



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MAY 12, 2014, 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:

*Walkington Affordable Housing*

Old and New Business:

*Potential Landscaping Business, 1930 St. Hwy. 248*  
*Car Lot, 222 Coffee Road*  
*Remembering Ray Edwards*

Adjournment.



**TANEY COUNTY  
PLANNING COMMISSION  
DIVISION III PERMIT  
STAFF REPORT**

**HEARING DATE:** May 12, 2014

**CASE NUMBER:** 2014-0003

**PROJECT:** Walkington Affordable Housing

**APPLICANTS:** Nathan & Amy Burton

**LOCATION:** The subject property is located in the 500 – 600 Block of Walkington Lane, Branson, MO; Scott Township; Section 34, Township 23, Range 21.

**REQUEST:** The applicants, Nathan & Amy Burton are requesting approval of a Division III Permit authorizing the development of the Walkington Affordable Housing project, a mobile home park allowing for up to 149 mobile home spaces, with an associated outdoor storage and parking area.

**BACKGROUND and SITE HISTORY:**

The applicants have indicated that the Walkington Affordable Housing development will be located upon two (2) adjoining parcels of land, with a total acreage of approximately 23.36 acres (per the property boundary survey). The first parcel of land (08-8.0-34-000-000-050.001) is an approximately 19.5 acres (per the Assessor's information) vacant parcel of land. The second parcel of property (08-8.0-34-000-000-050.000) is an approximately 6.14 acre vacant parcel of property (per the Assessor's information).

The current application was approved for Concept on March 17, 2014.

On April 14, 2014 during the Public Hearing the Planning Commission voted to table the application until May 12, 2014, in order to allow the applicant time to revise the submitted site plan (Property Boundary Survey).

**GENERAL DESCRIPTION:**

The proposed Walkington Affordable Housing development will be located on a total of +/- 23.36 acres (per the property boundary survey). This affordable housing development will provide for up to 149 spaces for mobile homes, with a density of over six (6) mobile homes per acre.

## **REVIEW:**

The Development Guidance Code defines a Mobile Home Park as, "A tract of land used to accommodate three (3) or more mobile homes that remains under a single ownership. The units within the park are referred to as "spaces"."

As of the date of the writing of this staff report, the applicant has not submitted a revised site plan.

The Walkington Affordable Housing development is a mobile home park which will provide up to 149 mobile home spaces, with an associated outdoor storage and parking area. At 149 mobile home spaces, the development would have a density of over six (6) mobile homes per acre. Per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code the maximum density for a mobile home park shall not exceed eight (8) mobile homes per acre.

Per the provisions of Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code, two (2) parking spaces are required per home unit with one (1) additional space for every two (2) home units as guest spaces. The staff is concerned that the current configuration may allow for adequate parking only when factoring in the Storage and Parking Area (enumerated Tract C on the submitted Property Boundary Survey).

The area in question is currently served by the Taney County Regional Sewer District. The Taney County Regional Sewer District will require the applicant to obtain a capacity analysis via the Sewer District's engineering firm, at the applicant's cost.

The area in question is served by a public water supply via the Taney County Public Water Supply District #2.

Walkington Lane is a County maintained road until approximately the location of its intersection with North Fork Road. The driving surface of Walkington Lane narrows rapidly on the portion that is privately maintained. The applicants have indicated that they will ensure that the private portion of Walkington Lane falls within a 50 foot right-of-way. The staff is recommending that the applicants make the necessary upgrades to the portion of Walkington Lane that is currently privately held and maintained, ensuring compliance with Taney County Road & Bridge Standards.

A portion of the property in question, currently contains a spillway area for Holt's Lake, which feeds into an unnamed creek that discharges into Lake Taneycomo. Although this area is not recognized by FEMA as a Special Flood Hazard Areas (floodplain), the staff recommends that a fifty (50) foot wide riparian buffer be established along the existing unnamed creeks with traverse the property, allowing absolutely no development within this buffer area.

The adjoining property to the north and east is predominantly vacant and light residential. The adjoining property to the south is the Cedarwood Acres residential subdivision, with the Woodlands at Cross Creek residential subdivision being located further to the south. The adjoining property to the west is the Spring Meadows residential subdivision, property previously approved for a daycare use (via Division III Permit 2009-0016) and property previously approved for a storage use (via Division III Permit 2008-0051B).

Per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code, "For developments that include twenty-four (24) or more lots or spaces, a minimum of ten (10) percent of the total area must be developed and maintained for recreational purposes. This area will count as part of the total open space provided." The Property Boundary Survey does enumerate areas of green space; however the amount of green space area is not indicated.

The project received a score of -12 on the Policy Checklist, out of a maximum possible score of 63. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, off-site nuisances, use compatibility, underground utilities, preservation of critical areas and traffic.

## STAFF RECOMMENDATIONS:

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

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
  - a. Sediment and erosion control (Section 4.1.1)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
  - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
  - g. A traffic impact study shall be submitted to the Taney County Road and Bridge Department.
  - h. An engineering public improvement plan shall be submitted to and approved by the Taney County Road and Bridge Department prior to the completion of road improvements to Sunset Inn Road.
2. Compliance letters from the Taney County Regional Sewer District, the Taney County Public Water Supply District #2, the Taney County Road & Bridge Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. A fifty (50) foot wide riparian buffer shall be established along the existing unnamed creeks which traverse the property. No development shall occur within these riparian buffer zones, in perpetuity.
4. Prior to the issuance of Division I Permits, the applicants shall ensure that the necessary upgrades are made to the portion of Walkington Lane that is currently privately held and maintained, ensuring compliance with Taney County Road & Bridge Standards.
5. Division I Permits will be required for all applicable structures (both mobile homes and applicable accessory structures) in the development (Chapter 3 Sec. I Item B).
6. Prior to the issuance of any Division I Permits for mobile home placement, the applicable private roadway(s) serving the mobile home in question shall either be constructed in compliance with Taney County Road & Bridge Standards or the applicants shall post an appropriate surety for 110% of the cost of construction, in compliance with the provisions of the Development Guidance Code.

7. Prior to the issuance of Division I Permits, the applicants shall ensure that the applicable sewer and water connections are in place.
8. All outside storage shall be limited to the designated Storage and Parking area. Travel Trailers, campers, boat and similar vehicle shall not be allowed on any mobile home space but shall be stored in the designated Storage and Parking Area. The parking and storage Area shall be screened on all sides via an opaque (privacy) fence.
9. This decision is subject to all existing easements.
10. 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	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=			
on-site stormwater retention and absorption with engineered plans	2	4	0	0
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

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

**Critical Areas**

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	-1	-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	-2	-8
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
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b>	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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b>	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			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b>	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			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b>	n/a=				
approved landscaped buffer between homes and all streets / roads / highways		2	2	0	0
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			
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b>	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			
<b>Local Economic Development</b>					
<b>AGRICULTURAL LANDS</b>	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			
<b>RIGHT TO FARM</b>	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			
<b>RIGHT TO OPERATE</b>	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			



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

	Performance Value	Importance Factor	Score	Section Score
<b>DIVERSIFICATION</b>	n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
<b>Site Planning, Design, Occupancy</b>				
<b>RESIDENTIAL PRIVACY</b>	n/a=			
privacy provided by structural design, or not applicable	2	2	0	0
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			
<b>MIXED-USE DEVELOPMENTS</b>	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			
<b>Commercial Development</b>				
<b>DEVELOPMENT PATTERN / BUFFERING</b>	n/a=			
approved and effectively designed landscaped buffers between structures and all roads	2	4	0	0
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			
<b>Services - Capacity and Access</b>				
<b>UTILITIES</b>	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			
<b>TRAFFIC</b>	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			
<b>EMERGENCY SERVICES</b>	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
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> n/a=				
greater than 50 ft. right-of-way	1	5	0	0
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
<b>Internal Improvements</b>				
<b>WATER SYSTEMS</b> 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			
<b>EMERGENCY WATER SUPPLY</b> 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			
<b>PEDESTRIAN CIRCULATION</b> 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			
<b>PEDESTRIAN SAFETY</b> 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			
<b>BICYCLE CIRCULATION</b> 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			
<b>UNDERGROUND UTILITIES</b> n/a=				
all utilities are provided underground up to each building / structure	2	4	2	8
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=			
residential developments (>25 units) include more than 25% open recreational space	2	2	1	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= -12**

**Maximum Possible Score= 71**

**Actual Score as Percent of Maximum= -16.9%**

**Number of Negative Scores= 7**

**Negative Scores as % of Total Score= 20.0%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*March 26, 2014*

Project: **Walkington Affordable Housing**

Permit#: **14-03**

Policies Receiving a Negative Score	
Importance Factor 5:	<b>emergency water supply waste disposal service</b>
Importance Factor 4:	<b>off-site nuisances use compatibility utilities</b>
Importance Factor 3:	<b>preservation of critical areas</b>
Importance Factor 2:	<b>traffic</b>
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *March 26, 2014*

# Eastern District Relative Policies: Division III Permit

Project: **Walkington Affordable Housing**

Permit: **14-03**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	71	-12	-16.9%	7	38.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-5</b>	<b>2</b>	<b>50.0%</b>
sewage disposal	10	10		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>32</b>	<b>-8</b>	<b>3</b>	<b>42.9%</b>
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	-4		
use compatibility	0	-8		
diversification				
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>33.3%</b>
preservation of critical areas	6	-3		
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		
<b>Importance Factor 2</b>	<b>12</b>	<b>-2</b>	<b>1</b>	<b>25.0%</b>
residential landscape buffers	4	0		
right to operate				
residential privacy	4	0		
traffic	0	-4		
pedestrian safety				
usable open space	4	2		
<b>Importance Factor 1</b>				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *March 26, 2014*



I demand that the Planning and Zoning Commission not allow the mobile home park to be built off of Walkington Lane behind Cedarwood Acres subdivision. Walkington Lane would not be sufficient for the amount of traffic flow that would be produced by such an establishment. The additional noise, dust, and lights that would be produced by vehicles and homes would be a disturbance as well as an inconvenience to the residents of the subdivision. The property value of the homes in Cedarwood Acres would greatly decline due to the fact that the proposed building area is on a downward slope in the midst of a valley, obstructing the back porch view of every home in the vicinity. Other potential issues (to name a few) that may arise from the building plans would be as follows: Set back regulations, wastewater, parking, incompatible with surrounding use, and an insufficient buffer zone.

Name	Address	Phone #	Signature	Email
Adam Martin	186 Oak Ridge Ave	417-593-6009	<i>Adam Martin</i>	martin@kanakuk.com
Kirk Sloan	183 Oak Ridge Ave	417-239-3311	<i>Kirk Sloan</i>	kirksloan@yahoo.com ✓
Red Neustel	171 Oak Ridge Ave	417-294-7147	<i>Red Neustel</i>	HOWARD@Neustel.yahoo.com ✓
Jacob Hamm	151 Oak Ridge Ave	417-230-2666	<i>Jacob Hamm</i>	ghamm1177@gmail.com
Ken Bridges	143 Oakridge Ave	417-336-6752	<i>Ken Bridges</i>	kenbridges@gmail.com
Vickie Bridges	143 Oakridge Ave	417-336-6752	<i>Vickie Bridges</i>	vickiebridges@gmail.com
Roger Frey	139 Oakridge Ave	417-239-1409	<i>Roger Frey</i>	roger.frey.313@suddenlink
Jack Bunyard	127 Oak Ridge Ave	417-334-7966	<i>Jack Bunyard</i>	jbunyardjack@aol.com
Lance Congus	121 Oakridge Ave	417-699-1956	<i>Lance Congus</i>	lanceconus@gmail.com
Kathie Conans	121 Oakridge Ave	417-593-3170	<i>Kathie Conans</i>	kconans@gmail.com
Paige Libby	115 Oakridge Ave	417-335-0388	<i>Paige Libby</i>	paigecain7@yahoo.com
Ruth Hill	284 Honeybee Dr	417-332-8390	<i>Ruth Hill</i>	
James Lancaster	193 Honeybee Dr	417-336-0634	<i>James Lancaster</i>	
Marilyn Lancaster	193 Honeybee Dr	337-2353	<i>Marilyn Lancaster</i>	
Jinda Howell	124 Honeybee Dr	337-2353	<i>Jinda Howell</i>	Howelljinda@aol.com
Chris Avery	120 Red Cedar Ave	417-251-2786	<i>Chris Avery</i>	soocerjg@msn.com
Sherry Poe	140 Cedarwood	417-559-3159	<i>Sherry Poe</i>	poem@studdenlink.com
David Poe	140 Cedarwood	417-334-9222	<i>David T. Poe</i>	
Keira Chamberlin	100 Cedarwood Ave	417-331-4081	<i>Keira Chamberlin</i>	KeiraChamberlin@yahoo.com

I demand that the Planning and Zoning Commission not allow the mobile home park to be built off of Walkington Lane behind Cedarwood Acres subdivision. Walkington Lane would not be sufficient for the amount of traffic flow that would be produced by such an establishment. The additional noise, dust, and lights that would be produced by vehicles and homes would be a disturbance as well as an inconvenience to the residents of the subdivision. The property value of the homes in Cedarwood Acres would greatly decline due to the fact that the proposed building area is on a downward slope in the midst of a valley, obstructing the back porch view of every home in the vicinity. Other potential issues (to name a few) that may arise from the building plans would be as follows: Set back regulations, wastewater, parking, incompatible with surrounding use, and an insufficient buffer zone.

Name	Address	Phone #	Signature	Email
GARRETT PERKINS	170 Coonwood Ave	719.425.6637		Garrett@kanakuk.com
Emmy Jo Perkins	170 Cedarwood Ave	719.641-2384		emmyjoerkins@gmail.com
Phillip Boss	180 Cedarwood Ave	417-593-1927		Phillipboss@yahoo.com
Angela Davis	175 Oakridge Ave	417-331-3617		angela.davis@kanakuk.com
Jeremy Osenga	179 Oakridge Ave	417-231-2234		mosenga@hotmail.com
Courtney Osenga	179 Oak Ridge Ave	417-231-2234		cosenga@hotmail.com
MARLYN CARLSON	180 OAK RIDGE	417-334-1372		
Deborah Reinhardt	180 OAK Ridge Ave	417-334-1372		
Barbara Warden	178 Oakridge Ave	417-234-8473		
Harley Warden	178 Oakridge Ave	917-202-1067		
Carol Collopy	150 Oakridge	417-337		
Carol Plaster	140 Oakridge	417-239-0743		
TERESA GAILE COLEMAN	120 OAK RIDGE	417-335-2411		rodders-gaile@kanakuk.com
Perry A. Edenhorn	120 Oakridge	417-335-2411		
William Coleman	130 OAKridge Ave	417-239-3848		billcoleman82@gmail.com
Mike Mansker	113 Cedarwood Ave	417-230-2133		Mike @ manskersoftware.com
Jan Mansker	113 Cedarwood Ave	417-230-2133		mansker@scedentlink.com
Doug Young	131 Cedarwood Ave	479-518-0525		doug@klife.com
Shay Robbins	185 Oak Ridge Ave	417-331-0122		shay@kanakuk.com





**MHRS, Guangzhou China At Your Service**

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**From:** Milo Thornton <milo.j@icloud.com>  
**Sent:** Tuesday, April 15, 2014 4:57 AM  
**To:** MHRS, Guangzhou China At Your Service  
**Subject:** Milo Thornton, Room 1529, Please Print

April 12, 2014

Milo J. ("Jack") Thornton  
957 State Hwy T  
Branson, MO 65616

Taney County Planning Commission  
Forsyth, MO

Subject: Public Hearing, Nathan Burton's "Affordable Housing" Development Application

Please accept this written objection, as my work schedule does not allow me to attend the Public Hearing of April 14, 2014. Thank you in advance for taking this time to "hear" me.

My 80 acre parcel, with residence, borders the proposed development on the east. I have both open pasture/hay field and woods along the north-south common property line with Mr. Burton's proposed housing.

Please know that I do not discriminate against mobile homes (I have myself resided in them). While I also appreciate the affordable housing concept, I find that this proposed development is not respectful of property owners or residents in proximity. I will explain my position.

This general area of affected surrounding properties is bounded by State Hwy T on the east, County Road T-20/Timberlake on the North, and includes Cedarwood Acres and Spring Meadows Subdivisions on the South. This area is quite unique in several respects. This uniqueness is, in part, what makes the proposed high-density development impractical and ill advised.

My neighbors of Spring Meadows and Cedarwood Acres will address many valid concerns, and I will try not to duplicate those points. The specific threats to our established environment, quality of life and investments in our homes may differ somewhat, but there are many common tangible and intangible issues we all wish to make sure the Commission is aware of.

This land area presents at least two physical characteristics that deserve your attention. First, it is undeniable that there can be no visual barrier constructed that would mitigate the impact for dozens of established families. (This will be explained to you at the hearing, and photographs can prove this.) This is a drastic impact on a visual landscape and environment presently consisting mostly of wooded "nature". The existing environment would change to the extreme contrast of a hillside covered with this type of development which includes structures that do not "blend" and do not conform to the existing type of these single-family residences.

Secondly, this area does not lend itself to such population and housing density as Mr. Burton would like us all to believe. The same topography which prevents visual barriers also naturally enhances sound (a "bowl"; a sort of natural amphitheater) and which in my opinion is yet another sufficient reason for not allowing this development. Other residents and I already witness the sound characteristic of being "heightened", even with the present level of activity normal for the existing residential population. For example, the sound travel of simply a dog barking, lawn mower and other expected activity is, very simply, *amplified*.

To increase the neighborhood population resulting from this development would be a serious degradation of our environment, and residents having already invested in and established their homes are reasonable in expecting it to not change in such a radical fashion. Visually, audibly, financially - and with safety concerns you will hear of - no citizen, much less such a large group of citizens - should be so disadvantaged for the financial gain of Mr. Burton.

I will be affected similarly in the ways mentioned. There is no buffer proposed for my property and there would be no visual barrier, leaving direct line-of-sight with my residence. I will lose the privacy and relative quiet that my family has enjoyed for 70 years. It would cost me considerable money, and a decade or longer, to establish a natural barrier with mature trees which I could only hope would resemble my present visual landscape. Even then, such an expensive barrier would not appreciably help with the increased noise of another two or three hundred people living "next door" - and it would not prevent a devaluation of as much as 20 percent or more of my land and home, according to real estate professionals.

It could be that the impact to all of us is just not important to Mr. Burton as a developer. He isn't proposing an idea like this on land I believe he or his family owns, because it is where he lives. I don't believe Mr. Burton will ever place a development such as this one across the road from his own residence. I find it interesting that he has chosen this "pocket of land" for his venture rather than on available land across the road from his own residence or other property he or his family owns. (I have no doubt, should he be asked these questions, that he will appear to have "good" reasons.)

A "reasonable man" would not choose such an unlikely or undeserving location for a planned alteration of an existing residential environment. I suggest that it is more likely there would be greater compatibility on the other land mentioned, or elsewhere, but it would not serve Mr. Burton's best business or personal interests.

Thank you for your efforts and interest in serving the public. We know that the support of affordable housing to satisfy the needs of some was never intended or expected to disadvantage others. We all look forward with confidence that you will decide in the interests of our community.

Respectfully,



Milo J Thornton  
417.699.1631  
[milo.j@icloud.com](mailto:milo.j@icloud.com)



Michael H. & Janice K. Mansker  
113 Cedar Wood Ave.  
Branson MO 65616

Mr. Atchley,

I attended the zoning hearing on April 14 concerning the Nathan Burton request. The video presented at the meeting followed the Walkington Lane portion of the proposed development. I would like to request that prior to the meeting on May 12, you take a video from the Cedar Wood Avenue side of the development and include some of the homes which would be adjacent to the mobile home park and also the slope of the hillside for the proposed development.

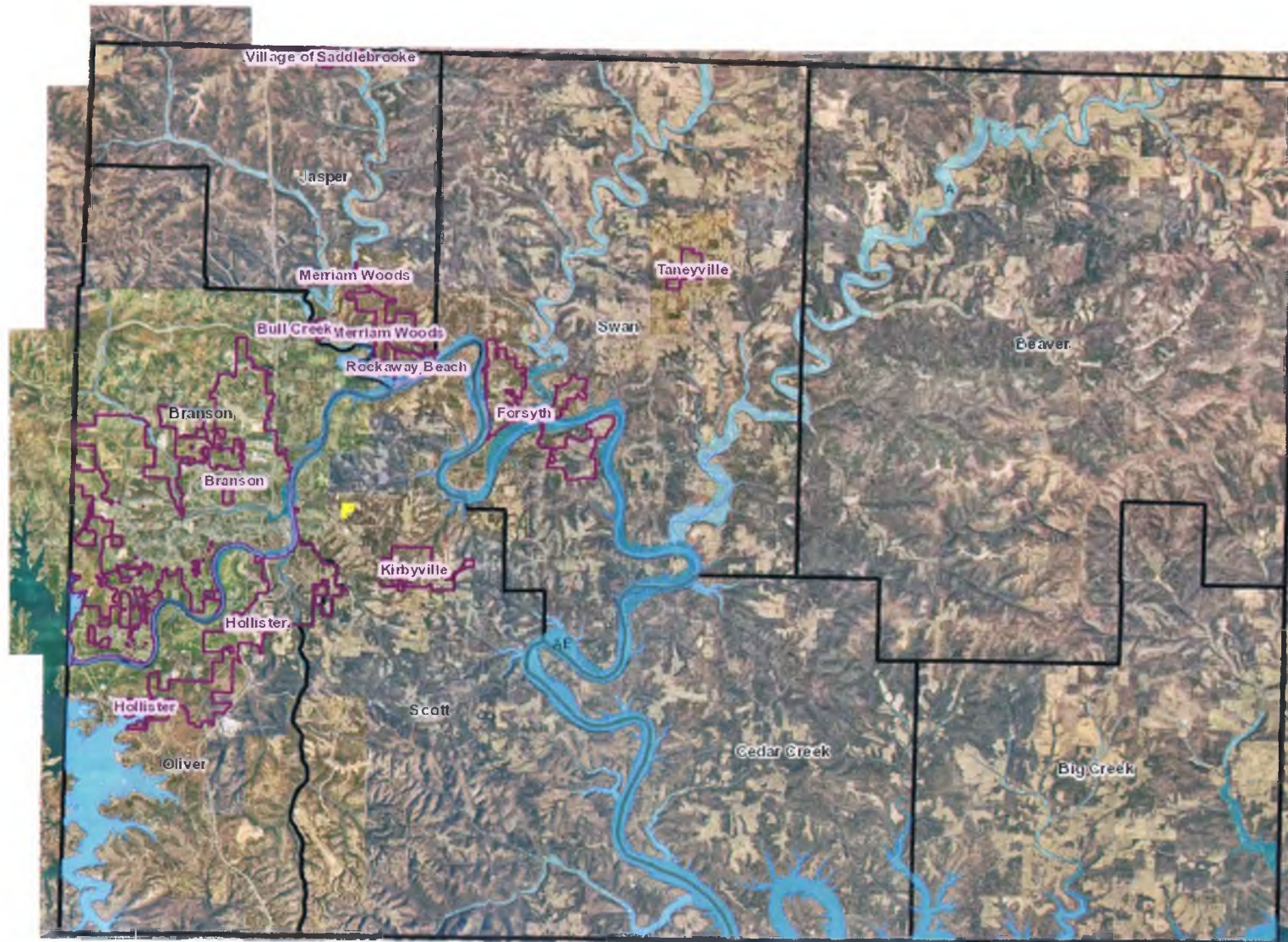
I believe that this will give the Commission and the public attendees a better understanding of the nature and impact of the proposed development.

I appreciate your consideration.

Thank you,

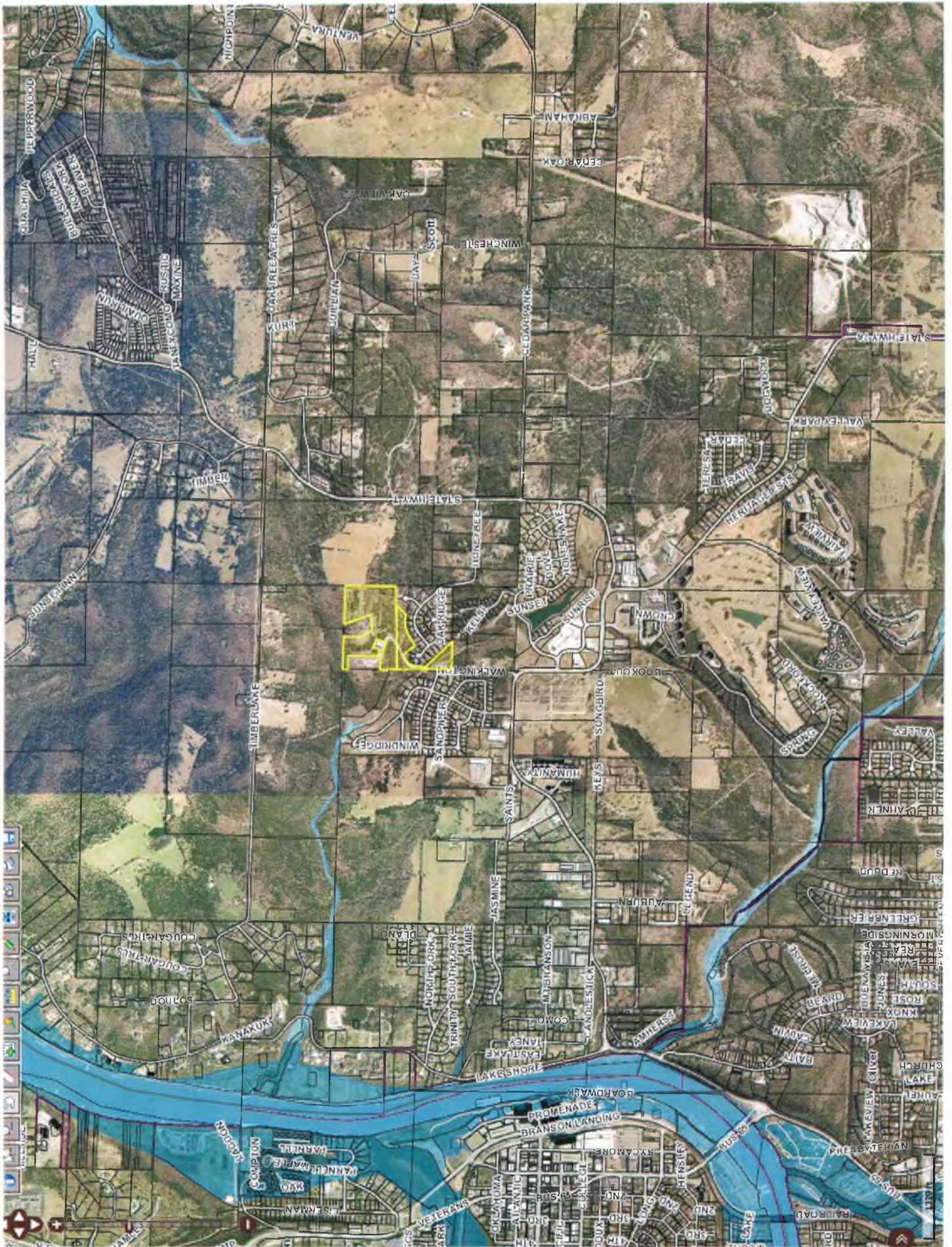
A handwritten signature in cursive script that reads "Mike Mansker".

Mike Mansker  
113 Cedar Wood Avenue  
Branson MO 65616



**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Taney County GIS - Beacon**

















WINDRIDGE

WHISPERING MEADOWS

SPRING MEADOW

NORTH FORK

SANDPIPER

PRIMROSE

RED CEDAR

OAK RIDGE

CLARK WOOD

CODY

WASHINGTON

200 ft





# Nathan Burton Mobile Home Park







**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the North**





**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the South**





**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the East**





**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the West**



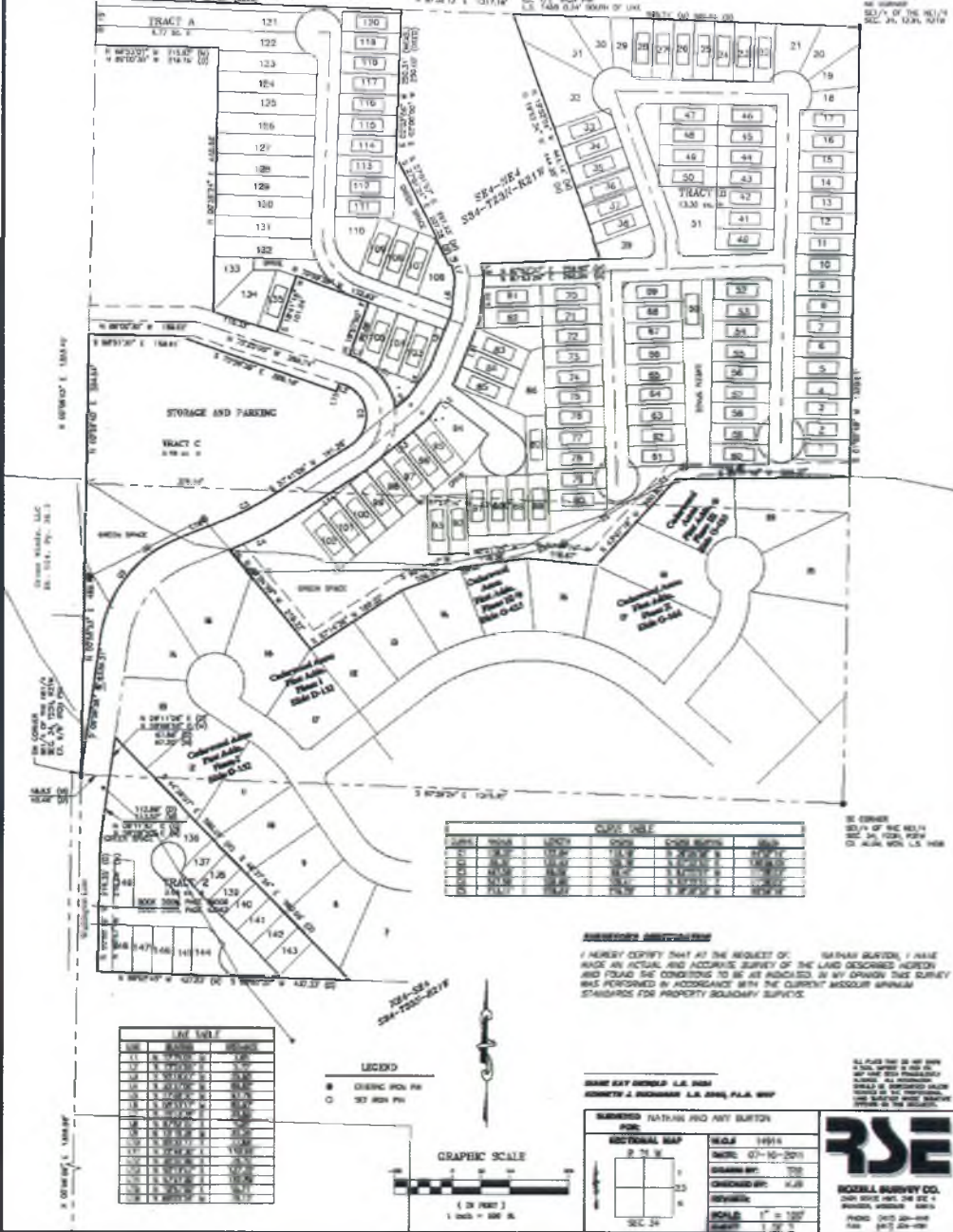
PROPERTY BOUNDARY SURVEY

IN CORNER OF THE  
SOUTH 1/4 OF THE NE 1/4  
SEC. 24, T28N, R24E  
CL. AND/OR TPC. MON.

CL. 1/2" IRON PIN  
L.S. 158.0 4.28' NORTH OF LINE  
CL. 1/2" IRON PIN  
L.S. 158.0 2.29' SOUTH OF LINE

CL. 1/2" IRON PIN  
L.S. 158.0 8.32' NORTH OF LINE  
CL. 1/2" IRON PIN  
L.S. 148.0 0.34' SOUTH OF LINE

CL. IRON SPIRE  
MONUMENT  
SOUTH 1/4 OF THE NE 1/4  
SEC. 24, T28N, R24E



LINE	BEARING	LENGTH	COORD.	COORD. SYSTEM	REMARKS
1	N 89° 12' 17" E	103.18'			
2	S 87° 52' 17" W	103.18'			
3	N 87° 52' 17" W	103.18'			
4	S 89° 12' 17" E	103.18'			

I HEREBY CERTIFY THAT AT THE REQUEST OF: MARVIN BURTON, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN AND FOUND THE CONDITIONS TO BE AS INDICATED BY MY DRAWING THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI ANNUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LOT	AREA	PERCENT	REMARKS
101	1,234.56	8.54	
102	1,234.56	8.54	
103	1,234.56	8.54	
104	1,234.56	8.54	
105	1,234.56	8.54	
106	1,234.56	8.54	
107	1,234.56	8.54	
108	1,234.56	8.54	
109	1,234.56	8.54	
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137	1,234.56	8.54	
138	1,234.56	8.54	
139	1,234.56	8.54	
140	1,234.56	8.54	
141	1,234.56	8.54	
142	1,234.56	8.54	
143	1,234.56	8.54	
144	1,234.56	8.54	

LEGEND  
 ● EXISTING IRON PIN  
 ○ 3/4" IRON PIN



**MISSOURI NATIONAL PROSODY SURVEY**  
 SECTIONAL MAP  
 27 N. E.  
 1 25  
 SEC. 24

DATE: 07-10-2011  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.  
 SCALE: 1" = 100'  
 SHEET: 1 OF 2

**RSE**  
**ROCKELL SURVEY CO.**  
 1001 W. MISSOURI AVE.  
 ST. LOUIS, MO 63102  
 TEL: (314) 241-1981





# 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: Nathan Burton

Proposed Development: Walkington  
Affordable Housing

Property Location: Walkington  
Lane

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 4-14-14

Phone: 417-546-7225





NOTICE OF PUBLIC HEARING

**ATTENTION  
PRIVATE ROAD**  
GATE WILL BE LOCKED  
AS OF MARCH 7, 2011  
ACCESS ALLOWED FOR  
PROPERTY OWNERS  
**ONLY**  
417-239-5358











































