



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653  
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861  
website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, NOVEMBER 10, 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:

*Beeler House Nightly Rental*  
*Thunderhead Point*  
*TC Outdoors, Nightly Rental*

Old and New Business:

*Potential Division III request for pool hall*  
*Potential Division III request for a marine sales and repair business*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** November 10, 2014

**CASE NUMBER:** 2014-0008

**PROJECT:** Beeler House Nightly Rental

**APPLICANTS:** Brad & Pam Moncado

**LOCATION:** The subject property is located at 945 Beeler Road, Branson, MO; Branson Township; Section 22, Township 23, Range 21.

**REQUEST:** The applicants, Brad & Pam Moncado are requesting approval of a Division III Special-Use Permit in order to utilize an existing, two (2) bedroom, single-family residence for nightly rental.

### **BACKGROUND and SITE HISTORY:**

The Planning Department issued Division I Permit # 2007-0026I, authorizing the construction of the single-family residence in question. The approximately 4,000 square foot, single-family residence is currently listed with the Multiple Listing Services (MLS) as containing five (5) bedrooms and three and one-half (3 ½) bathrooms.

The property in question is served by an on-site (septic) wastewater treatment system and a private well.

The current application was approved for Concept on October 20, 2014.

### **GENERAL DESCRIPTION:**

The subject property is an approximately 1.15 acre meets and bounds described parcel of land (per the Assessor's Information via Beacon), which contains an approximately 4,369 square foot, located at 945 Beeler Road, Branson, MO.

## REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days, counting portions of days as full days.” Currently, the applicants would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom.” Therefore, the five (5) bedroom home would have a maximum occupancy of twelve (12) people.

The property is served by an on-site (septic) wastewater treatment system and a private well. Septic Permit # 1999-0409 was issued authorizing the construction of the septic system.

The property is served by an existing drive off of Beeler Road.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of six (6) parking spaces will be required. The residence is currently served by a three (3) car attached garage and a parking area large enough to accommodate the additional three (3) cars. The property will exceed the minimum parking requirements of the Development Guidance Code.

A nightly rental application 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 is light residential. The adjoining property immediately to the south is Beeler Road, light residential and vacant. The adjoining property immediately to the east is Beeler Road and light residential. The adjoining property immediately to the west is light residential and vacant.

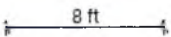
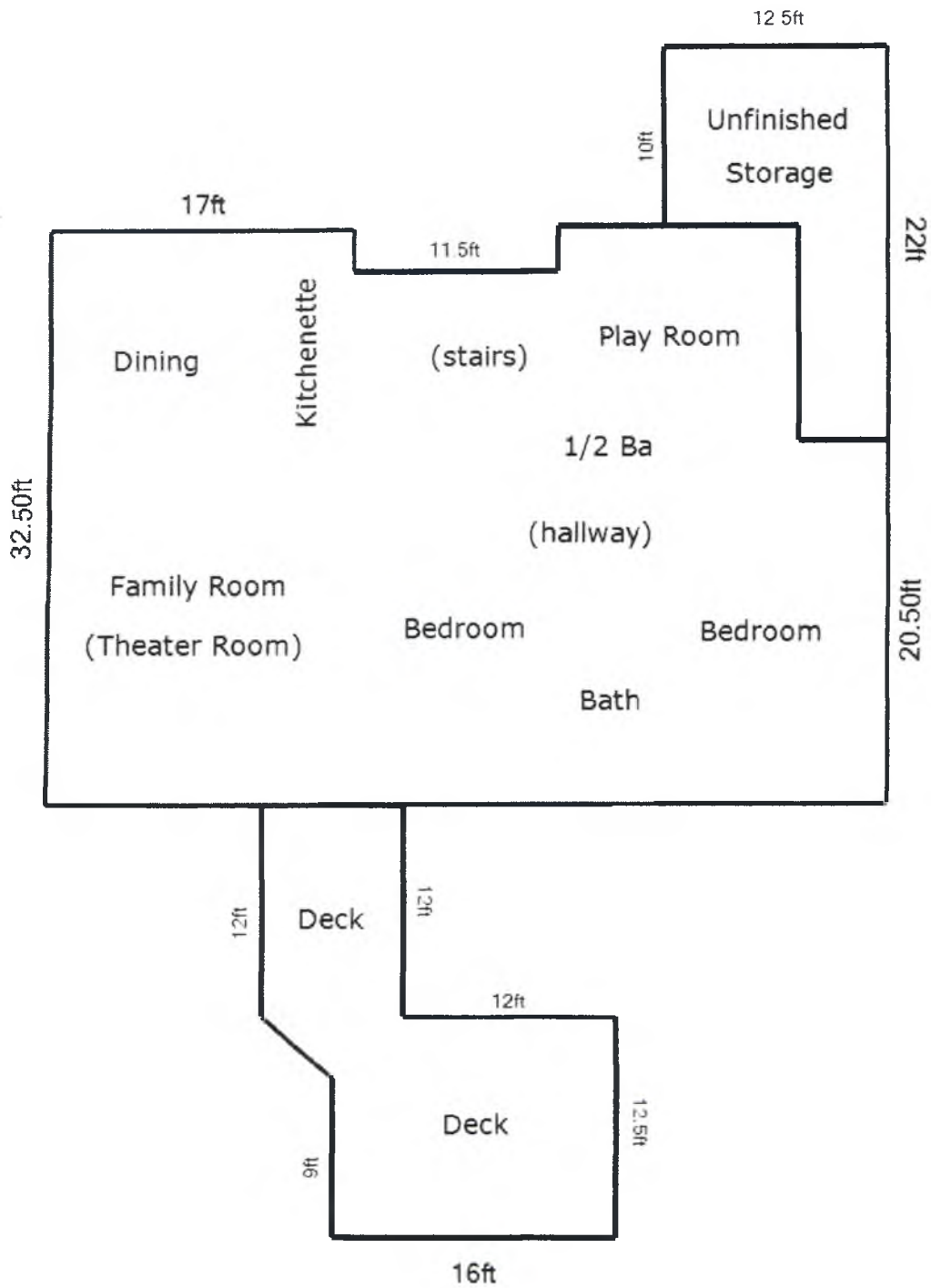
The project received a total score of -28 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of offsite nuisances, right-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility and traffic.

## **STAFF RECOMMENDATION:**

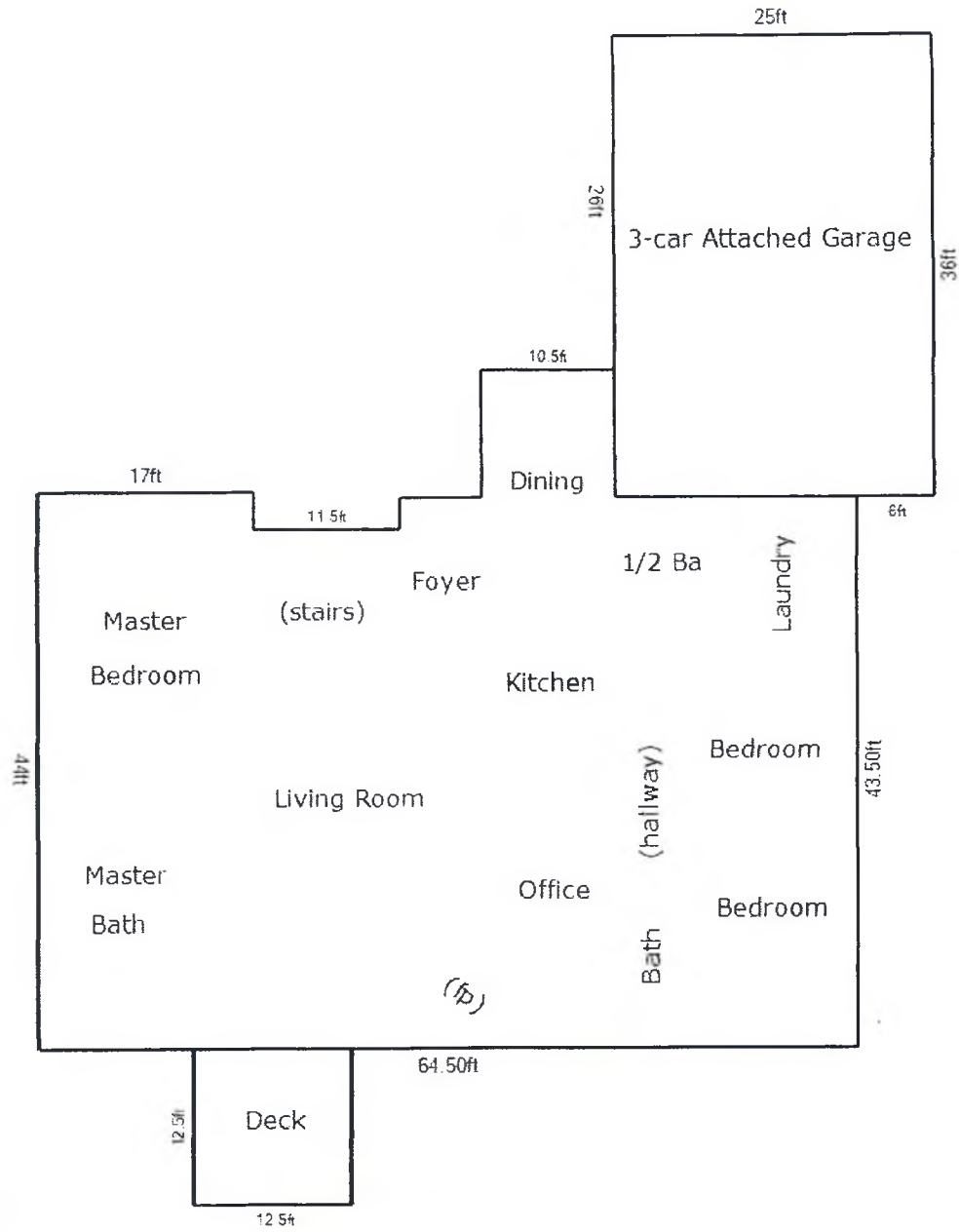
If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

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 Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance. A No Tax Due Letter from the Missouri Department of Revenue shall be submitted to the Planning Department office annually, indicating that the sales taxes have been paid.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This residence shall accommodate (sleep) no more than twelve (12) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
7. The Beeler House Nightly Rental has been approved 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.
8. 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).



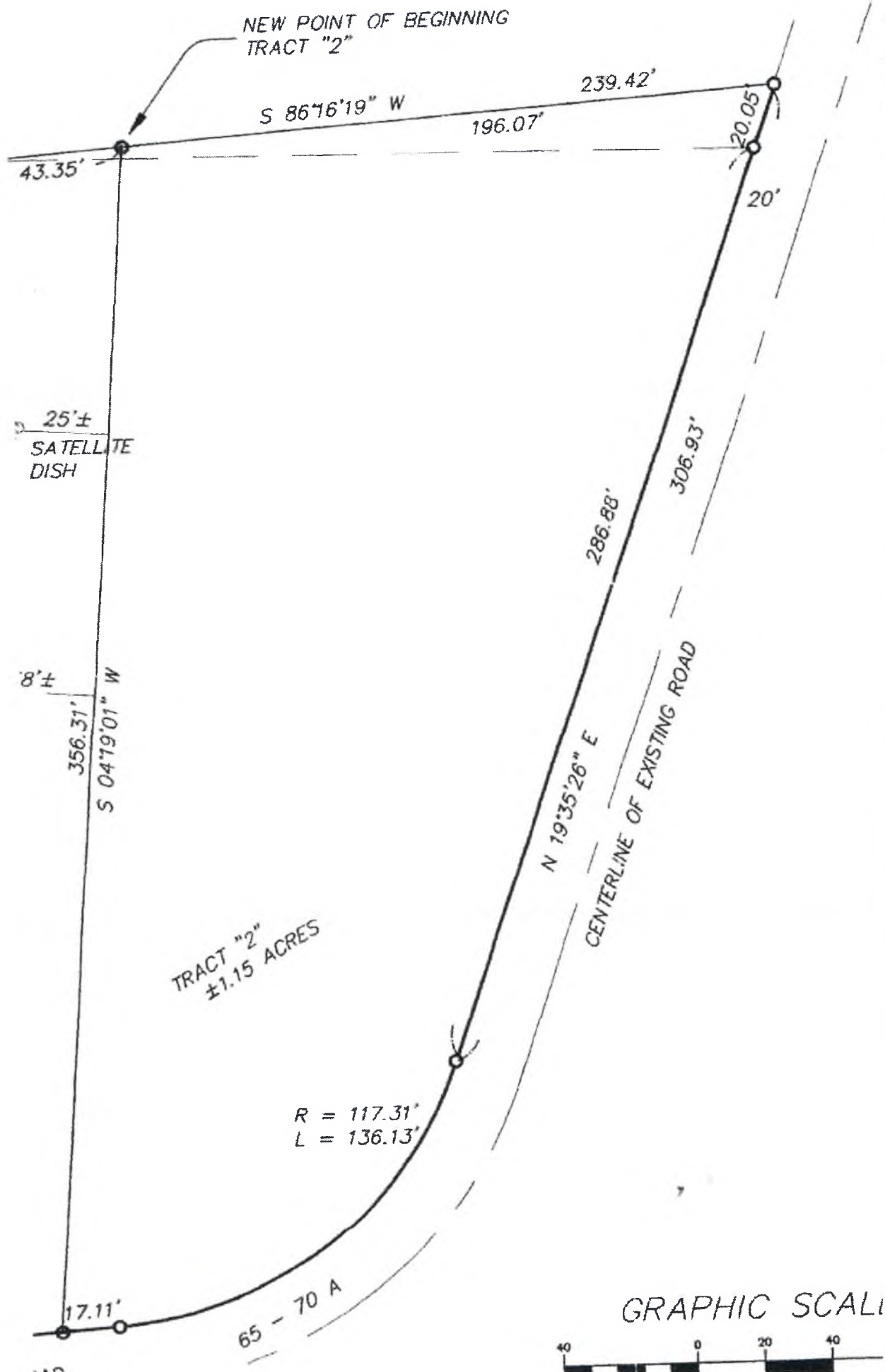


Nonliving Area		Area Calculation	
Lower Level (finished)	1444.44 ft <sup>2</sup>		
Lower Level (unfinished)	125.00 ft <sup>2</sup>		



12 ft

Living Area		Area Calculation			
Main Level	2890.50 ft²	Main Level			x 1.00 = 2890.50 ft²
Nonliving Area		2.5ft x	6.5ft x	0.50 =	8.12 ft²
3-car Garage	900.00 ft²	10ft x	10.5ft x	0.50 =	52.5 ft²
Wood Deck	156.25 ft²	14.5ft x	10ft x	0.36 =	52.5 ft²
		6.95ft x	10.5ft x	0.18 =	13.12 ft²
		17ft x	3ft x	0.20 =	26.50 ft²
		17.18ft x	19ft x	0.07 =	23.75 ft²
		44ft x	17.26ft x	0.49 =	374.00 ft²
		44.38ft x	11.5ft x	0.46 =	235.75 ft²
		64.50ft x	49.93ft x	0.41 =	1322.25 ft²
<b>Total Living Area (rounded):</b>	<b>2890 ft²</b>	36.09ft x	43.50ft x	0.50 =	783.00 ft²



NEW POINT OF BEGINNING TRACT "2"

S 86°16'19" W 239.42'

196.07'

43.35'

20.05'

20'

25'±  
SATELLITE  
DISH

8'±

356.31'

S 04°19'01" W

286.88'

306.93'

N 19°35'26" E

CENTERLINE OF EXISTING ROAD

TRACT "2"  
±1.15 ACRES

R = 117.31'  
L = 136.13'

17.11'

65 - 70 A

GRAPHIC SCALE



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

Performance Value	Importance Factor	Score	Section Score
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**Water Quality**

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	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**

SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=	x		
<b>NOTE: if residential, mark "x" in box.....</b>				
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	-1	-5
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

**Compatibility Factors**

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:  
Western Taney County**

		Performance Value	Importance Factor	Score	Section Score
<b>LOT COVERAGE</b>	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			
<b>BUILDING BULK AND SCALE</b>	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			
<b>BUILDING MATERIALS</b>	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			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b>	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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b>	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			
<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=	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
<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>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	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
<b>DIVERSIFICATION</b>	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			
<b>Site Planning, Design, Occupancy</b>				
<b>RESIDENTIAL PRIVACY</b>	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			
<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 PATTERNS</b>	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			



Beeler House Nightly Rental		Permit#:	14-08		
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			
<b>Services - Capacity and Access</b>					
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	5	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			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-2	-10
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
<b>Internal Improvements</b>					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	0	0
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

		Performance Value	Importance Factor	Score	Section Score
<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			
<b>Open-Space Density</b>					
<b>USABLE OPEN SPACE</b>	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			
<b>Solid Waste Disposal</b>					
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b>	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			
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b>	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= **-28**

Maximum Possible Score= **29**

Actual Score as Percent of Maximum= **-96.6%**

Number of Negative Scores= **6**

Negative Scores as % of All Applicable Scores= **60.0%**

Scoring Performed by:

Date:

Bob Atchley / Bonita Kisse

October 29, 2014

**Project: Beeler House Nightly Rental**

**Permit: 14-08**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	29	-28	-96.6%	6	60.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	15	-30	4	66.7%
sewage disposal	10	0		
<b>off-site nuisances</b>	0	-5		
diversification				
emergency services	0	0		
<b>right-of-way/roads</b>	5	-10		
<b>emergency water supply</b>	0	-10		
<b>waste disposal service</b>	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	8	4		
slopes				
<b>use compatibility</b>	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>				
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	6	0		
<b>Importance Factor 2</b>	0	-2		
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
<b>traffic</b>	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*  
 Date: *October 29, 2014*

Project: **Beeler House Nightly Rental**

Permit#: **14-08**

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

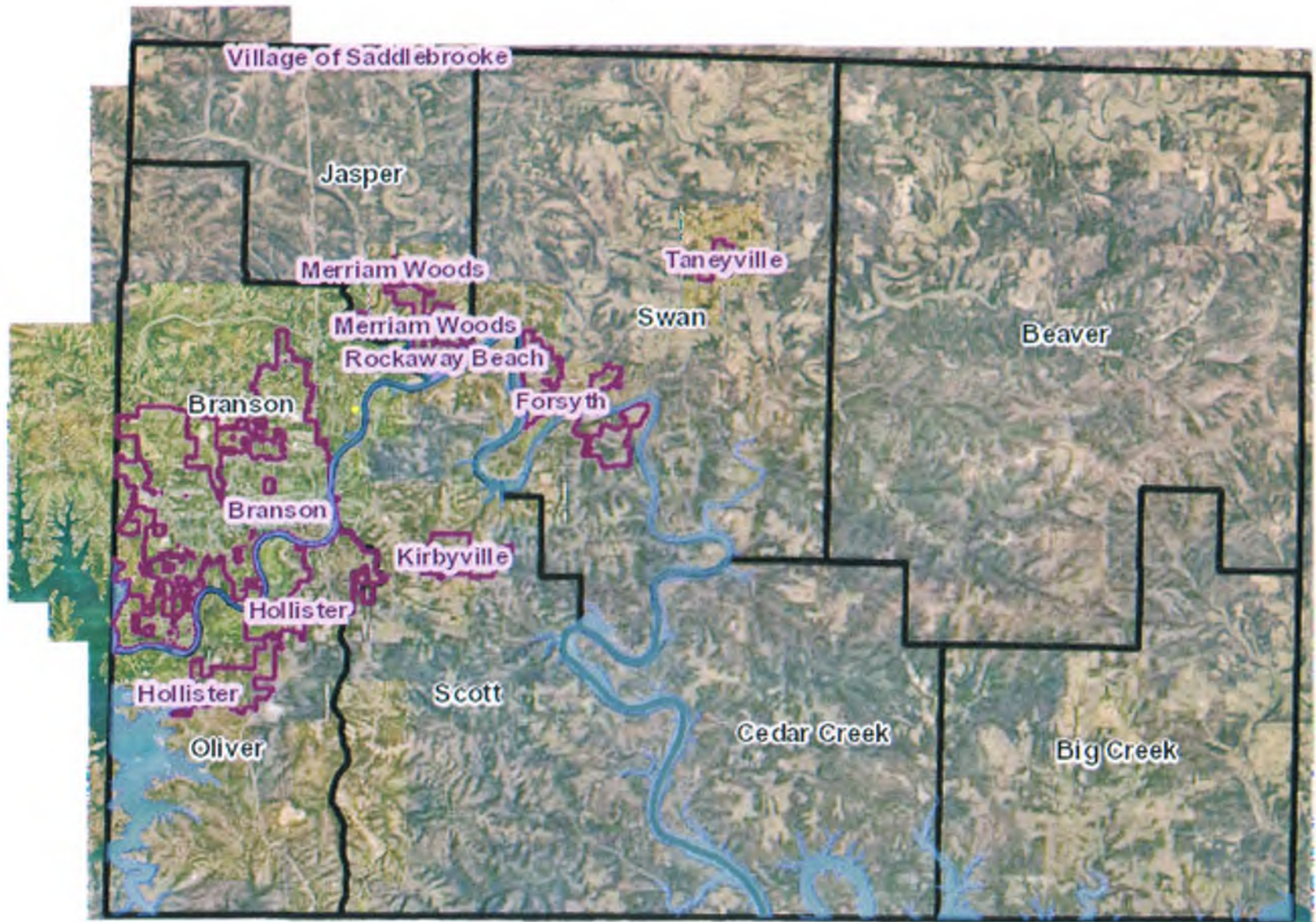
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Date: *October 29, 2014*



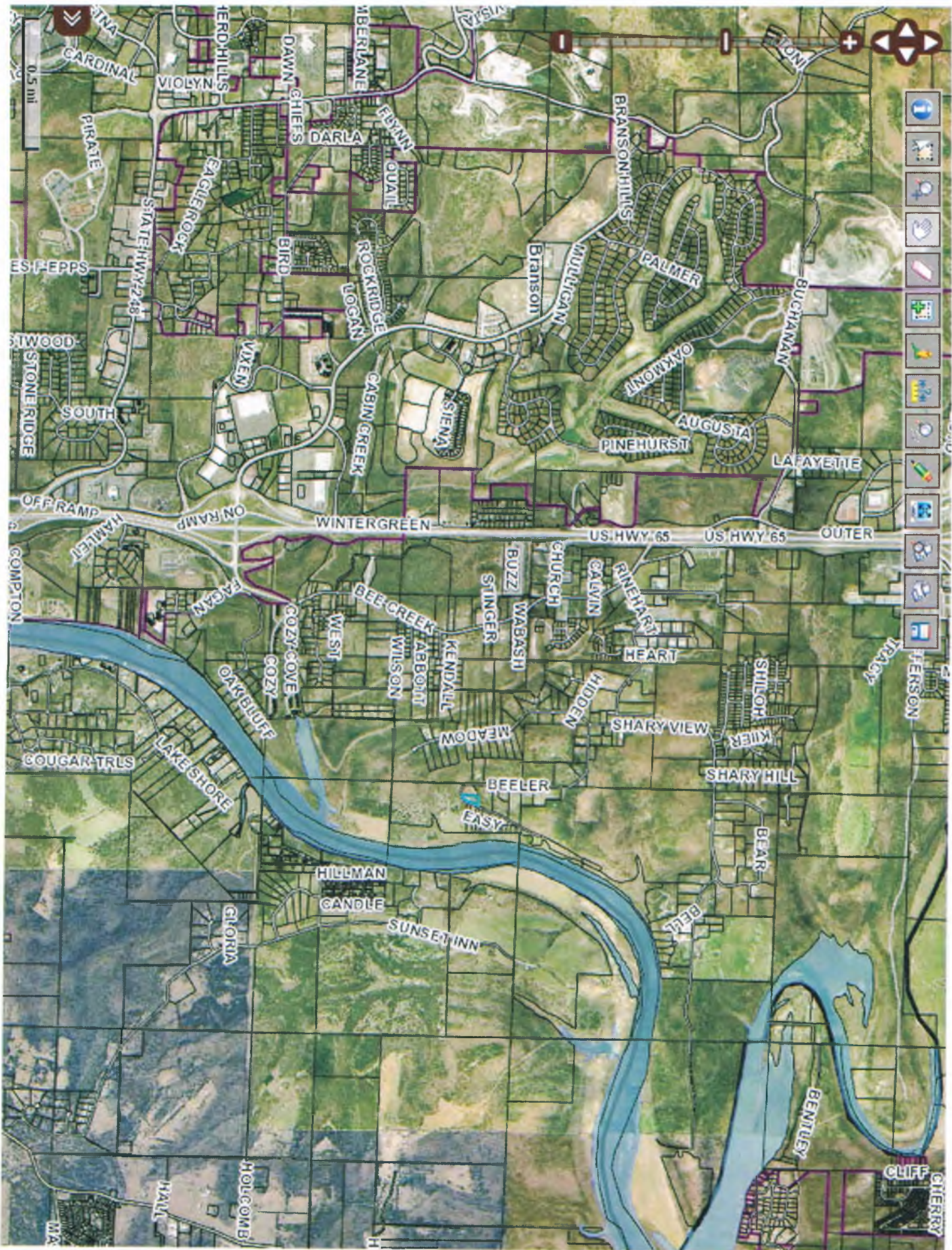




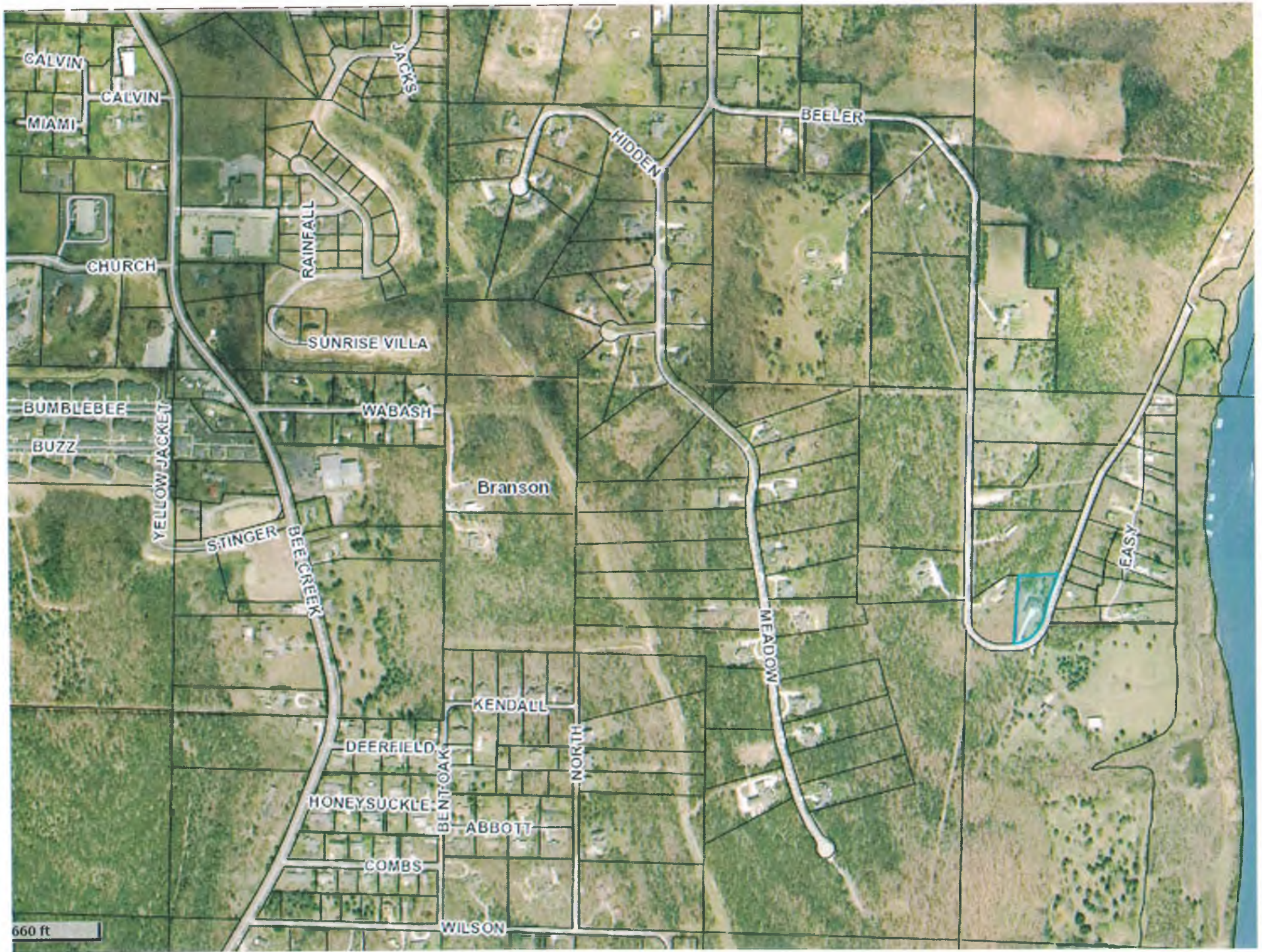


**Beeler House Nightly Rental – 945 Beeler Road, Branson, MO**  
**Division III Permit 2014-0008**  
**Taney County GIS - Beacon**









660 ft

CALVIN

CALVIN

MIAMI

CHURCH

RAINFALL

SUNRISE VILLA

BUMBLEBEE

BUZZ

YELLOWJACKET

STINGER

BELCREEK

WABASH

Branson

HIDDEN

BEELEER

EASY

MEADOW

KENDALL

NORTH

DEERFIELD

HONEYSUCKLE

BENTON

ABBOTT

COMBS

WILSON









Branson



50 ft





**Sams Family Nightly Rental – 1264 Goodnight Hollow Road  
Division III Permit 2014-0007  
Pictometry – View from the North**





**Sams Family Nightly Rental – 1264 Goodnight Hollow Road  
Division III Permit 2014-0007  
Pictometry – View from the South**





**Sams Family Nightly Rental – 1264 Goodnight Hollow Road  
Division III Permit 2014-0007  
Pictometry – View from the East**





**Sams Family Nightly Rental – 1264 Goodnight Hollow Road  
Division III Permit 2014-0007  
Pictometry – View from the West**



# PUBLIC HEARING

## THE TANNEY COUNTY PLANNING COMMISSION

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

Applicant: Brad Moncado

Proposed Development: Beeler House  
Nightly Rental

Property Location: 945 Beeler

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 11-10-14

Phone: 417-545-1225

10/29/2014 09:45





**NOTICE OF PUBLIC HEARING**

The Tazewell County Planning Commission

Public Hearing on the Proposed Rezoning of a 1.5-acre Parcel Located at the Intersection of State Route 100 and County Road 1000, District 1, Tazewell County, Virginia

October 29, 2014 9:46 AM

10/29/2014 09:46





10/29/2014 09:47





10/29/2014 09:49





10/29/2014 09:54





# TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

**HEARING DATE:** November 10, 2014

**CASE NUMBER:** 2014-0009

**PROJECT:** Thunderhead Point

**APPLICANTS:** White Oak Ventures, Three Johns Company and Big Cedar

**REPRESENTATIVE:** Eddie Wolfe

**LOCATION:** The subject property is located along the west side of the 400 - 600 blocks of Lakeshore Drive, Ridgedale, MO; Oliver Township; Section 11, Township 21, Range 22.

**REQUEST:** The applicants, White Oak Ventures, Three Johns Company and Big Cedar are requesting approval of a Division III Permit authoring the expansion and re-development of Thunderhead Point. Thunderhead Point is to include a total of twenty-five (25) rental cabins, an associated pool amenity area and a new parking area for the proposed new boat docks.

## **BACKGROUND and SITE HISTORY:**

The subject property consists of three (3) parcels with a total of +/- 27.05 acres (Parcels # 19-1.0-11-004-010-021.001 – +/-17 acres, Parcel # 19-1.0-11-004-010-021.000 – +/-1.66 acres, Parcel # 19-1.0-11-001-016-004.000 - +/-8.39 acres - per the Assessors Information). The parcels in question are a part of the Cozy Cove Subdivision and also Ozarks Paradise Village.

This phase of Thunderhead Point will not encompass the entire +/-27.05 acres contained within the three (3) parcels. The two northern parcels (Parcels # 19-1.0-11-001-016-004.000 and 19-1.0-11-004-010-021.000) contain existing rental cabins. The southern-most Parcel (Parcel # 19-1.0-11-004-010-021.001) is currently vacant.

On October 23, 2014 Division II Permit #s 2014-0029 through 0040 were issued specifically for Parcel # 19-1.0-11-004-010-021.000 authorizing the demolition and reconstruction of twelve (12) 800 – 1000 square foot, existing cabin units.

A portion of Lakeshore Drive (as indicated on the Conceptual Site Plan) has already been vacated via a public hearing before the County Commission. The applicants are proposing to re-located Lakeshore Drive further south, as shown on the Site Plan.

### **GENERAL DESCRIPTION:**

The applicants are proposing to expand the existing Thunderhead Point rental cabin area, with the construction of a total of twenty-five (25) new rental cabins. The applicants will begin the process by demolishing and reconstructing twelve of the existing cabin units on Parcel # 19-1.0-11-001-010-021.000 (As permitted via the Division II Permits). The applicants are further proposing to expand Thunderhead Point onto a currently vacant parcel of land (Parcel # 19-1.0-11-004-010-021.001).

As stated above, the applicants will then begin the process of relocating a portion of Lakeshore Drive and also constructing the internal infrastructure to serve the new portion of the development.

The Conceptual Site Plan indicates a small recreational area which may include such uses as a recreation center, pool, play yard, laundry and fire pit.

The Conceptual Site plan further indicates as small area which is referenced on the Conceptual Site Plan as Explorer's Landing. This area may include such uses as an outfitter, beach area, kayaks, paddleboards and pedal craft.

As a part of this process the applicants will also be seeking the approval of the U.S. Army Corps of Engineers for the permitting of added boat houses. The applicants are therefore also requesting the approval of a boat dock parking area as a part of this Division III Permit application.

### **REVIEW:**

The applicant is proposing to access Thunderhead Point via the relocated Lakeshore Drive. As enumerated above, a portion of Lakeshore Drive has been formally vacated via the County Commission. A portion of Lakeshore Drive will be relocated further south as indicated on the Conceptual Site Plan. The staff recommends that the property in question be replated in order to properly reflect this road vacation and re-alignment of Lakeshore Drive and also to vacate the large number of lots that are plated within the Cozy Cove and Ozarks Paradise Village subdivisions.

As a part of this Division III Permitting process, the applicants are also seeking the approval of a boat dock parking area. The Parking provisions of the Development Guidance Code do not include specifications for boat dock parking. However, the applicants will be required to comply with the minimum parking requirements of the U.S. Army Corps of Engineers for boat dock parking. During the Concept Hearing, the Planning Commission had requested additional information concerning the ownership and access to the existing boat docks. The representative has indicated that all of the slips with the existing, large boat dock are owned by the applicants. One of the slips within the existing, small, private dock is also owned by the applicants with the remaining slip in the small dock being owned by a private individual.

The existing cabins are served by sewer service via an existing wastewater treatment plant. The development is served by water via a community well. The representative has indicated that the wastewater treatment plant will have adequate capacity to serve the additional rental cabins. The applicant shall be required to provide documentation from the Missouri Department of Natural Resources, indicating that the treatment plant will have adequate capacity to serve the development.

All electric utilities serving the development will be placed underground.

The applicant will be required to obtain land disturbance permits via both Taney County and the Missouri Department of Natural Resources (MoDNR) for all land disturbances exceeding one (1) acre in size.

Thunderhead Point will create a number of year-round and part-time jobs. A number of jobs have also been created by the planning, design and construction of the project.

The adjoining property immediately to the north is undeveloped lots within the Ozarks Paradise Village (primarily owned by the applicants) and Table Rock Lake. The adjoining property immediately to the south and east is undeveloped lots within the Ozarks Paradise Village (primarily owned by the applicants). The adjoining property immediately to the west is Table Rock Lake.

The project received a score of 5 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of existing road rights-of-way, emergency water supply, solid waste disposal service and use compatibility.



## **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. Land Grading Permit for all disturbances of over once acre (Appendix F)
  - c. Stormwater management (Appendix B Item 3)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
  - f. A lighting plan showing the location, height and other specifications on the lighting to be provided for the development
2. Compliance letters from the Western Taney County Fire Protection District, and the Missouri Department of Natural Resources (MoDNR) and the U.S Army Corps of Engineers, including all other entities which have requirements governing a development of this nature.(Chapter VI-VII)
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. Prior to issuing Certificates of Compliance (C of Cs) a copy of the Western Taney County Fire Protection District Certificate of Occupancy (C of O) shall be provided to the Planning Department Office.
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).







**The following are some questions about the proposed cabins to be built at Ozarks Paradise Village and Cozy Cove.**

- 1. What will be the plans for handling water and sewer?**
- 2. Will there be a lot of noise associated with the pool area?**
- 3. Will the closing of Lakeshore Dr. be a part of this project?**
- 4. If #3 above is yes, will this be a partial or complete closure?**
- 5. Will any damage done to Lakeshore Dr. during construction be repaired?**

**Darrell & Dee Kelling**

**450 Lakeshore Dr.**

Janey County Planning Commission

P.O. Box 383

10-27-2014

Horsoy, Mo. 65653

Near Planning Commission

This in regard to the Public Hearing Notice November 10, 2014 at 6:00 regarding a request to construct 25 cabins with pool amenity area located at Ozark Paradise Village and Cozy Cove.

With the public ramp and property owners docks in the area we already have enough traffic in the area. When we built our home on this side of the Lake over 25 yrs ago we did so because it was quiet. When your Commission approved a project at one of the main entrances to Oakmont (at the beginning of Trekeview Drive) the project dissolved but the blinds are still on the property for everyone to look at.

We already have enough cabins in the area. We do not need any more traffic. According to the Covenants this is a residential area. I vote no. Property owner of Lots 4 and 8 and 24 BLK 23 Ozark Paradise Village. If I was able to walk, I would be at the meeting. Joseph W. Zimmerman  
Property owner



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

Performance Value	Importance Factor	Score	Section Score
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**Water Quality**

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

**Environmental Policies**

SOIL LIMITATIONS	n/a=			
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=			
<b>NOTE: if residential, mark "x" in box.....</b>	x			
development on slope under 30%	0	2	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=			
no impact on critical wildlife habitat or fisheries issues	0	2	0	
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

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

**Land Use Compatibility**

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	0	0
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

**Compatibility Factors**

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:  
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>LOT COVERAGE</b> n/a=				
lot coverage compatible with surrounding areas	0	1	0	0
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
<b>BUILDING BULK AND SCALE</b> n/a=				
bulk / scale less than or equivalent to surrounding areas	0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
<b>BUILDING MATERIALS</b> n/a=				
proposed materials equivalent to existing surrounding structures	0	2	0	0
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> 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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=				
no on-site waste containers	2	3	1	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>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			

Thunderhead Point		Permit#:	14-09		
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			
<b>Local Economic Development</b>					
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=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
<b>Site Planning, Design, Occupancy</b>					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2	2	2	4
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			
<b>Commercial Development</b>					
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			



Thunderhead Point		Permit#:	14-09		
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			
<b>Services - Capacity and Access</b>					
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	5	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			
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			
<b>Internal Improvements</b>					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	1	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=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

Thunderhead Point		Permit#:	14-09		
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		
separation of pedestrian walkways from roadways by open land buffer			1	2	
pedestrian walkways abut roadways with no buffering / protection			0		
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails			2		
bicycle lanes shared with pedestrian walkways but separated by markings / signs			1	1	
no designated bike-ways			0		
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure			2		
all utilities traverse development underground but may be above ground from easement			1		
utilities above ground but / over designated easements			0	4	4
utilities above ground and not within specific easements			-1		
no specific management of utilities			-2		
<b>Open-Space Density</b>					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2		
residential developments (>25 units) offer >10% but <25% open recreational space			1	2	
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		
<b>Solid Waste Disposal</b>					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided			0		
weekly service reportedly available but not documented			-1	5	-5
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		
services available but not a requirement documented in covenants			-1	5	
not applicable / no pick-up service provided			-2		

Total Weighted Score= 5

Maximum Possible Score= 53

Actual Score as Percent of Maximum= 9.4%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 20.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

October 29, 2014



Project: **Thunderhead Point**

Permit#: **14-09**

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *October 29, 2014*

Project: **Thunderhead Point**

Permit: **14-09**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	5	9.4%	4	21.1%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
<b>Importance Factor 5</b>	<b>25</b>	<b>-5</b>	<b>3</b>	<b>42.9%</b>		
sewage disposal	10	10				
off-site nuisances	0	0				
diversification	10	5				
emergency services	0	0				
right-of-way/roads	5	-5				
emergency water supply	0	-10				
waste disposal service	0	-5				
waste disposal commitment						
<b>Importance Factor 4</b>			<b>1</b>	<b>50.0%</b>		
slopes						
use compatibility	0	-4				
pedestrian circulation						
underground utilities	8	4				
<b>Importance Factor 3</b>	<b>12</b>	<b>6</b>				
soil limitations	0	0				
building bulk/scale	0	0				
waste containers screening	6	3				
outdoor equip storage						
industrial buffer / screening						
right to farm						
right to operate						
mixed-use developments						
development patterns						
development buffering						
water system service	6	3				
<b>Importance Factor 2</b>	<b>8</b>	<b>4</b>				
wildlife habitat and fisheries						
air quality	0	0				
building materials	0	0				
residential buffer / screening	4	0				
residential privacy	4	4				
traffic	0	0				
pedestrian safety						
usable open space						
<b>Importance Factor 1</b>						
lot coverage	0	0				
rooftop vents / equipment						
bicycle circulation						

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *October 29, 2014*



# THUNDER HEAD POINT

Existing Cabin #572  
Lakeside Cabin Road  
reconfigured to connect  
to new roads

The Garrison at  
Thunder Head Point  
recreation center, pool,  
play yard, laundry, fire  
pit

Reconfigured boat land-  
ing area with light colored  
gravel paving, new dock at  
existing ramp, and added  
boat houses

Explorer's landing: explorer's  
nuthut, beach area, kayaks,  
paddleboards, pedal craft

Potential Future Ledge  
Site

Abandoned portion of  
Lakeshore Drive

Relocated portion of Lake-  
shore Drive

Existing boat trailer lot;  
could become site for 5  
additional bunkies

Potential future phasing

Phase One: 22 Units  
Phase Two: 28+ Units

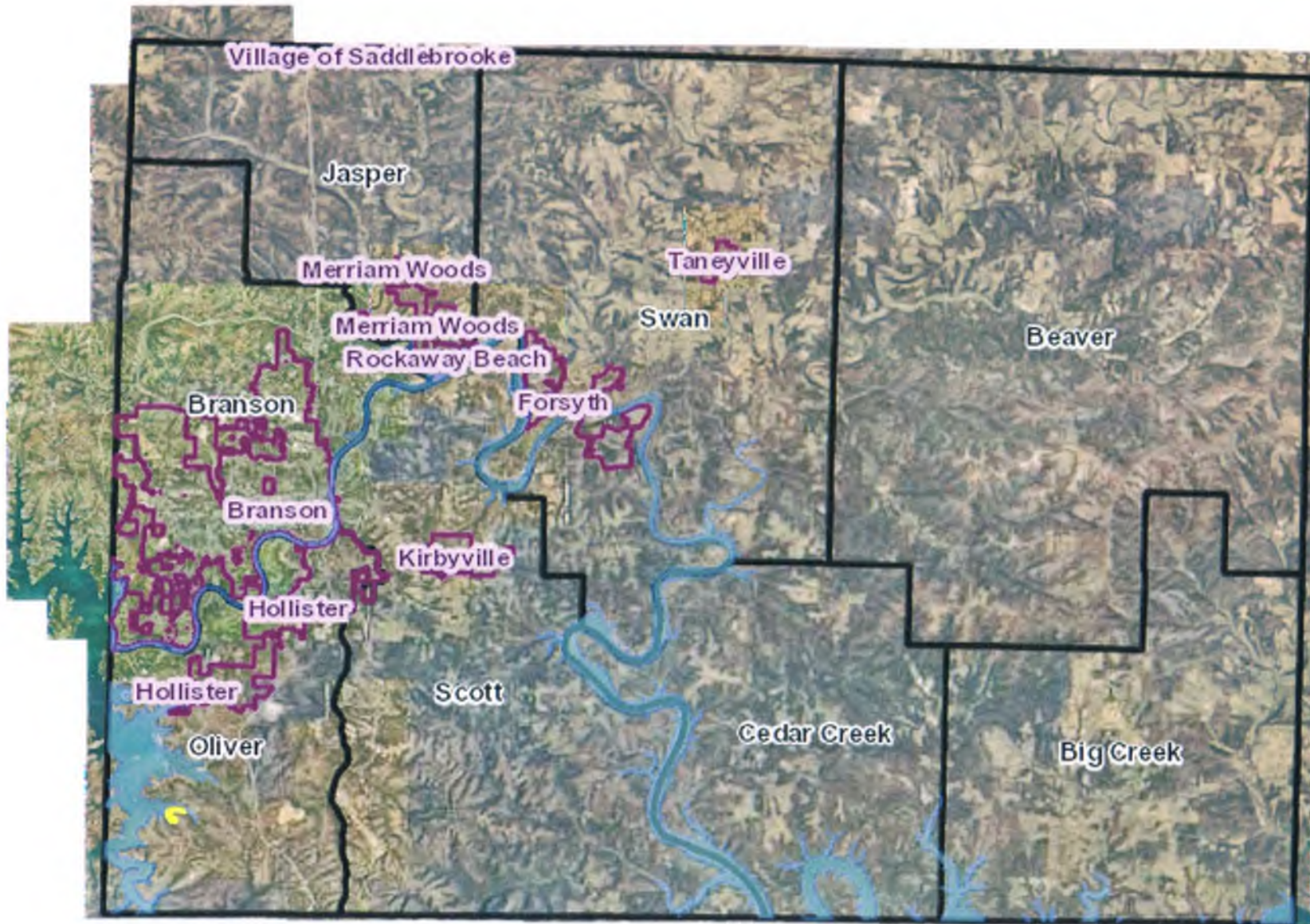
	# Bedrooms	# Units
Bunkie A (#37)	one	7
Bunkie B (#203)	one + loft	4
Bunkie C (#208)	two	12
Bunkie D (#232)	two + living	2
<b>Total Units</b>		<b>25</b>



Overlay onto Existing Conditions

North



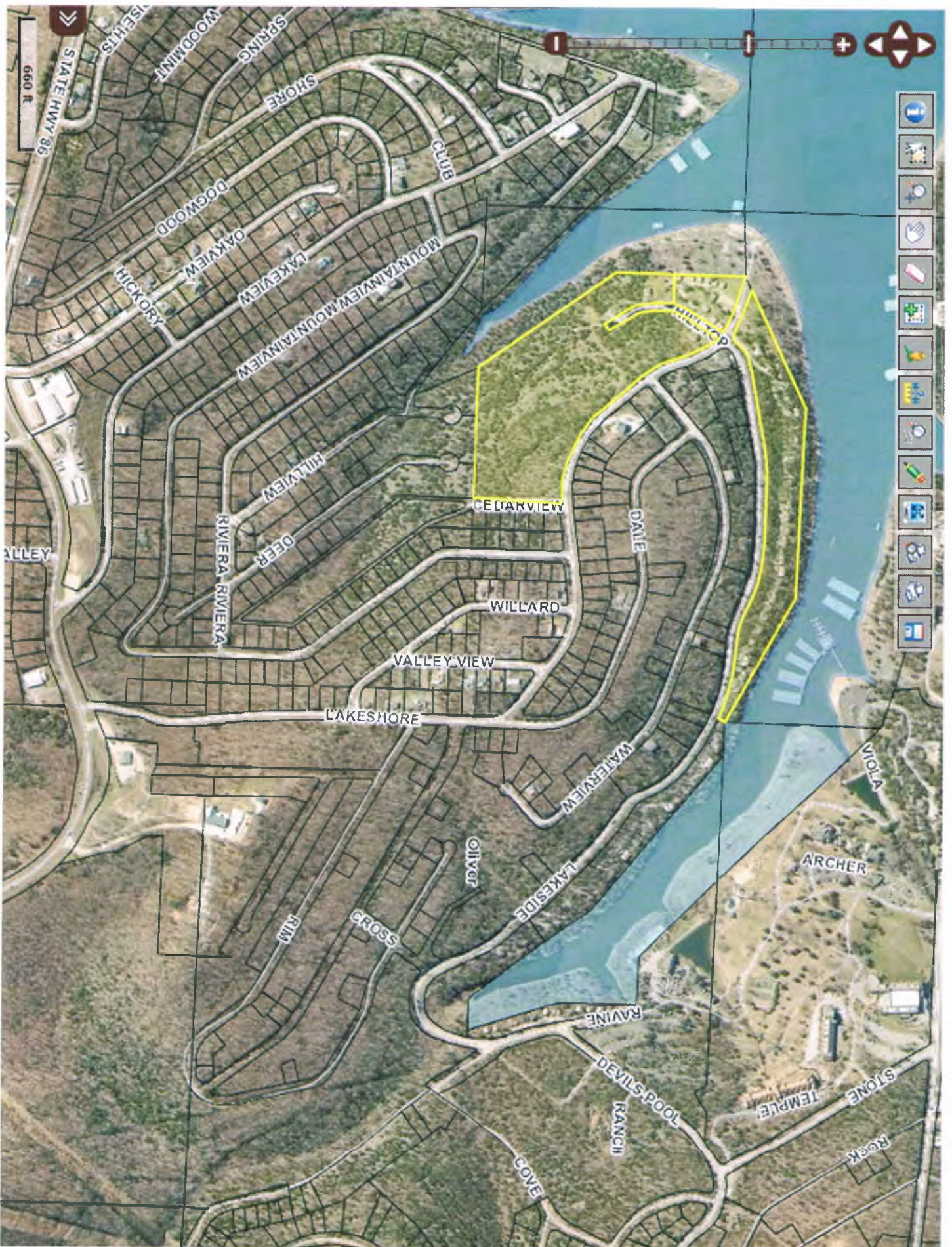


**Thunderhead Point  
Division III Permit 2014-0009  
Taney County GIS - Beacon**





















**Thunderhead Point  
Division III Permit 2014-0009  
Pictometry – View from the North**





**Thunderhead Point  
Division III Permit 2014-0009  
Pictometry – View from the South**





**Thunderhead Point  
Division III Permit 2014-0009  
Pictometry – View from the East**



**Thunderhead Point  
Division III Permit 2014-0009  
Pictometry – View from the West**







**Existing Thunderhead Point  
Division III Permit 2014-0009  
Pictometry – View from the South**



# THUNDERHEAD POINT



# Buildings	# Units
Bunker A (#37)	7
Bunker B (#23)	4
Bunker C (#20)	12
Bunker D (#22)	2
Total Units	25



Overlay onto Existing Conditions

Option "D" Site Plan

Scale









# PUBLIC HEARING

## THE TANEY COUNTY PLANNING COMMISSION

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

Applicant: James A. Hagale

Proposed Development: Thunderhead  
Pointe

Property Location: Lakeshore Dr.

Hearing Location: Taney County Courthouse

Time: 6:00 PM

Date: 11-10-14

10/29/2014 10:39

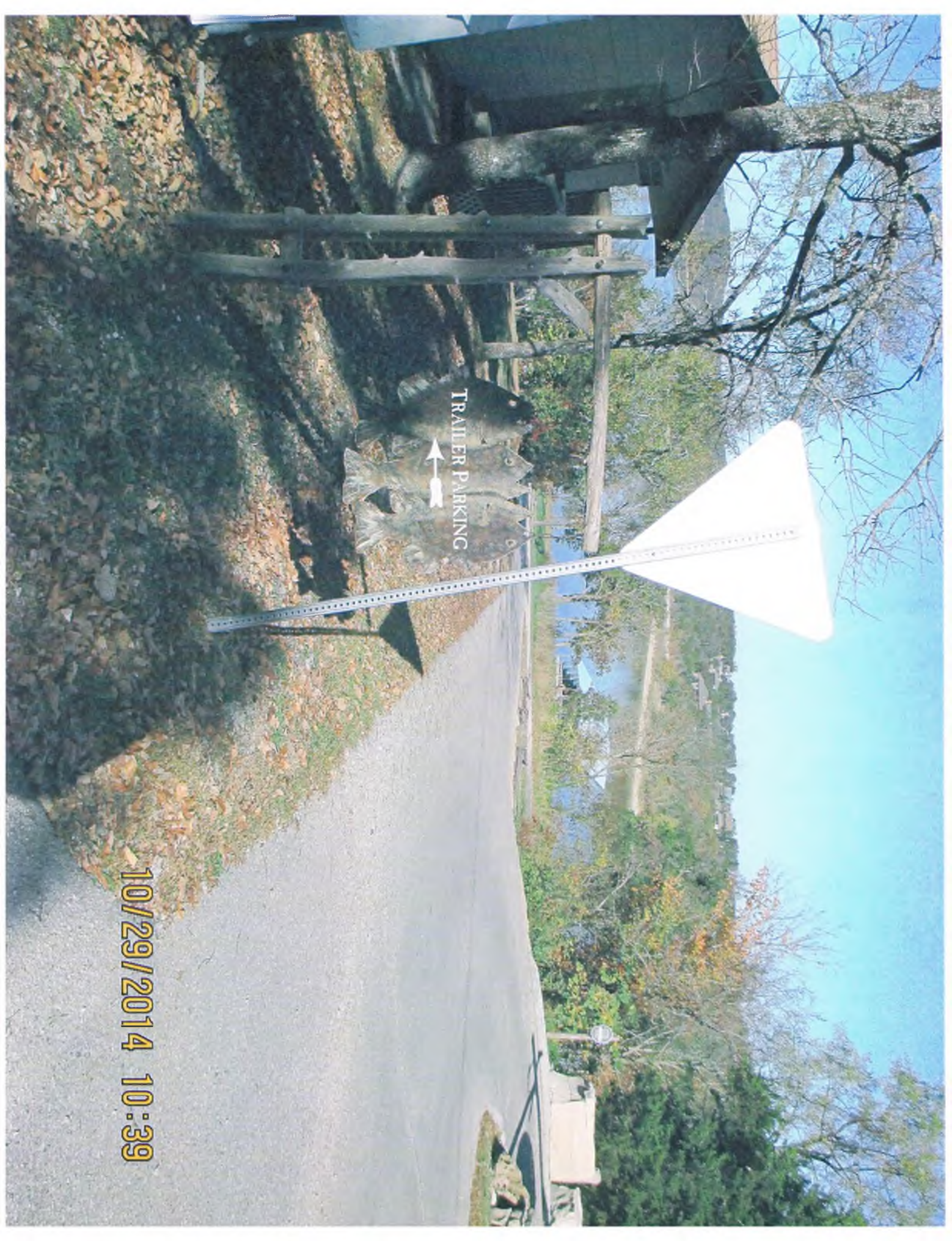
Phone: 417-546-7225





10/29/2014 10:39





TRAILER PARKING

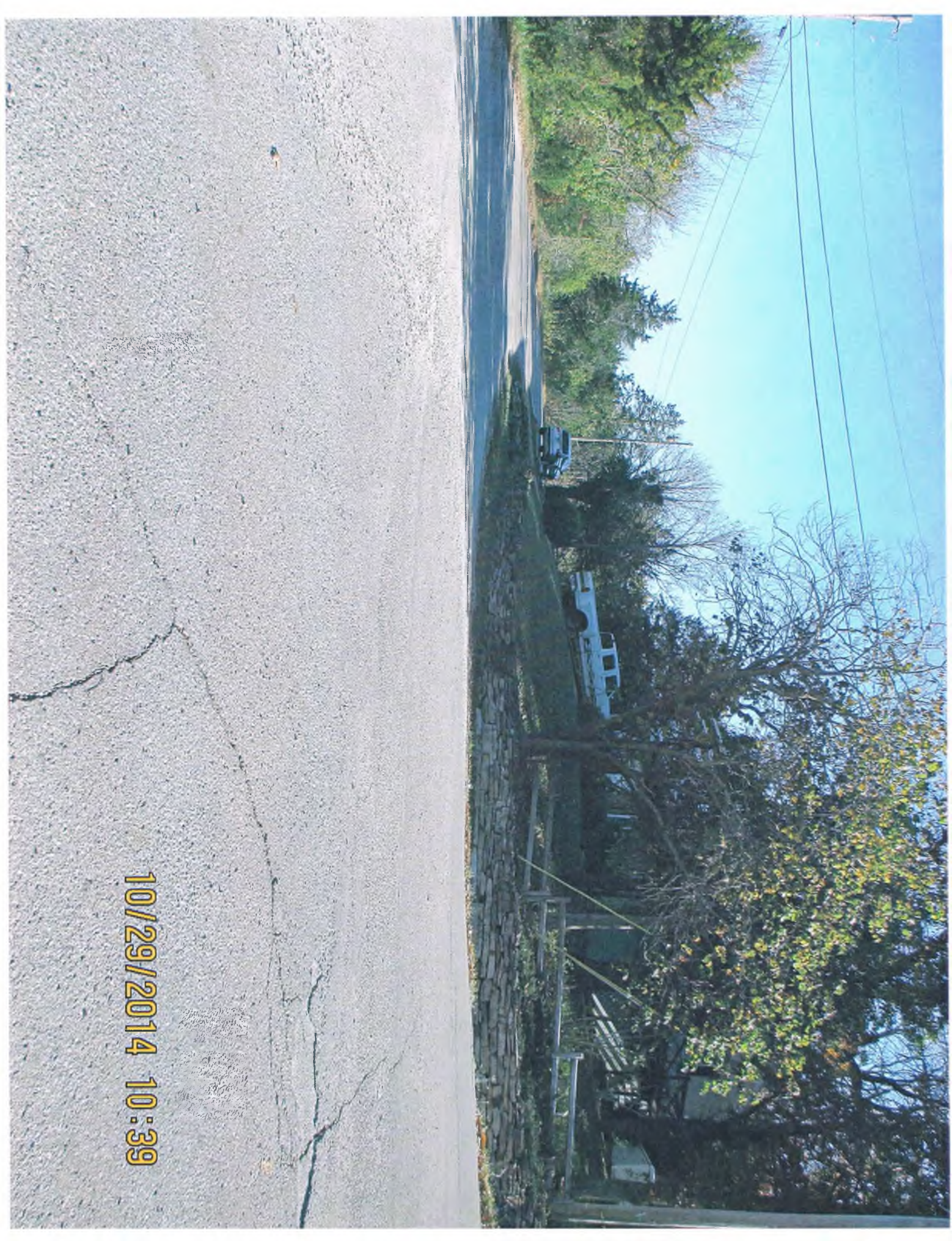
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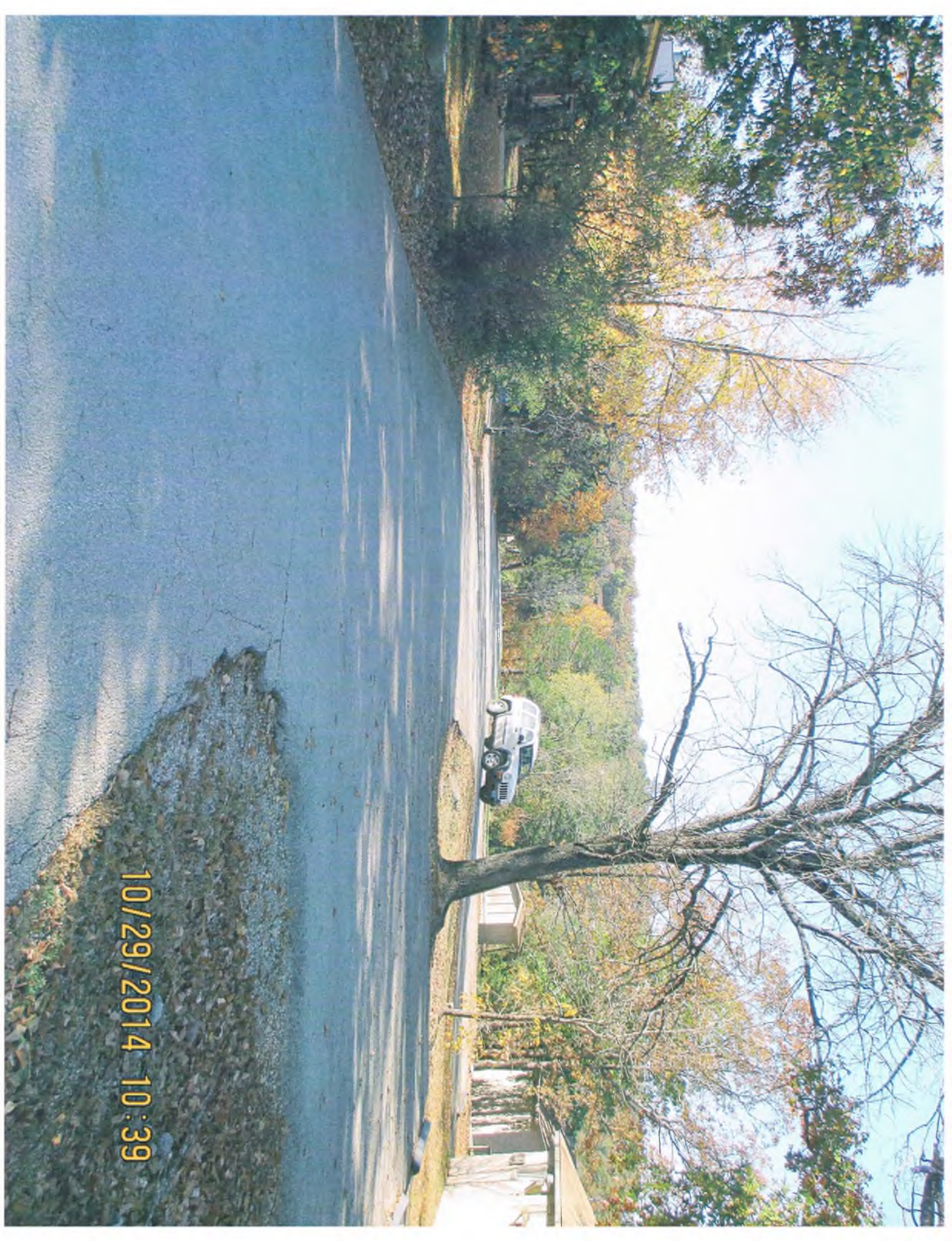




HILLTOP DR

10/29/2014 10:39





10/29/2014 10:39





10/29/2014 10:46





10/29/2014 10:47





# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** November 10, 2014

**CASE NUMBER:** 2014-0010

**PROJECT:** TC Outdoors Nightly Rental

**APPLICANTS:** Tony & Helen Williams

**LOCATION:** The subject property is located on Juniper Lane, Ridgedale, MO; Oliver Township; Section 11, Township 21, Range 22.

**REQUEST:** The applicants, Tony & Helen Williams are requesting approval of a Division III Special-Use Permit in order to allow a future single-family residence to be utilized for nightly rental.

### **BACKGROUND and SITE HISTORY:**

The property in question is currently two vacant lots referenced as Lots 29 and 30, Block 7 of Lakeside South, Ozarks Paradise Village.

If a home were constructed currently, the residence would be required to be served by an on-site (septic) wastewater treatment system and a private well. However, a sewer main extension is planned for the area, which would potentially allow for the future residence to be served via public sewer.

The current application was approved for Concept on October 20, 2014.

### **GENERAL DESCRIPTION:**

The subject property is described as Lots 29 and 30, Block 7 of Lakeside South, Ozarks Paradise Village and is an approximately .4 acre, vacant property (per the Assessor's Information via Beacon).

The applicants have indicated that they are wishing to seek Planning Commission approval of nightly rental, allowing for the construction of a single-family residence to be utilized for nightly rental until such a time as it is utilized by the applicants as their primary residence, upon retirement.



## REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days, counting portions of days as full days.”

The applicants have indicated that the exterior appearance of the nightly rental structure will not differ from any other single-family residence because the structure will act as their primary residence, upon retirement.

Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom (e.g., a two (2) bedroom dwelling unit is permitted a maximum occupancy of six (6) persons).” The future structure will be required to comply with these minimum standards.

The property in question is located adjacent to Juniper Lane. At this time, Juniper Lane has not been improved and is a gravel surfaced roadway. The staff recommends that improvements to the roadway surface be made within the approximately 220 feet of roadway located between the two lots in question and Estate Drive.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore the parking area(s) would be required to meet this minimum requirement.

A nightly rental application is looked upon by the Development Guidance Code as 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, south, east and west is vacant. The majority of the neighboring lots are either owned by Bluegreen or White Oak Ventures. Big Cedar’s development is located further to the east and south of the property in question.

The project received a total score of -24 on the Policy Checklist, out of a maximum possible score of 33. The relative policies receiving a negative score consist of emergency services, right-of-way on existing roads, emergency water supply, solid waste disposal service and soil limitations.



## **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 Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance. A No Tax Due Letter from the Missouri Department of Revenue shall be submitted to the Planning Department office annually, indicating that the sales taxes have been paid.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This residence shall accommodate (sleep) no more than two (2) persons per dwelling unit, plus two (2) persons per bedroom. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
7. The TC Outdoors Nightly Rental has been approved 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.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).



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

Performance Value	Importance Factor	Score	Section Score
-------------------	-------------------	-------	---------------

**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**

SOIL LIMITATIONS	n/a=			
no known limitations	0	3	-1	-3
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=			
<b>NOTE:</b> if residential, mark "x" in box.....				
development on slope under 30%	0	4	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=			
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	2		
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
<b>LOT COVERAGE</b> n/a=				
lot coverage compatible with surrounding areas	0	1	0	0
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
<b>BUILDING BULK AND SCALE</b> 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			
<b>BUILDING MATERIALS</b> 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			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> 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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> 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			
<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	2	4
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			



TC Outdoors Nightly Rental		Permit#:	14-10		
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			
<b>Local Economic Development</b>					
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			
<b>Site Planning, Design, Occupancy</b>					
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			
<b>Commercial Development</b>					
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
<b>DEVELOPMENT BUFFERING</b>	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			
<b>Services - Capacity and Access</b>				
<b>TRAFFIC</b>	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			
<b>EMERGENCY SERVICES</b>	n/a=			
structure size and/or access can be serviced by emergency equipment	0	5	-1	-5
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
<b>RIGHT-OF-WAY OF EXISTING ROADS</b>	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			
<b>Internal Improvements</b>				
<b>WATER SYSTEM SERVICE</b>	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			
<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 INFRASTRUCTURE</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			



Division III Relative Policy Scoring Sheet: Western Taney County	Performance Value	Importance Factor	Score	Section Score
<b>PEDESTRIAN SAFETY</b> <span style="float:right">n/a=</span>	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> <span style="float:right">n/a=</span>	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> <span style="float:right">n/a=</span>				
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			
<b>Open-Space Density</b>				
<b>USABLE OPEN SPACE</b> <span style="float:right">n/a=</span>	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			
<b>Solid Waste Disposal</b>				
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> <span style="float:right">n/a=</span>				
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			
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> <span style="float:right">n/a=</span>	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= -24**

**Maximum Possible Score= 33**

**Actual Score as Percent of Maximum= -72.7%**

**Number of Negative Scores= 5**

**Negative Scores as % of All Applicable Scores= 35.7%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*October 29, 2014*



Project: **TC Outdoors Nightly Rental**

Permit#: **14-10**

Policies Receiving a Negative Score	
Importance Factor 5:	<b>emergency services right-of-way/roads emergency water supply waste disposal service</b>
Importance Factor 4:	none
Importance Factor 3:	<b>soil limitations</b>
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *October 29, 2014*



**Project: TC Outdoors Nightly Rental**

**Permit: 14-10**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	33	-24	-72.7%	5	35.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	15	-25	4	66.7%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification				
<b>emergency services</b>	0	-5		
<b>right-of-way/roads</b>	5	-5		
<b>emergency water supply</b>	0	-10		
<b>waste disposal service</b>	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	6	-3	1	50.0%
<b>soil limitations</b>	0	-3		
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
<b>Importance Factor 2</b>	4	4		
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening	4	4		
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*  
 Date: *October 29, 2014*

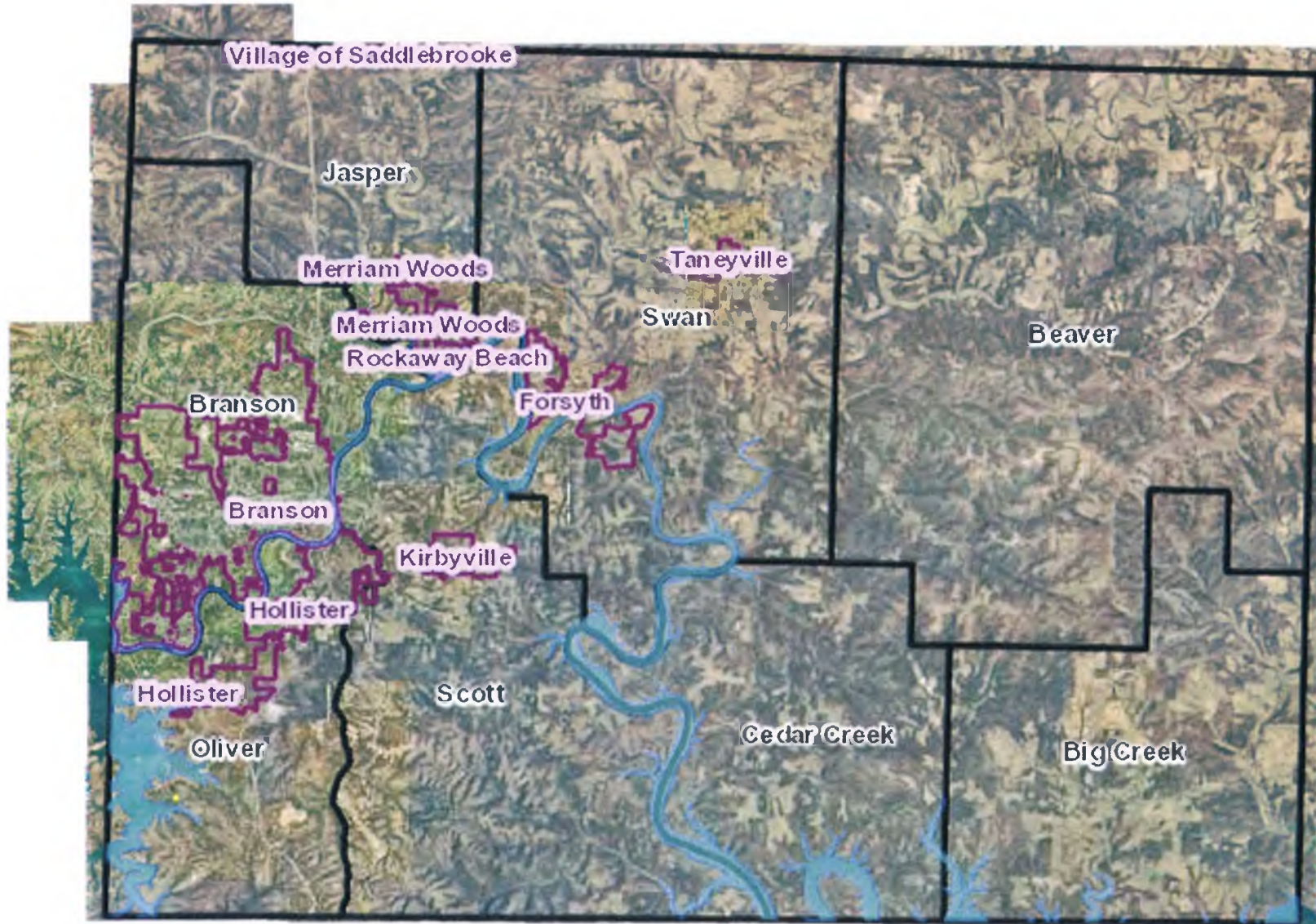




# TC Outdoors Nightly Rental







**TC Outdoors Nightly Rental – Juniper Lane, Ridgedale, MO**  
**Division III Permit 2014-0010**  
**Taney County GIS - Beacon**

















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**TC Outdoors Nightly Rental – Juniper Lane, Ridgedale, MO**  
**Division III Permit 2014-0010**  
**Pictometry – View from the North**





**TC Outdoors Nightly Rental – Juniper Lane, Ridgedale, MO**  
**Division III Permit 2014-0010**  
**Pictometry – View from the South**





**TC Outdoors Nightly Rental – Juniper Lane, Ridgedale, MO**  
**Division III Permit 2014-0010**  
**Pictometry – View from the East**





**TC Outdoors Nightly Rental – Juniper Lane, Ridgedale, MO**  
**Division III Permit 2014-0010**  
**Pictometry – View from the West**



# 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: Tony W. Williams

Proposed Development: J.C. Outdoors  
Nightly Rental

Property Location: Juniper Lane

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 11-10-14

Phone: 417-696-7225

10/29/2014 11:26





10/29/2014 11:26



A photograph of a rocky, grassy slope. The foreground is covered in dry, yellowish-brown grass and several large, light-colored rocks. In the background, a dense forest of tall evergreen trees stretches across the horizon under a clear, bright blue sky. The overall scene is a natural, outdoor landscape.

10/29/2014 11:26





10/29/2014 11:26





10/29/2014 11:26





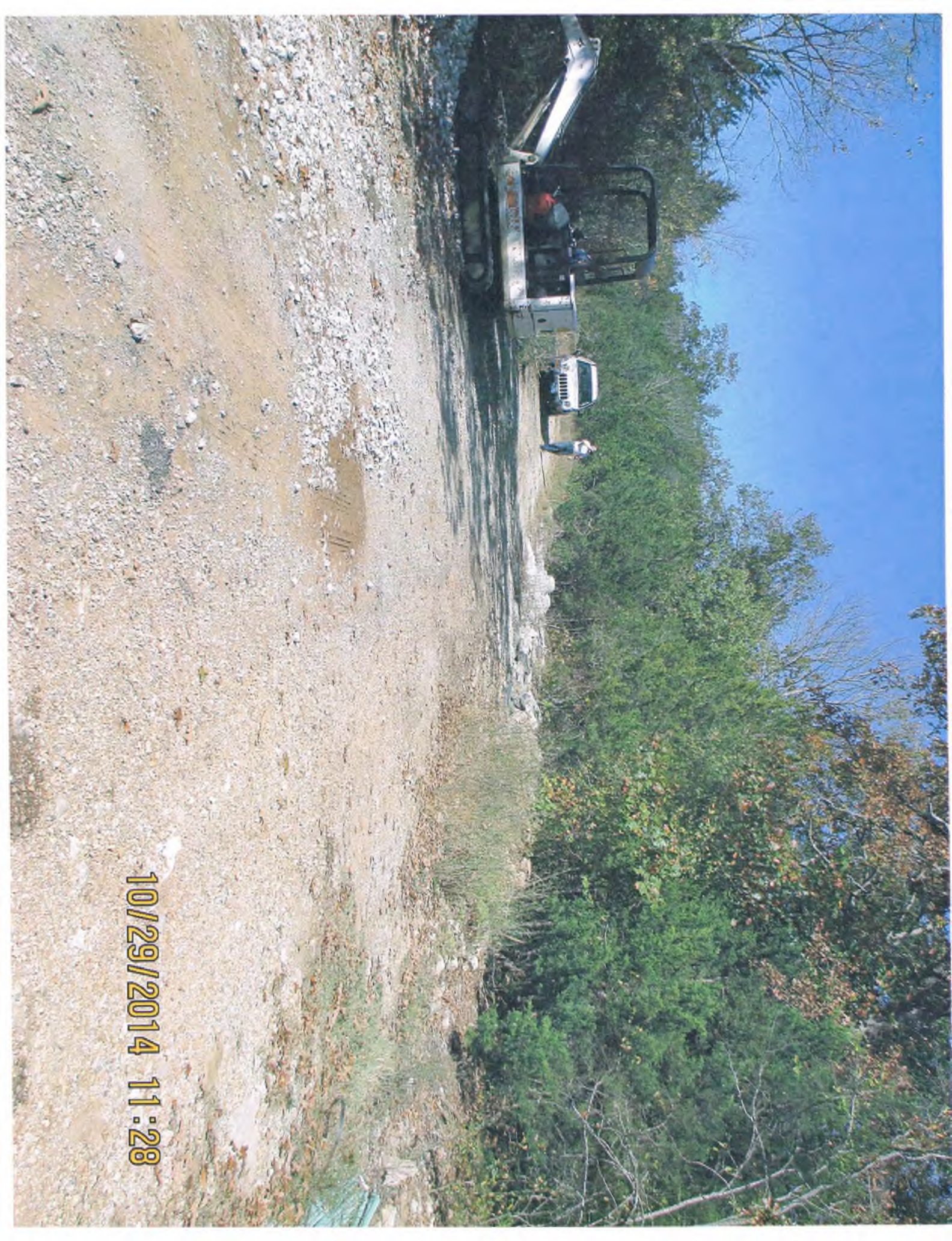
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