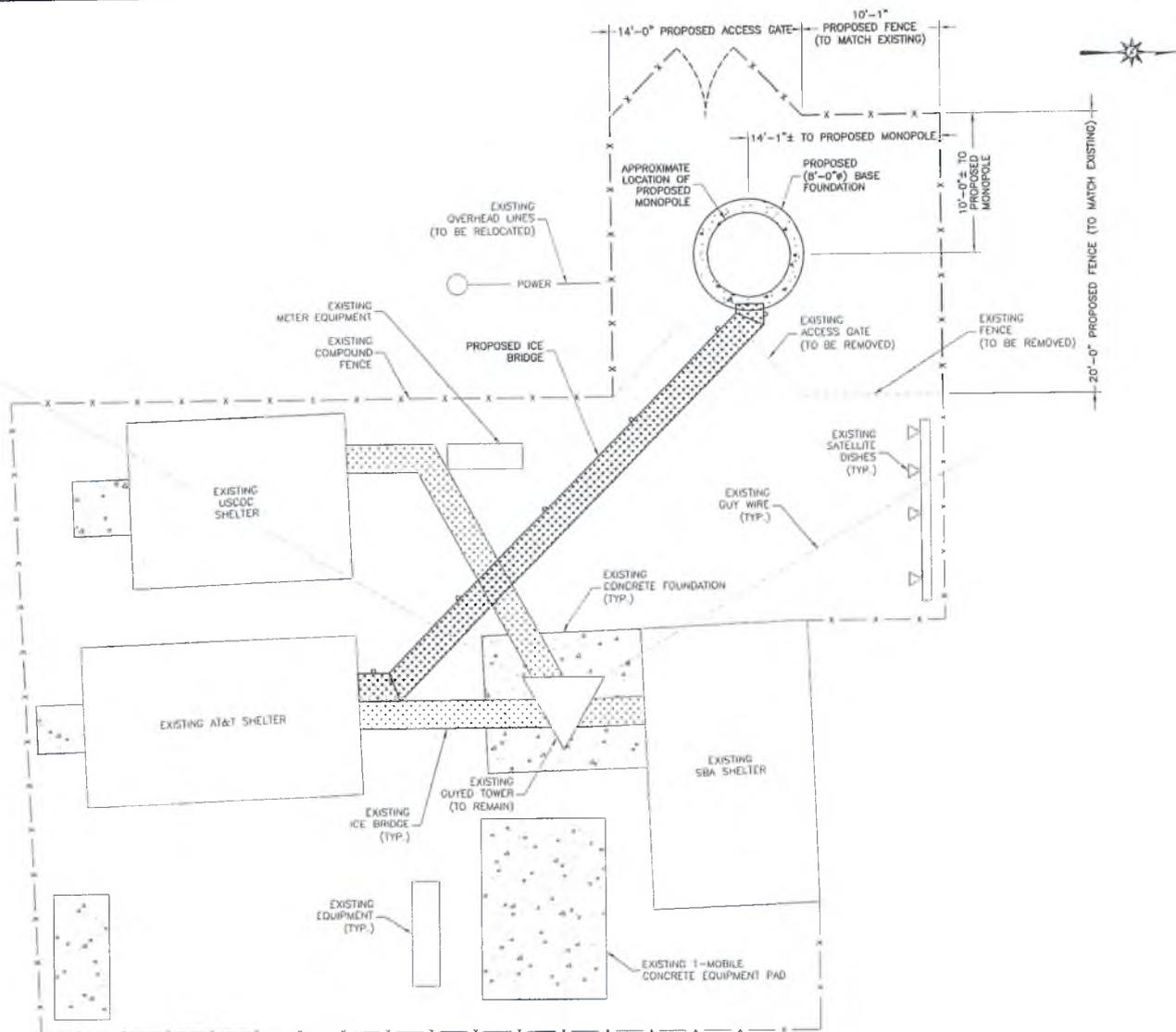
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the flanged connection at the bottom of the top section. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will yield at the location of the highest combined stress ratio within the flanged connection. This is likely to result in the portion of the monopole above "folding over" onto the portion below, essentially collapsing upon itself. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** In the unlikely event of total separation, this, in turn, would result in collapse of that section to the ground within a radius less than 60 feet.

Sincerely,

Robert E. Beacom, P.E.
Design Engineer I





COMPOUND PLAN
 11'x17" SCALE: 1/8"=1'
 24'x36" SCALE: 1/4"=1'

PREPARED FOR:

SBA

3380 BIRKEN SOUND PARKWAY, NE
 BOCA RATON, FL 33487
 (561) 487-5111

PREPARED BY:

FDH

5521 MERRICK DRIVE
 RALEIGH, NC 27615
 PHONE: 919-755-1819
 FAX: 919-755-1031

ENGINEERING INNOVATION

STATE OF MISSOURI

CHRISTOPHER M. MURPHY

REGISTERED PROFESSIONAL ENGINEER

NUMBER PE-2005000714

8/15/13
 CHRISTOPHER M. MURPHY, P.E.
 MISSOURI LICENSE NO. PE-2005000714

DRAWN BY: BHAM
 CHECKED BY: CD
 ENG APP'Y: GMM
 PROJECT NO: 1340951400

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
8/15/13	ISSUED FOR PERMIT	0	BHM

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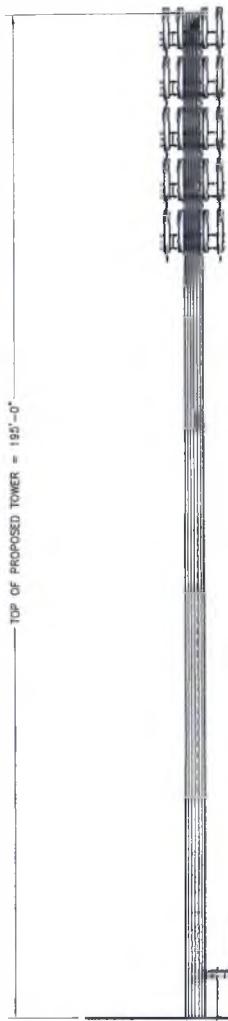
SITE NAME:
 BRANSON 2

SITE NUMBER:
 MO20786-A-00

SITE ADDRESS:
 1384 NORTH STATE HIGHWAY 285
 BRANSON, MO 65615

SHEET TITLE
 COMPOUND PLAN

SHEET NUMBER
 C-1

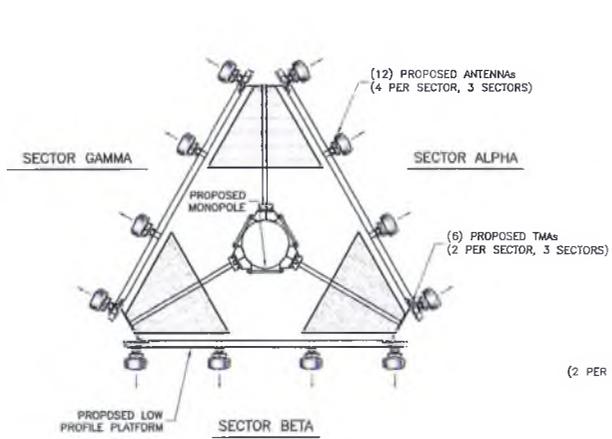


- ⊕ OF PROPOSED ANTENNAS
192'-0"
- ⊕ OF PROPOSED ANTENNAS
182'-0"
- ⊕ OF PROPOSED ANTENNAS
172'-0"
- ⊕ OF PROPOSED ANTENNAS
162'-0"
- ⊕ OF PROPOSED ANTENNAS
152'-0"

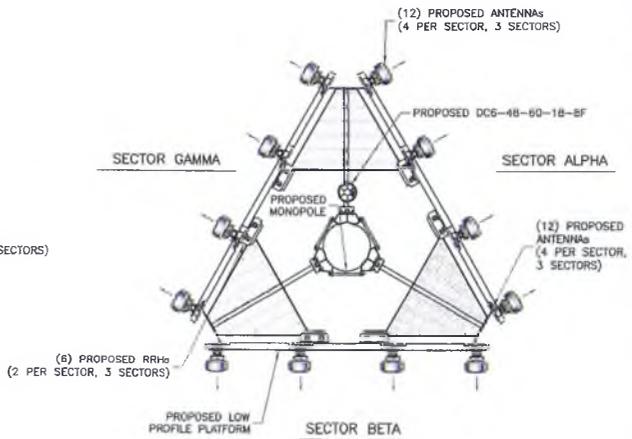
A DESIGN OF THIS PROPOSED TOWER WAS PERFORMED BY SABRE INDUSTRIES JOB REFERENCE 14-1223-CJP DATED JULY 3, 2012. CONTRACTOR TO REFER TO TOWER DESIGN FOR PROPOSED EQUIPMENT MOUNTING & COAX ROUTING/STACKING DETAILS ON TOWER.

PROPOSED ANTENNA, TMA AND RRU SCHEDULE			
ANTENNA	TMA	RRU	ANTENNA ⌀ HEIGHT
(4) COMMSCOPE SBNH-1DB5B5C. (6) KATHREIN 741 990	(12) POWERWAVE LGP175NN	(3) 2x40-AWS. (3) 2x40-07-L	192'-0"
(12) COMMSCOPE DBB48H90E-XY	(6)	N/A	182'-0"
(12) COMMSCOPE DBB48H90E-XY	(6)	N/A	172'-0"
(12) COMMSCOPE DBB48H90E-XY	(6)	N/A	162'-0"
(12) COMMSCOPE DBB48H90E-XY	(6)	N/A	152'-0"

PROPOSED RRU AND CABLE SCHEDULE				
SECTOR	FIBER TRUNK	SINGLE FIBER	POWER TRUNK	DC SINGLE PAIR
ALPHA		(2) 5 METERS		(2) 10' 78" (19.7mm) 8 AWC 6
BETA	(1) 75 METERS	(2) 5 METERS	(2) 210' 8 AWC	(2) 10' 78" (19.7mm) 8 AWC 6
GAMMA		(2) 5 METERS		(2) 10' 78" (19.7mm) 8 AWC 6



PROPOSED ANTENNA LAYOUT (TYP.)
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



PROPOSED ANTENNA LAYOUT @ ELEVATION 192'-0"
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

DESIGN BASED ON EXISTING STRUCTURAL DESIGN REPORT PERFORMED BY SABRE INDUSTRIES JOB REFERENCE 14-1223-CJP DATED JULY 3, 2012. CONTRACTOR SHALL REFER TO FINAL RFDS PRIOR TO INSTALLATION.

TOWER ELEVATION
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

PREPARED FOR:

1900 BROKEN SOUND PARKWAY, SW
Boca Raton, FL 33487
(800) 487-5112

PREPARED BY:

4521 MERIDIAN DRIVE
RALEIGH, NC 27616
PHONE: 919-755-1012
FAX: 919-755-1921

ENGINEERING INNOVATION

8/19/13
CHRISTOPHER M. MURPHY, P.E.
MISSOURI LICENSE NO. PE-2005000714

DESIGNED BY: BHM
CHECKED BY: CB
ENG APP'D: CMM
PROJECT NO: 1340981400

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
8/19/13	ISSUED FOR PERMIT	0	BHM

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SITE NAME:
BRANSON 2

SITE NUMBER:
MO20786-A-00

SITE ADDRESS:
1384 NORTH STATE HIGHWAY 265
BRANSON, MO 65615

SHEET TITLE
TOWER ELEVATION &
PROPOSED ANTENNA LAYOUT

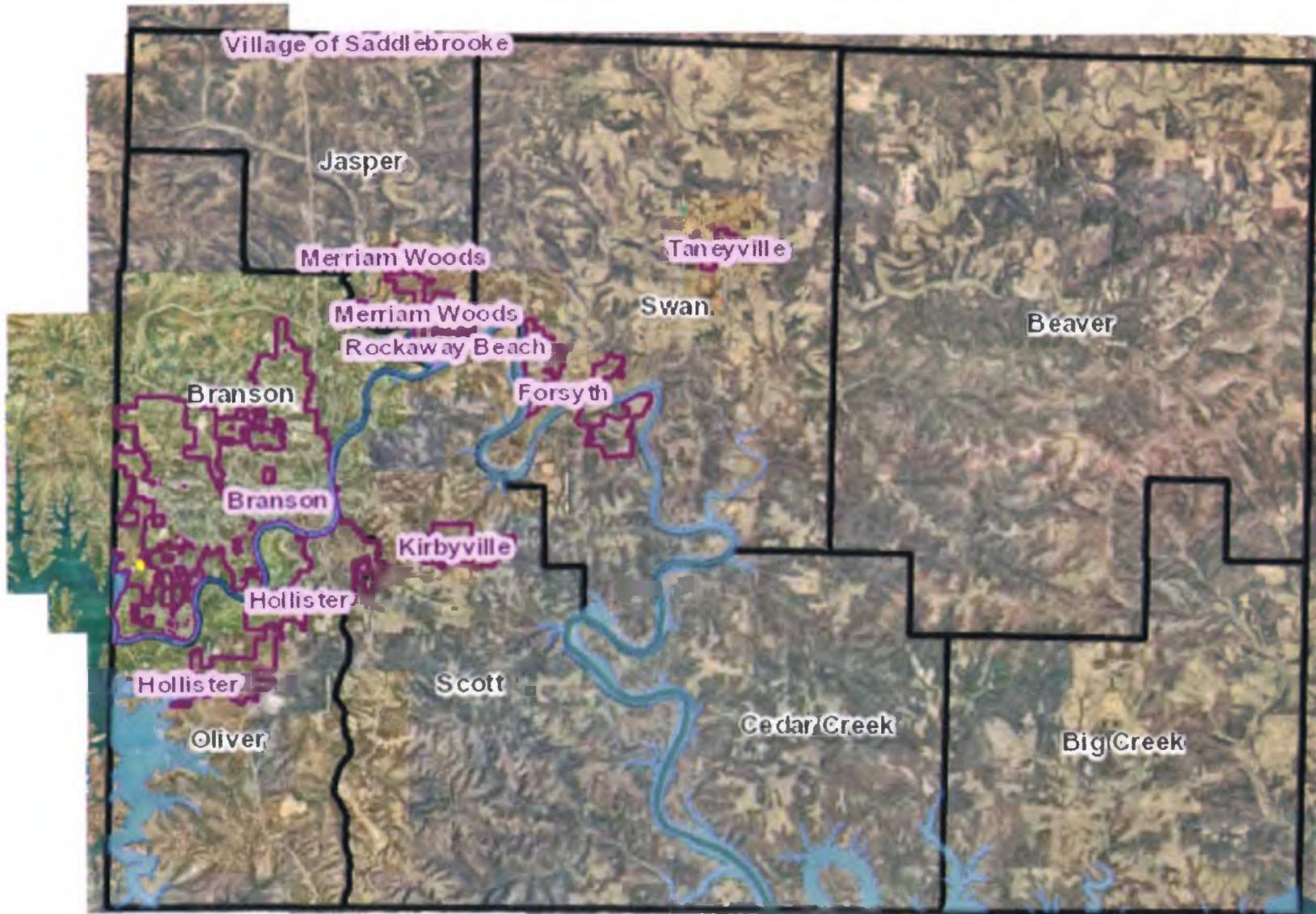
SHEET NUMBER
C-1.1



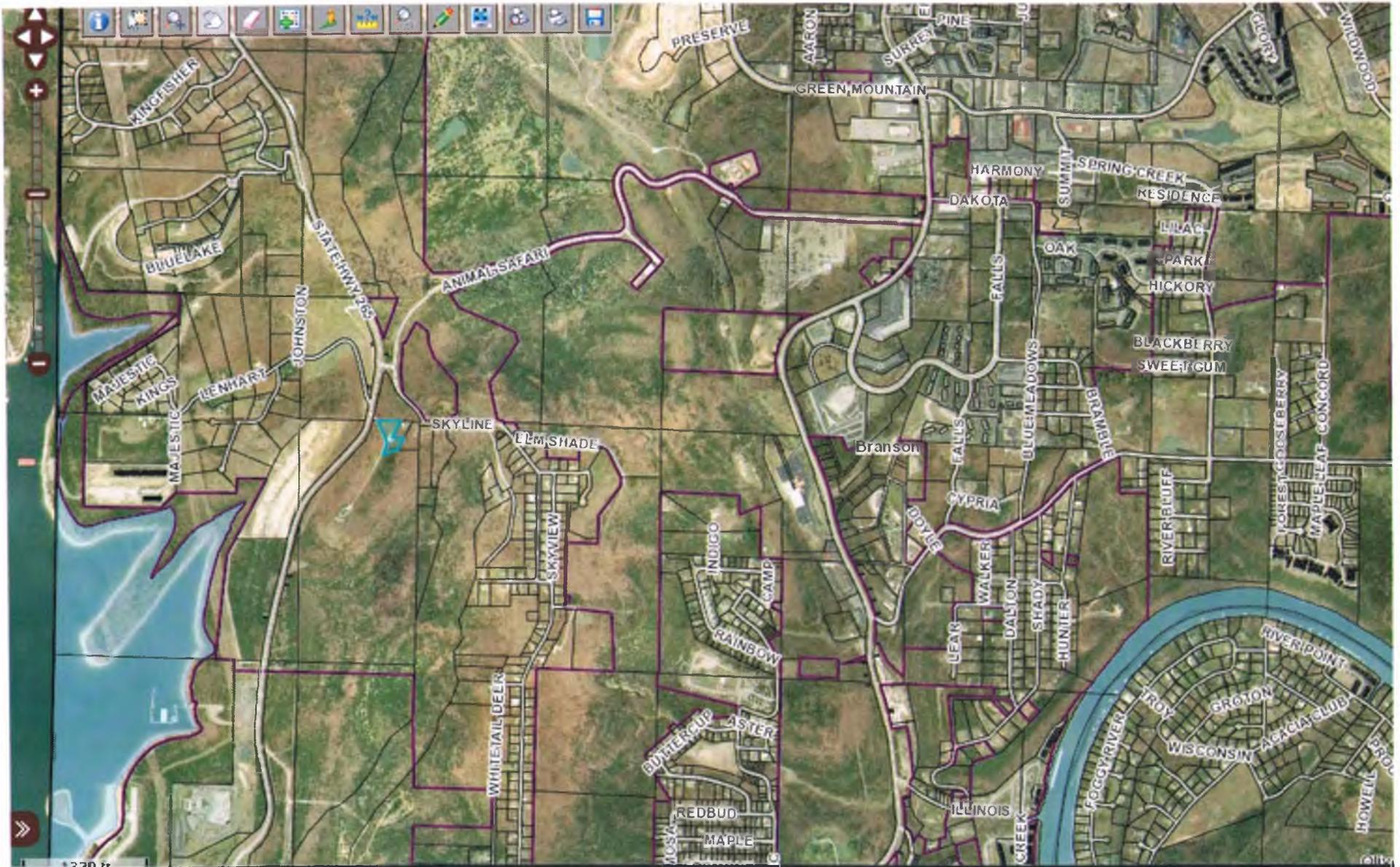
SBA Structures, Branson 2



18-2.0-10-004-001-036.000



**SBA Structures, Inc. – Telecommunications Tower
Division III Permit 2013-0022
Taney County GIS - Beacon**



**SBA Structures, Inc. – Telecommunications Tower
Division III Permit 2013-0022
Taney County GIS - Beacon**



STATE HWY 265

JOHNSTON

MAJESTIC

KINGS

LENHART

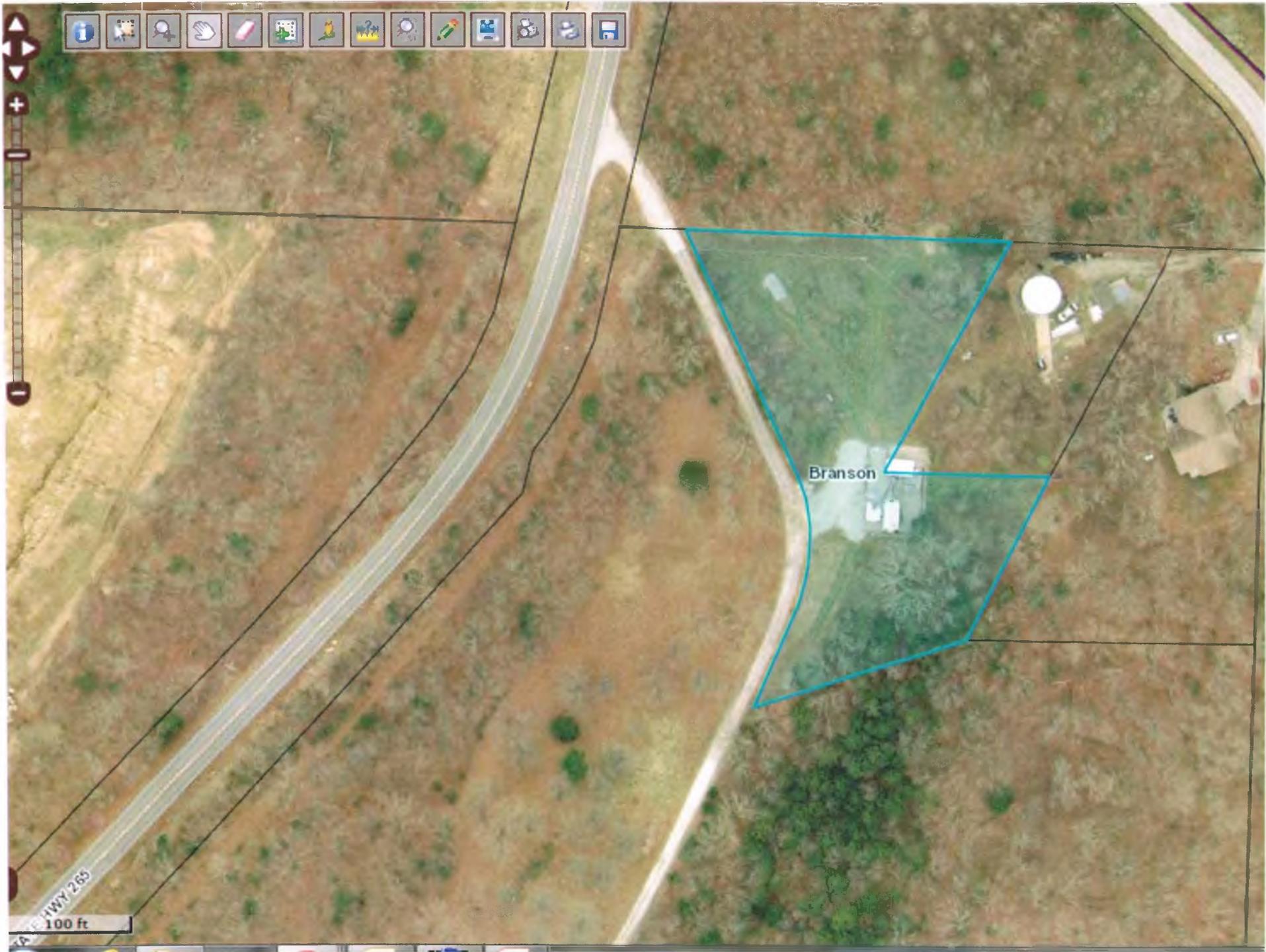
GUNNER HILL

Branson

MAJESTIC

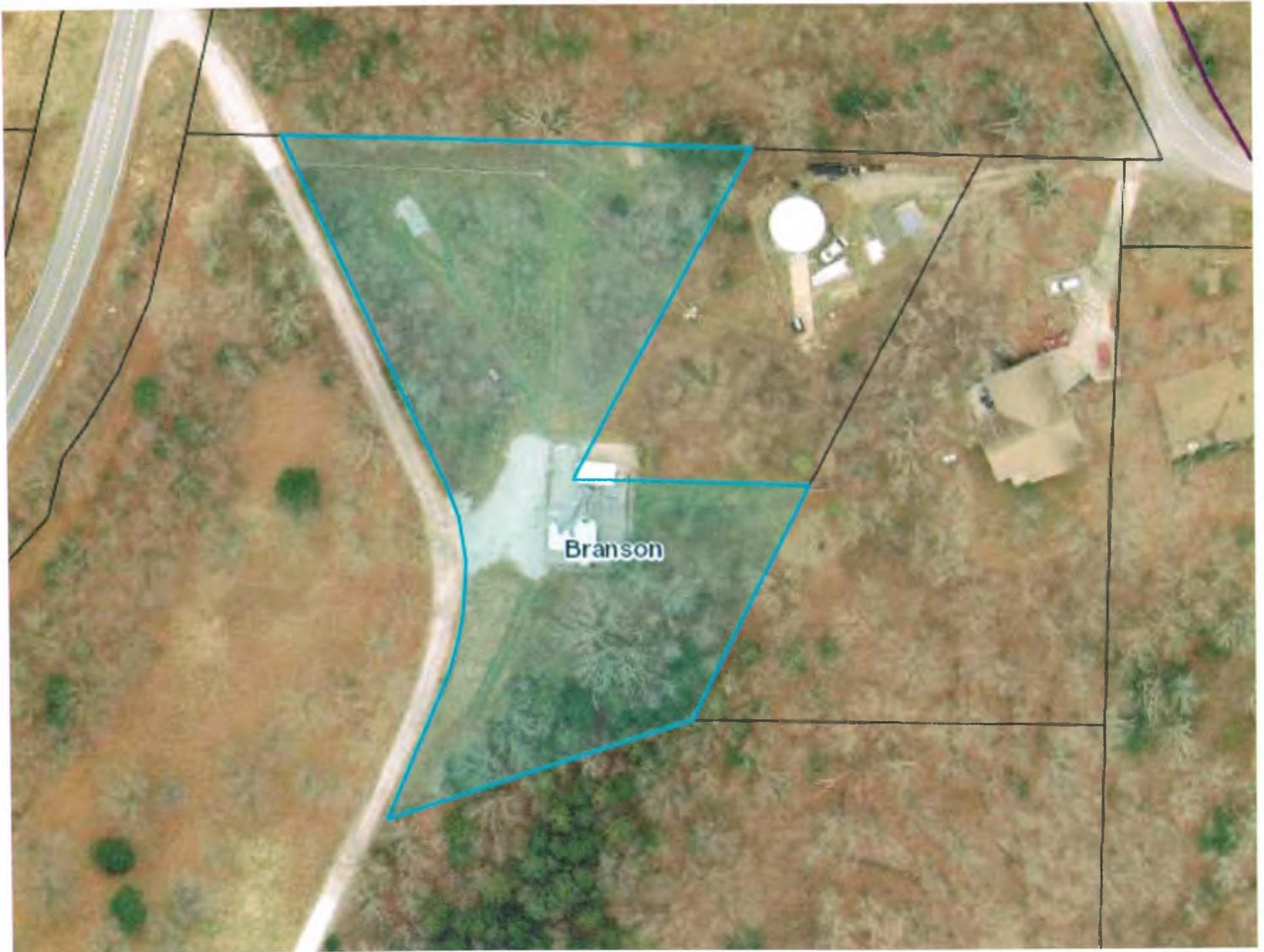
FRIENDLY HILLS

SKYLIN



Branson

100 ft



Branson



**SBA Structures, Inc. – Telecommunications Tower
Division III Permit 2013-0022
Pictometry – North View**



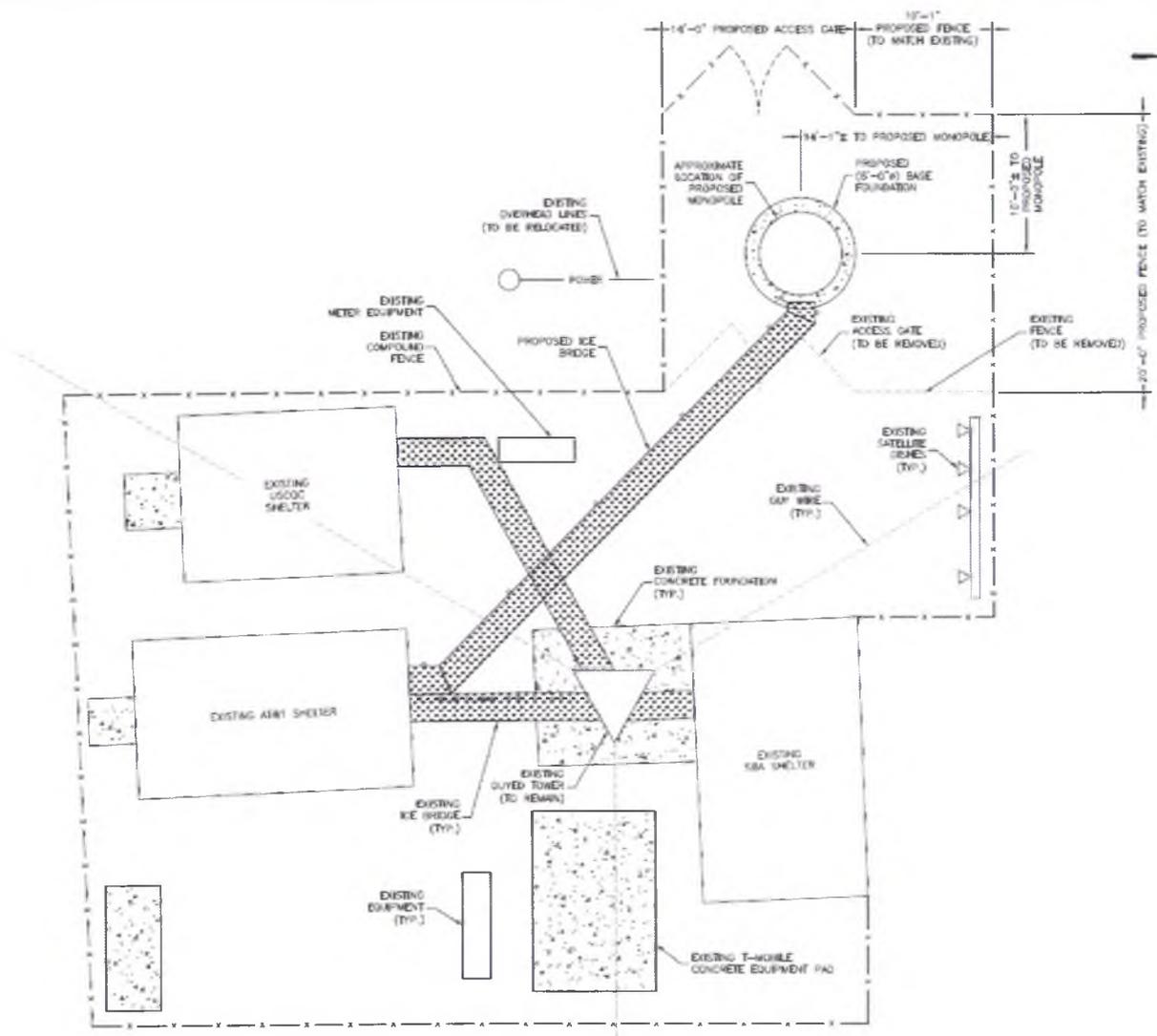
**SBA Structures, Inc. – Telecommunications Tower
Division III Permit 2013-0022
Pictometry – South View**



**SBA Structures, Inc. – Telecommunications Tower
Division III Permit 2013-0022
Pictometry – East View**

**SBA Structures, Inc. –
Telecommunications
Tower
Division III Permit
2013-0022
Pictometry – West
View**





COMPOUND PLAN
 11'x17' SCALE: 1/8"=1'
 24'x36' SCALE: 1/4"=1'

PROVIDED FOR

SBA

2000 BRANSON BLVD., BRANSON, MO 64604
 417-533-8800

PROVIDED BY

FDH

1000 W. HARRISON ST. #200
 BRANSON, MO 64604
 417-533-8800

ENGINEERING INNOVATION



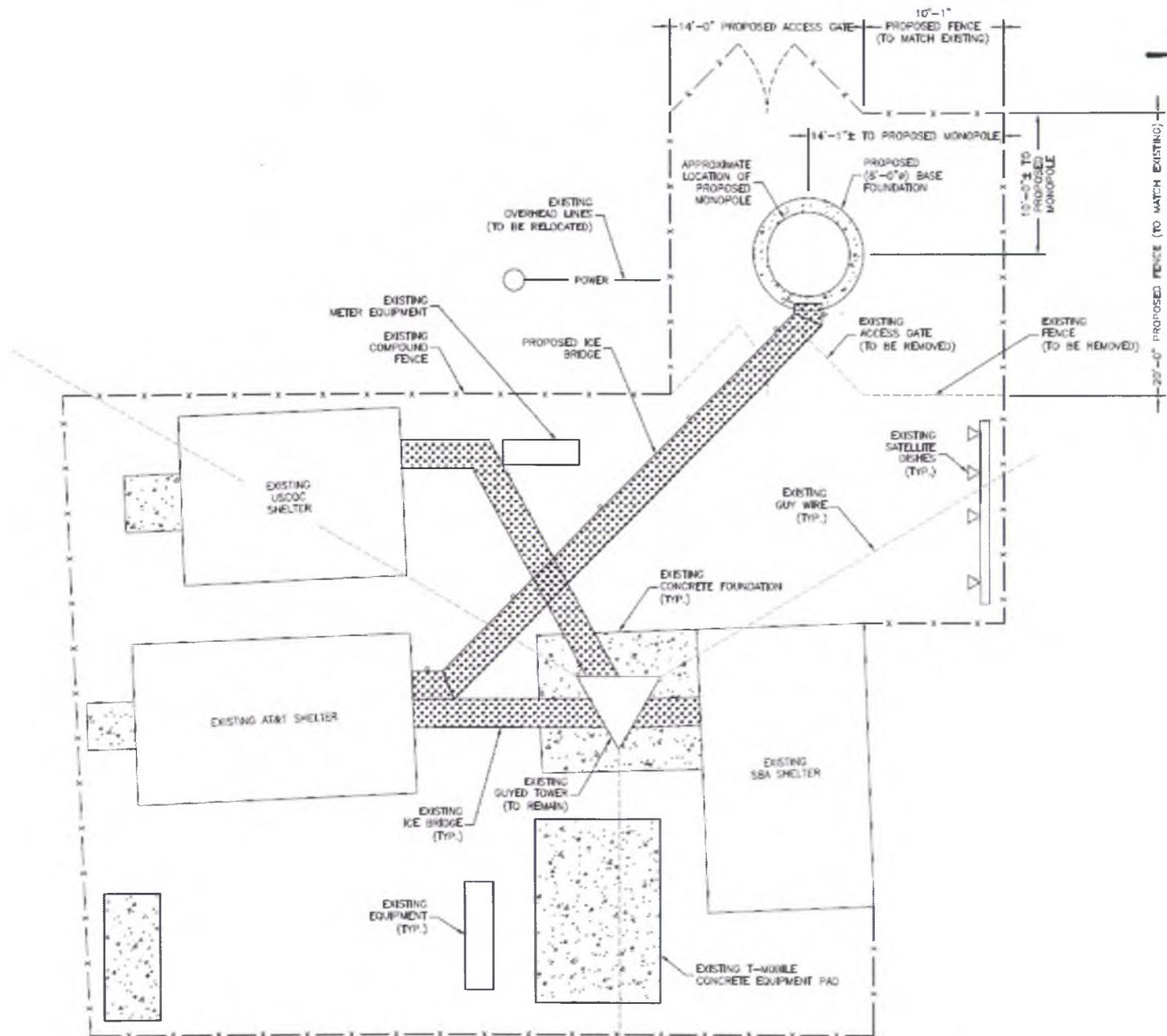
8/13/13
 CHRISTOPHER M. MURPHY, P.E.
 MISSOURI LICENSE NO. PE-2096000714

DRAWN BY: BMK
 CHECKED BY: CM
 DATE REVISED: CM
 PROJECT NO.: 130304400

SUBMITTALS			
DATE	DESCRIPTION	REVISION	BY
8/13/13	ISSUE FOR PERMIT	1	BMK

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SITE NAME: BRANSON 2
 SITE NUMBER: SAC03766-400
 SITE ADDRESS: 1384 NORTH STATE HIGHWAY 265 BRANSON, MO 65015
 SHEET TITLE: COMPOUND PLAN
 SHEET NUMBER: C-1



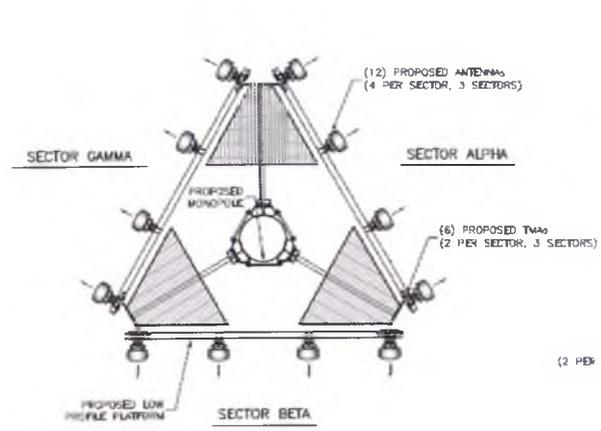
COMPOUND PLAN
 11'x17" SCALE 1/8"=1'
 24'x36" SCALE 1/4"=1'

- 4 OF PROPOSED ANTENNAS
192'-0" E
- 4 OF PROPOSED ANTENNAS
167'-0" E
- 4 OF PROPOSED ANTENNAS
172'-0" E
- 4 OF PROPOSED ANTENNAS
167'-0" E
- 4 OF PROPOSED ANTENNAS
170'-0" E

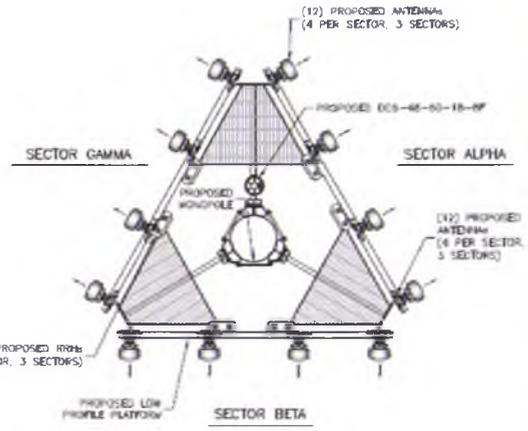
PROPOSED ANTENNA, TMA AND RRU SCHEDULE			
ANTENNA	TMA	RRU	ANTENNA E HEIGHT
(4) COMMSCOPE SBH4-106565C, (8) KATHREN 741 890	(12) POWERWAVE LGP175NN	(3) 2x40-AWS, (3) 2x40-07-L	192'-0"
(12) COMMSCOPE DB848H90E-X*	(6)	N/A	182'-0"
(12) COMMSCOPE DB848H90E-X*	(6)	N/A	172'-0"
(12) COMMSCOPE DB848H90E-X*	(6)	N/A	162'-0"
(12) COMMSCOPE DB848H90E-X*	(6)	N/A	152'-0"

PROPOSED RRU AND CABLE SCHEDULE				
SECTOR	FIBER TRUNK	SINGLE FIBER	POWER TRUNK	DC SINGLE PAIR
ALPHA		(2) 5 METERS		(2) 10' .78" (19.7mm) B AWG 6
BETA	(1) 75 METERS	(2) 5 METERS	(2) 290' B AWG	(2) 10' .78" (19.7mm) B AWG 6
GAMMA		(2) 5 METERS		(2) 90' .78" (19.7mm) B AWG 6

* DESIGN OF THIS PROPOSED TOWER WAS PERFORMED BY SABRE INDUSTRIES JOB REFERENCE 14-1223-CJP DATED JULY 3, 2012. CONTRACTOR TO REFER TO TOWER DESIGN FOR PROPOSED EQUIPMENT MOUNTING & COAX ROUTING/STACKING DETAILS ON TOWER.



PROPOSED ANTENNA LAYOUT (TYP.)
11"x17" SCALE N.T.S.
24"x36" SCALE N.T.S.



PROPOSED ANTENNA LAYOUT @ ELEVATION 192'-0"
11"x17" SCALE N.T.S.
24"x36" SCALE N.T.S.

DESIGN BASED ON EXISTING STRUCTURAL DESIGN REPORT PERFORMED BY SABRE INDUSTRIES JOB REFERENCE 14-1223-CJP DATED JULY 3, 2012. CONTRACTOR SHALL REFER TO FINAL RFOS PRIOR TO INSTALLATION.

TOWER ELEVATION
11"x17" SCALE N.T.S.
24"x36" SCALE N.T.S.



6/15/13
CHRISTOPHER M. MURPHY, P.E.
MISSOURI LICENSE NO. PE-2008000714

DESIGNED BY:	DMM
CHECKED BY:	CM
DATE APPROVED:	DMM
PROJECT NO.:	1302081400

SUBMITTALS			
DATE	DESCRIPTION	REV	BASED BY
6/15/13	ISSUE FOR PERMIT	0	DMM

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SITE NAME
BRANSON 2

SITE NUMBER
MO20786-A400

SITE ADDRESS:
1384 NORTH STATE HIGHWAY 265
BRANSON, MO 65615

SHEET TITLE
TOWER ELEVATION &
PROPOSED ANTENNA LAYOUT

SHEET NUMBER
C-1.1

PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change

Under the Division III Process

Applicant: SBA Structures, Inc.

Proposed Development: Branson 2
Cell Tower

Property Location: 1384 N. St. Hwy. 265

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 10-15-13

Phone: 417-546-7225



UN11101







