



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JANUARY 12, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Election of 2015 Officers
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearing:

Hickory Nut Hideaway

Old and New Business:

Discussion of 888 St. Hwy. F property
Major Subdivision Plat approval process

Adjournment.



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III SPECIAL-USE PERMIT
STAFF REPORT**

HEARING DATE: January 12, 2015

CASE NUMBER: 2014-0011

PROJECT: Hickory Nut Hideaway Nightly Rental

APPLICANTS: Jeramie & Kelly Worley

LOCATION: The subject property is located at 2030 Tate Road, Ridgedale, MO; Oliver Township; Section 22, Township 21, Range 22.

REQUEST: The applicants, Jeramie & Kelly Worley are requesting approval of a Division III Special-Use Permit in order to utilize an existing, three (3) bedroom, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

On June 27, 2006, the Planning Department issued Division I Permit # 2006-0286, authorizing the construction of the single-family residence in question. The approximately 1,700 square foot, single-family residence is currently listed on the Vacation Rental By Owner (VRBO) website as containing three (3) bedrooms and two (2) bathrooms.

The property in question is served by an on-site (septic) wastewater treatment system and a private well. On September 1, 2006 the Taney County Regional Sewer District issued Septic Permit # 2006-0258 authorizing the septic system in question, which includes a 1,000 gallon septic tank with 200 lineal feet of 10" SB-2 pipe with gravel 24" deep.

In November 2014, the Planning Department received a complaint, indicating that the property at 2030 Tate Road, Ridgedale, MO was being utilized for "nightly rental" without a Special Use Permit. On November 10, 2014, upon receiving a call from the Planning Department Staff, Mr. & Mrs. Worley submitted the Division III Special Use Permit application seeking Planning Commission approval for "nightly rental".

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

GENERAL DESCRIPTION:

The subject property is an approximately 19,371 square foot lot, described as Lot 71 of the Long Point Subdivision (per the Assessor's Information via Beacon), which contains an approximately 1,700 square foot residence, located at 2030 Tate Road, Ridgedale, 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is served by an on-site (septic) wastewater treatment system and a private well. Septic Permit # 2006-0258 was issued authorizing the construction of the septic system. On December 22, 2014 Scott Starrett, Taney County Onsite Wastewater Permitting, conducted an onsite visit to the property in question and found no sign of onsite violations or failures of the system.

The property is served by an existing drive off of Tate 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 four (4) parking spaces will be required. The residence is currently served by a two (2) car attached garage and a parking area large enough to accommodate the additional two (2) cars. The property will meet 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.

Immediately to the north is Long Point Road and residential lots. The adjoining property immediately to the south and east is primarily vacant lots within the Long Point Subdivision. Immediately to the west is Tate Road and vacant lots.

The project received a total score of -23 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of offsite nuisances, 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.
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 eight (8) 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. A vegetative buffer shall be established along the northern property line between the residential structure in question and the existing single-family residences immediately to the north. The buffer shall comply with the minimum requirements of Appendix H, Section 6 of the Taney County Development Guidance Code.
8. The Hickory Nut Hideaway 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.
9. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet: Western Taney County	Performance Value	Importance Factor	Score	Section Score
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Water Quality				
SEWAGE DISPOSAL	n/a=			
centralized system	2	5	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		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			
SLOPES	n/a=			
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4		
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	-2	-10
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
LOT COVERAGE	n/a=	x			
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	x			
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Hickory Nut Hideaway Nightly Rental		Permit#:	14-11		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Hickory Nut Hideaway Nightly Rental		Permit#:	14-11		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-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	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
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
PEDESTRIAN SAFETY	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES	n/a=				
all utilities are provided underground up to each building / structure		2	4	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			
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -23

Maximum Possible Score= 29

Actual Score as Percent of Maximum= -79.3%

Number of Negative Scores= 5

Negative Scores as % of All Applicable Scores= 50.0%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

January 6, 2015

Project: **Hickory Nut Hideaway Nightly Rental**

Permit#: **14-11**

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *January 6, 2015*

Project: Hickory Nut Hideaway Nightly Rental

Permit: 14-11

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	-23	-79.3%	5	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-25	3	50.0%
sewage disposal	10	0		
off-site nuisances	0	-10		
diversification				
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3				
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2	0	-2	1	100.0%
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *January 6, 2015*

(/)

Login Help

List your property (http://www.vrbo.com/info/list-your-property? icid=IL_LYP_O_Text_lyptopnav)

Branson, Missouri Arrival Depart I don't have dates yet

Browse properties (http://www.vrbo.com/vacation-rentals/usa/missouri/branson) Home (http://www.vrbo.com) USA (http://www.vrbo.com/vacation-rentals/usa) Missouri (http://www.vrbo.com/vacation-rentals/usa/missouri) Branson (http://www.vrbo.com/vacation-rentals/usa/missouri/branson) VRBO Listing #616529

Like 11

Grand Opening Discount Prices: Upscale Spacious & Gorgeous Home by the Lake!



Welcome to Hickory Nut Hideaway!



Overview Reviews Rates Calendar Location Owner Info Photos

Minimum stay: 2 nights Pets considered: No Internet: Yes Wheel chair accessible: N/A

Save to my favorites

\$135 - \$215 per night (USD)

4

3 Bedroom / 2 Bathroom Sleeps 8

View calendar: Updated 01/01/15

Minimum stay: 2 nights

Arrival Departure

Book It

Detailed Price



Owner

Member since: 2013 Speaks: English

Response time: Within 24 hours

Response rate: 100%

Calendar last updated: 01/01/2015

Email owner

Show Phone Number

Branson house description

Welcome to Hickory Nut Hideaway! Discounted rate for remaining nights in November & December! See details below!

We are only 1 mile from Integrity Hills and 4 miles from Big Cedar Restaurants and the newly opened Top of the Rock Golf Course. We are only 5 minutes from Long Creek Marina. We are 16 miles from Dogwood Canyon, 13 miles from The Hwy 76 Strip, and 20 miles to Silver Dollar City. State Park Marina is 12.5 miles away, and The Showboat Branson Belle is only 15 miles away!



Book with confidence

Guaranteed, secure, with no booking fees

This home is designed for the traveler who wants something new and comfortable, who wants to spread out at the end of the day. You will be surrounded by a tree lined drive of changing Fall leaves and you'll enjoy your morning coffee with the brisk foggy roll off from Table Rock Lake which is a 5 min walk from the front door.

[Learn more](#)

Everything is brand new and sparkling clean. It is truly a comfortable home.

Add vacation protection services to your booking

- Three services to protect your trip:
- Protect your payments in case you need to cancel.
 - Guarantee the rental meets your expectations.
 - Ensure you're prepared in case of accidental damage.

We have newly renovated and updated this VERY SPACIOUS accomodation for your enjoyment! We kept in mind your comfort when purchasing the best mattresses, bedding, and furniture. You will have everything you need to fully relax and cook meals while you are on vacation. We want you to have quiet, peaceful enjoyment at the Hideaway.

[Get it now](#)

The home is surrounded by rare birds, deer and turkey. All you have to do is step outside the back door to spot half a dozen dogwood trees--the official Missouri tree. You will enjoy bird watching, relaxing, grilling, or sitting around a campfire. The back yard is very spacious and is fenced in. The side and front yards also give you room to play softball, catch, or fly a kite. Not to mention, you are only a 5 minute walk from public access to the lake where you can take a swim during warmer months or search for unique pieces of drift wood throughout the year. This is a secret spot surrounded by woods, so morale mushroom hunting is a GREAT spring activity here!

The kitchen has everything you need to make meals or just sit and enjoy conversation over a cup a coffee. We took special care choosing beautiful furnishings, new flat-screened TV's, as well as adding a WATER SOFTENER, because we believe these things make a difference! In the fall and winter, you will want to curl up near the toasty gas fireplace in the living room! We strive to make you happy on your time away from home.

The Hickory Nut Hideaway is so new we do not have any reviews yet, but please visit our beautiful 2 bedroom condo! Listing # 493870 and check out our reviews of happy guests there! :)

Why VRBO



We offer vacation rentals for every budget
[\(<http://www.vrbo.com/info/about-the-family>\)](http://www.vrbo.com/info/about-the-family)

Choose from a wide variety of properties



No booking fees
[\(<http://www.vrbo.com/info/ha-guarantee/travel-with-confidence>\)](http://www.vrbo.com/info/ha-guarantee/travel-with-confidence)

Free to book with no hidden costs



We help you travel with confidence
[\(<http://www.vrbo.com/info/ha-guarantee/travel-with-confidence>\)](http://www.vrbo.com/info/ha-guarantee/travel-with-confidence)

Every listing is guaranteed against fraud



Experienced property owners or managers
[\(<http://www.vrbo.com/info/about-the-family>\)](http://www.vrbo.com/info/about-the-family)

Average five years in the business

Property Type

House 1700 sq. ft.

Accommodation Type

Vacation Rental

Meals

Guests Provide Their Own Meals

Suitability

Long-Term Renters Welcome	Children Welcome	Pets Not Allowed
Minimum Age Limit For	Non Smoking Only	

Renters:

21 minimum age for renters

Bedrooms: 3 Bedrooms, Sleeps 8, Beds for 8

Bedroom 1: 1 king

Bedroom 2: 1 queen

Bedroom 3: 1 queen

Sofa sleeper: 1 sleep sofa /futon

This is a very comfortable Queen sofa sleeper!

The bedrooms feature top of the line mattresses and bedding. You won't want to go home!

Bathrooms: 2 Bathrooms

Bathroom 1: toilet, shower, jetted tub

Bathroom 2: toilet, combination tub/shower

This home features two full bathrooms. One is attached to the master bedroom, and the other is in the middle of the other two rooms.

Entertainment

Books

Satellite / Cable

Video Library

DVD Player

Television:
4 TV's total!

Theme

Away From It All

Family

Romantic

Attractions

Churches

Live Theater

Recreation Center

Cinemas

Marina

Restaurants

Health/Beauty Spa

Museums

Theme Parks

Library

Playground

Water Parks

Winery Tours

Local Services & Businesses

ATM/Bank

Fitness Center

Hospital

Babysitter

Groceries

Massage Therapist

Medical Services

Leisure Activities

Antiquing

Miniature Golf

Shopping

Bird Watching

Outlet Shopping

Walking

Boating

Photography

Wildlife Viewing

Horseback Riding

Scenic Drives

Location Type

Mountain View:

Beautiful view of the Ozark mountains and trees while sitting in on ore

Rural:

Surrounded by nature and only a 5 minute walk to the lake. Truly the ore

Sports & Adventure Activities

- | | | |
|--------------------|--------------------|--------------|
| Cycling | Hunting | Parasailing |
| Fishing | Hunting Small Game | Sailing |
| Freshwater Fishing | Jet Skiing | Swimming |
| Golf | Kayaking | Tennis |
| Hiking | Mountain Biking | Water Skiing |

Dining

- | | |
|-------------|----------------------|
| Dining Area | Seating for 8 people |
|-------------|----------------------|

General

- | | | |
|------------------------------------|--------------------------------|---|
| Air Conditioning | Heating | Parking:
<i>Parking for 2 cars and additional parking behind the house for 2..more</i> |
| Clothes Dryer | Internet:
<i>Free wi-fi</i> | Telephone |
| Fireplace:
<i>Gas fireplace</i> | Iron & Board | Towels Provided |
| Garage | Linens Provided | Washing Machine |
| Hair Dryer | Living Room | |

Kitchen

- | | | |
|--|--|--|
| Coffee Maker | Kitchen:
<i>Our kitchen is fully stocked with everything you need to make <u>more</u></i> | Refrigerator:
<i>Large stainless steel refrigerator with ice maker and water dispenser.</i> |
| Dishes & Utensils:
<i>Plenty of beautiful dishes for all!</i> | Microwave | Stove:
<i>Beautiful flat-top stove and oven.</i> |
| Dishwasher | Oven | Toaster |

Outside

- | | | |
|---|--|--|
| Boat:
<i>We are less than 1/2 mile access to the lake!</i> | Deck / Patio:
<i>Plenty of space to enjoy the outdoors!</i> | Lawn / Garden:
<i>Large yard in the back, front, and side of the house! Plus space for a</i>
Outdoor Grill |
|---|--|--|

Reviews

5 from [Write a review \(http://www.vrbo.com/616529/reviews/write\)](http://www.vrbo.com/616529/reviews/write)
4 traveler reviews



Wonderful home

Wonderful place to stay. Clean, modern home, close to Branson. It exceeded all my expectations and the owners are easy to work with. Would stay here again! The Christmas tree was a great touch!

Deb B
Fremont NE
(/traveler/profiles/236d182d-db1f-489c-9f99-144e7f66d69b)

Stayed: December 2014 Submitted: December 12, 2014 Source: VRBO

Recommended for: Age 55+, Adventure seekers, Girls getaway, Families with young children, People with disabilities

Was this review helpful? 0 Yes 0 No

Beautiful Home!



This was a great place to stay. Our family had a really nice time. The house was clean and beautifully decorated and had everything we needed. It was only about 15 min to Branson and 1 hour to Springfield. We would stay here again!

[Lori L.](#)
 (/traveler/profiles/0062ca03-a2f7-4102-8bff-92743be756b1)
Stayed: September 2014 **Submitted:** October 22, 2014 **Source:** VRBO

Recommended for: Age 55+, Girls getaway, Sightseeing, Families with young children, Romantic getaway

Was this review helpful? [Yes](#) [No](#)

Great Getaway



[Jennifer S.](#)
 Saint Louis, MO
 (/traveler/profiles/0062ca03-f5ad-4b13-94c7-dd1e85bbb9b5)
 We enjoyed our stay at this beautiful home. It is close to Big Cedar lodge, shopping and all the fun spots in town, but sits on a peaceful wooded lot that allowed us to have quiet evenings on the deck with a view of the stars. The home is clean and up to date with comfortable furniture and lovely decor. The kitchen area is large, with plenty prep area and seating. The master suite has a huge bath with separate tub and shower, and the beds slept well. The reservation process was handled in a very professional manner and the owner's were friendly and accessible. We can't wait to stay here again!!

Stayed: September 2014 **Submitted:** September 12, 2014 **Source:** VRBO

Recommended for: Age 55+, Girls getaway, Sightseeing, Families with teenagers, Families with young children, Romantic getaway

Was this review helpful? [Yes](#) [No](#)

Much Needed Family Time!



[Bluebird22](#)
 Missouri
 (/traveler/profiles/6aa83ddf-564c-40cf-ac51-6c3657b705e9)
 I can not thank Kelly and Jeramie enough. Every question we had prior to our arrival was answered timely, they even recommended some must see's in the area. Their home was absolutely perfect, from the country like setting, cleanliness of the home, comfortable beds, enough room for everyone, and the beautiful decor. This made our family trip and much needed family time so relaxing and enjoyable. The lake was just a skip and a jump away (very short walk from the house). We brought our boat and enjoyed being able to launch it right down the hill from the house. We even made a few trips into Branson (about a 15-20 min drive) for some additional entertainment with the family. We will be back sooner than later!

Stayed: September 2014 **Submitted:** September 11, 2014 **Source:** VRBO

Recommended for: Age 55+, Adventure seekers, Girls getaway, Sightseeing, Families with teenagers, Families with young children, People with disabilities, Romantic getaway

Was this review helpful? [Yes](#) [No](#)

Rates

[Currency Conversion](#)

Rental basis: Per property

Rental rates quoted in: **USD** ▾

Dates	Nightly	Weekend Night	Weekly	Monthly *	Event
-------	---------	---------------	--------	-----------	-------

Off Season

Jan 2 - Mar 31, 2015 2 night min stay	\$135		\$910		
--	-------	--	-------	--	--

Spring

Apr 1 - May 31,

2015 \$165 \$1,120
2 night min stay

Summer

Jun 1 - Aug 16, 2015 \$215 \$1,470
2 night min stay

Additional information about rental rates

Fees:

Refundable Damage Deposit	\$200
Cleaning fee	\$85 + tax
Tax Rate	6.1%

Notes:

Holidays add \$35/night + tax + cleaning fee, 3 night minimum.
Thanksgiving is \$200/night + tax + cleaning fee, 4 night minimum.
Rates are subject to change until reservation is confirmed.

Cancellation policy:

100% refund if canceled at least 30 days before arrival date.



Book with confidence

Paying through this free service protects your payment up to \$10,000 against listing fraud. If you are not paying through HomeAway Payments always call the owner at the number listed on our website and never use instant money transfer services such as Western Union and MoneyGram.

Don't forget your vacation protection! [Get protected now \(http://www.vacationprotection.com?utm_source=vrbo&utm_medium=cross%20brand&utm_content=pdprates&utm_campaign=vpcomxs\)](http://www.vacationprotection.com?utm_source=vrbo&utm_medium=cross%20brand&utm_content=pdprates&utm_campaign=vpcomxs)

Adding our Vacation Protection services can make sure your getaway goes smoothly, no matter what. We offer Cancellation Protection, Carefree Rental Guarantee, and Damage Protection so you can truly relax.

Protect your payments in case you need to cancel.

Guarantee the rental meets your expectations.

Ensure you're prepared in case of accidental damage.

Calendar

Last updated: 01/01/2015

Arrival
Depart
Check availability

Previous
Next

January 2015

SU	MO	TU	WE	TH	FR	SA
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2015

SU	MO	TU	WE	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2015

SU	MO	TU	WE	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2015

SU	MO	TU	WE	TH	FR	SA
	1	2	3	4		

May 2015

SU	MO	TU	WE	TH	FR	SA
					1	2

June 2015

SU	MO	TU	WE	TH	FR	SA
	1	2	3	4	5	6

5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	
26	27	28	29	30	24	25	26	27	28	29	30	28	29	30							
					31																

23 Available 21 Unavailable 22 Today 23 Selected dates

Location



Nearest Airport 14 Miles
Branson Airport

Nearest Golf 4 Miles
Top of the Rock & Buffalo Ridge Courses, Big Cedar

Nearest Train 13.8 Miles
Branson Scenic Railway

Nearest Motorway 4.5 Miles
Hwy 65

Nearest Restaurant 3.5 Miles
Top of the Rock Restaurant, D'Monaco Restaurant

Nearest Beach 0.25 Miles
Easy walk to public access to lake and boat launch

Car: Recommended

We love the location of this property; it was our home for 7 years where we had our 3 children. It has allowed us to have the experience of nature, gardening, swimming in the lake any time, sailing, fishing, bird watching, campfires, and plenty of space for playing softball or catch center. We are close to everything, but far enough from all of the traffic and busyness. It is a nice, quiet neighborhood, and we are looking for nice, quiet renters who desire a relaxing get-away. My husband and I are both former entertainers and still live in the area. We are happy to recommend shows and attractions that are a must-see!

Owner info

Year Purchased: 2007



About the owner: My husband, Jeramie (from South County in St. Louis, MO), and I (Kelly, from Willow Springs, MO) met in college at the University of Missouri, Columbia while we were both in the theatre department. We met, and it was love at first sight...NOT! I transferred schools to MSU in Springfield to pursue a degree in musical theatre only to realize I had left the love of my life back in Columbia! We have now been married for 15 years and have 3 beautiful red headed children, a Westie, and a German Shepherd. I used to play 'Miss Tillie' in the Saloon Show at Silver Dollar City, and Jeramie was my 'Choctaw Charlie' boyfriend in the same show. We have been involved in various shows in Branson. We helped produce the current version of 'Smoke on the Mountain' at the Branson IMAX. Jeramie is now a full-time real estate agent, specializing in nightly rentals, and I am a manager for maurices retail clothing.

Why the Owner Chose Branson:

We lived in this home for 7 years and raised our 3 babies here. We love it so much because it is surrounded by quiet nature. At any time, we can go for a nature walk in the woods or on the road by the lake. We can sled down the lake hill in the winter when it snows and watch the cardinals and blue jays eat our bird seed in the back. We spent days and days in the lake since it is so close to our house (we can see the lake from our yard in the winter). We like the feeling of seclusion and yet feel so close to everything since it is a quick 15 minute drive into the big city of Branson. It is a quiet retreat, and we will continue to use this home as our 'getaway lake home' for vacationing.

The Unique Benefits at this House:

The interesting ceilings, plentiful windows, spacious rooms, huge pantry, extra large master bathroom, fireplace, large yard, and beautiful setting all made us fall in love with this property. It is surrounded by the beauty of the Ozarks, and we have spent countless days and nights taking full advantage of the surroundings: campfires; swimming, sailing, and canoeing in the lake; catching fireflies; watching the birds; morale mushroom picking; grilling; and enjoying our home with friends. We hope you will enjoy all of these same benefits!

Contact us

Speaks: English

Photos

Welcome to Hickory Nut Hideaway!
Welcome to Hickory Nut Hideaway!

Room to explore and play!
Room to explore and play!
Large flat screened tv & room to sit or rock a baby in master bedroom.

Jetted tub in master bath.
Jetted tub in master bath.

Tv in every room!
Tv in every room!

Tv and ceiling fans in all bedrooms and living room!
Stainless steel appliances and high quality dishes. We thought of everything!
Table seats 6 and has a bench on the other side. Bar stools for 3.

Open floor plan! Lots of living room space.
Open floor plan! Lots of living room space.

Walking sticks to take with you down to the lake!
Large fenced-in back yard with fire pit, beautiful grill, and patio furniture!
This is just at the end of our road! Only a 5 minute walk!!

Well maintained and beautifully manicured HOME.
King size Master bed with extremely comfortable bed and sheets!

Double sinks in master bathroom.
Double sinks in master bathroom.

Extremely comfortable queen size bed.
Extremely comfortable queen size bed.

Extremely comfortable queen size bed.
Extremely comfortable queen size bed.
Very spacious kitchen equipped with everything you need to cook!

Welcome!
Gorgeous furnishings. Sofa has a very comfortable queen size bed in it.

Tv's in every room!
Tv's in every room!

Large capacity front loader washer and dryer.
Public launch and lake hangout at the end of the road!
Hill by the lake in the winter!
Hill by the lake in the winter!

VRBO #616529

There have been 2762 visitors to this page since the counter was last reset in 2014.

This listing was first published here in 2014.

Date last modified - Saturday, January 03, 2015

[View more of the HomeAway Family](#)

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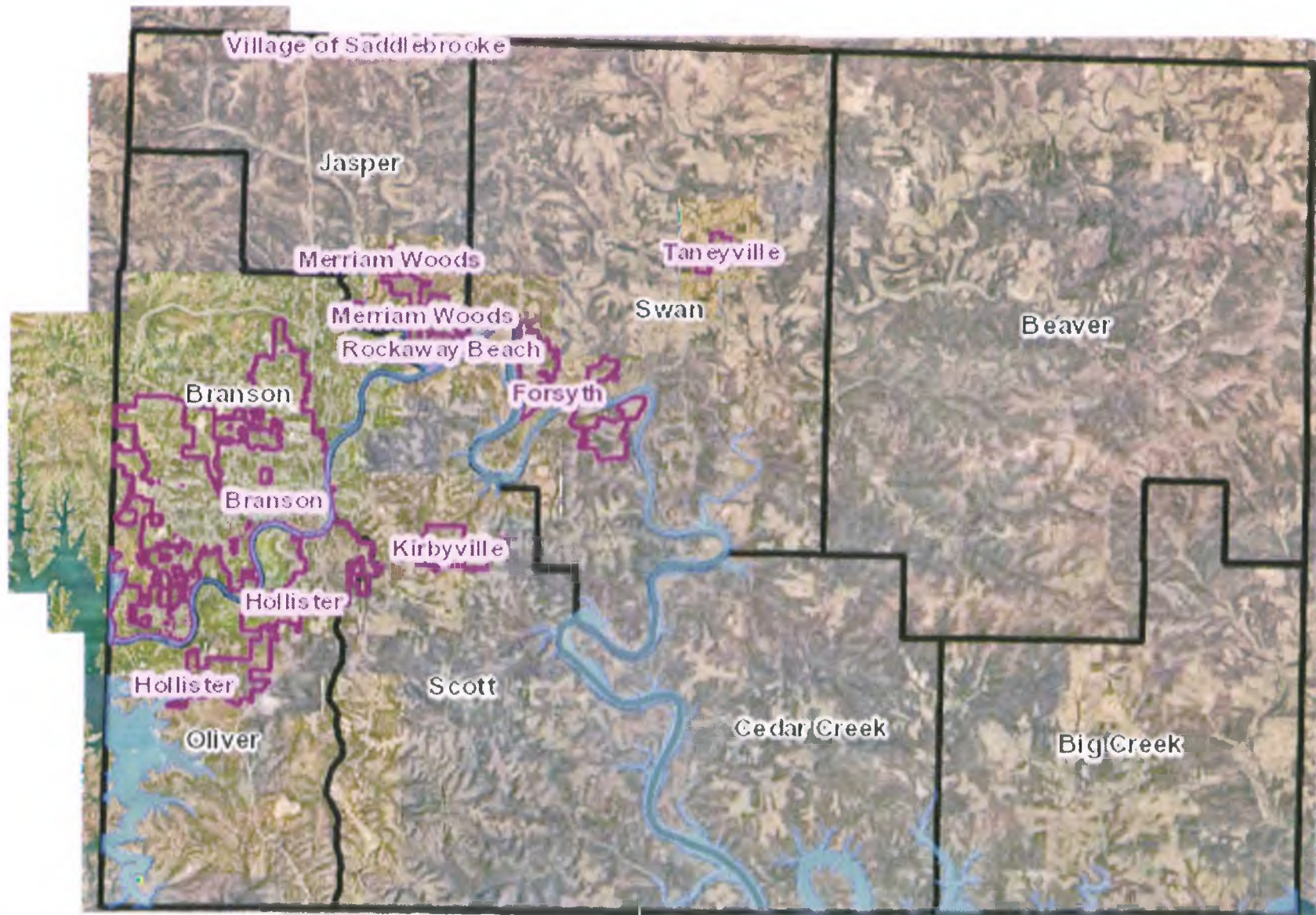
Insider Guides provided by [\(http://www.gogobot.com/\)](http://www.gogobot.com/)

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Hickory Nut Hideaway





Hickory Nut Hideaway Nightly Rental – 2030 Tate Road, Ridgedale, MO
Division III Permit 2014-0011
Taney County GIS - Beacon











NEWTON

LONG POINT

TATE

Oliver

50 ft

LONG POINT

Oliver





**Hickory Nut Hideaway Nightly Rental – 2030 Tate Road, Ridgedale, MO
Division III Permit 2014-0011
Pictometry – View from the North**



Hickory Nut Hideaway Nightly Rental – 2030 Tate Road, Ridgedale, MO
Division III Permit 2014-0011
Pictometry – View from the South



**Hickory Nut Hideaway Nightly Rental – 2030 Tate Road, Ridgedale, MO
Division III Permit 2014-0011
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: Jeramie & Kelly Worley

Proposed Development: Nightly Rental

Property Location: 2030 Tate Road

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 1-12-15

Phone: 417-646-7226

01/06/2015 15:57



01/06/2015 15:57











Opposition to 2030 Tate Road
Leo and Barb Dixon
2111 Tate Road, Ridgedale, MO
314-438-5017 or 417-294-7090

To the Planning Commission:

Mr. Worley, ***being in the nightly rental business knew and ignored the procedures in applying for a Nightly Rental Permit before he rented out this property as a nightly rental.*** He did not take into consideration the neighborhood feelings on the matter.

Instead, he bought a much higher value home in Branson and rented this property out nightly. ***It is our opinion and the general consensus of the neighbors opposed that we should not change our neighborhood for his financial gain or risk in that most people sell their home before buying another (particularly in purchasing a much higher value home).***

There were many neighbors including taxpayers that own slips at the dock that were opposed so we called in a complaint the ***end of October.***

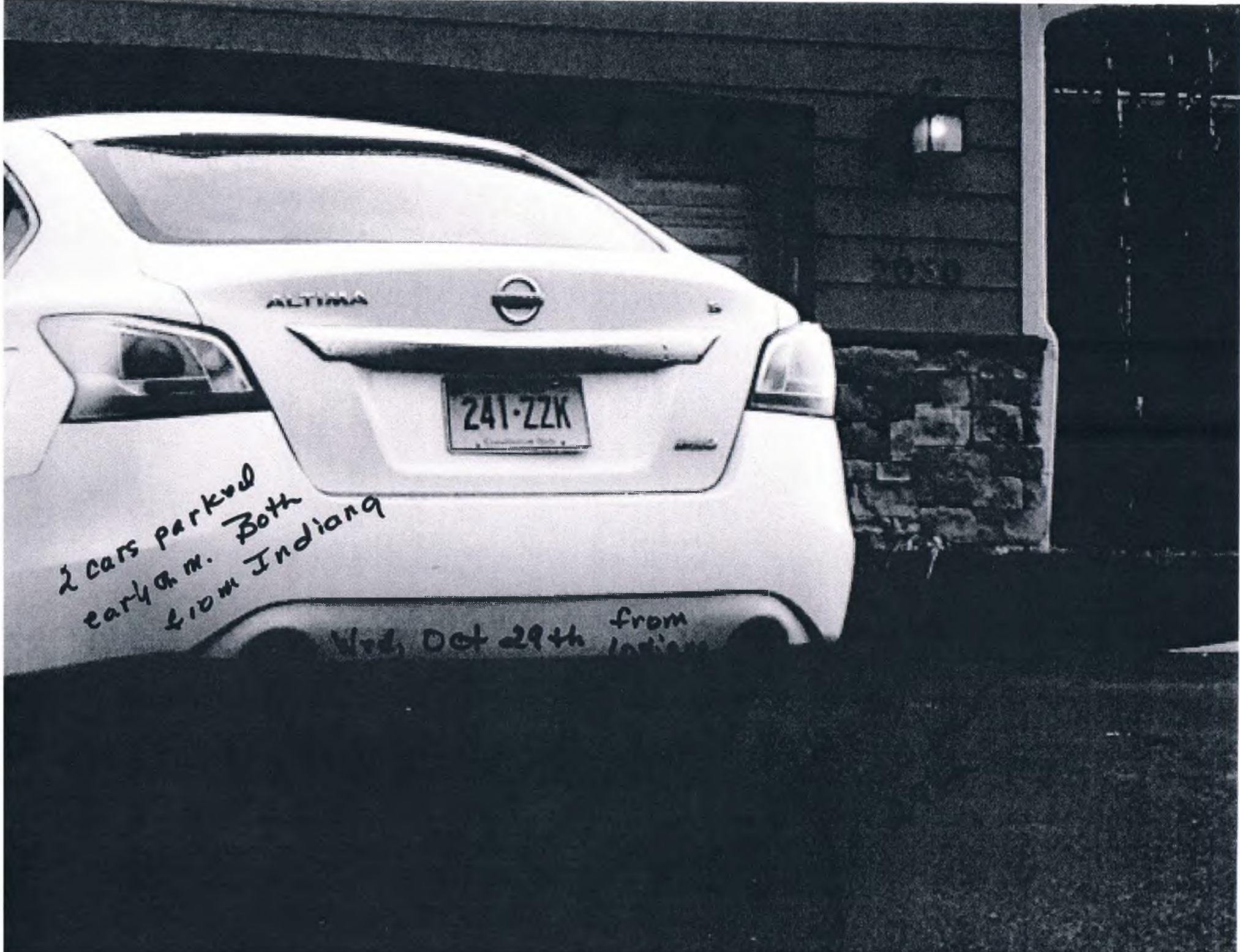
Neighbors found the Worleys ***continued to rent out this property*** almost every weekend after they were informed of the complaint and in the beginning stages of going through the guide lines in filing for a permit in December with the Planning Commission. Some (not all) pictures were taken of vehicles since Thanksgiving weekend. *one picture was taken before*

In speaking with Mr. Worley after the complaint was made, it does not appear he is trying to sell this property very seriously. He says he wants to sell the property (at a price he desires), does not want to put up a For Sale sign and will not entertain the idea of monthly rental. In the same discussion he continued to sell the idea of nightly rentals in the neighborhood. Again, our neighborhood does not want to change for his financial endeavors.

Opposition to 2030 Tate Road – Leo and Barb Dixon

In talking with the Long Point Subdivision neighbors and Tate Road residents, the oppositions **which the Dixon's are in agreement are (along with all the other complaints that were submitted *separately*)**:

1. Having nightly rental guests will increase and confuse safety and security in the neighborhood:
 - a. The subdivision has had the police out in the past and arrests have been made pertaining to residential break-ins and vandalism.
 - b. In addition to residential break-ins, there have been break-ins, vandalism, and theft on our docks and boats.
 - c. Residents felt the need to have security cameras installed to deter vandalism on our docks as is and nightly rentals will increase the problem.
 - d. It has been stated that other waterfront areas who have nightly rental guests do not watch those who are in their group and malicious conduct has occurred. The situation only became worse if residents convey their property rights, etc. to such guests, as in turn, they retaliate and do more damage before they leave the area. It is hard to follow up after they leave.
2. In addition, anytime a police report is made, the records are put out on the internet that future prospective buyers can see on a Crime Map at *Taney County, MO Free Public Records*. At this time, the records are recorded for 30 days. However, these prospective buyers can also subscribe to all crime reports as they occur in this area. This means that our property values could go down should we wish to sell our property in the future.
 - a. Now that Water Patrol is now taking care of the state highways, our waterfront now has more crime (that was on the TV news just last month).
3. We purchased our property in Long Point Subdivision in Ridgedale, MO to avoid commercial nightly/weekly/seasonal rental property. If we let one nightly rental in, others will follow.
 - a. There was an unauthorized nightly rental in the neighborhood on a piece of property that was up for sale during the economic downfall in the past & neighbors looked the other way as these rentals were very infrequent and is now occupied by the owner. We need to put a stop to nightly rentals
4. Narrow winding roads in neighborhood are not visitor friendly.
5. There is not enough parking at the waterfront now for our dock owners and their guests, let alone with nightly rental guests. There are several occasions where people drive separately.
6. We want to know who our neighbors are on a daily and weekly basis, etc.
7. Safety concerning pet biting, droppings, barking etc. by nightly rentals guests' pets even if they are not allowed, because we all know guests could sneak their pets in anyway.
8. In addition, Mr. Worley has proven not to follow the guidelines and laws so far in regards to nightly rentals before and after applying for the permit. Why should we believe that he would cater to the neighborhood safety and security if gets the permit he needs?



ALTIMA

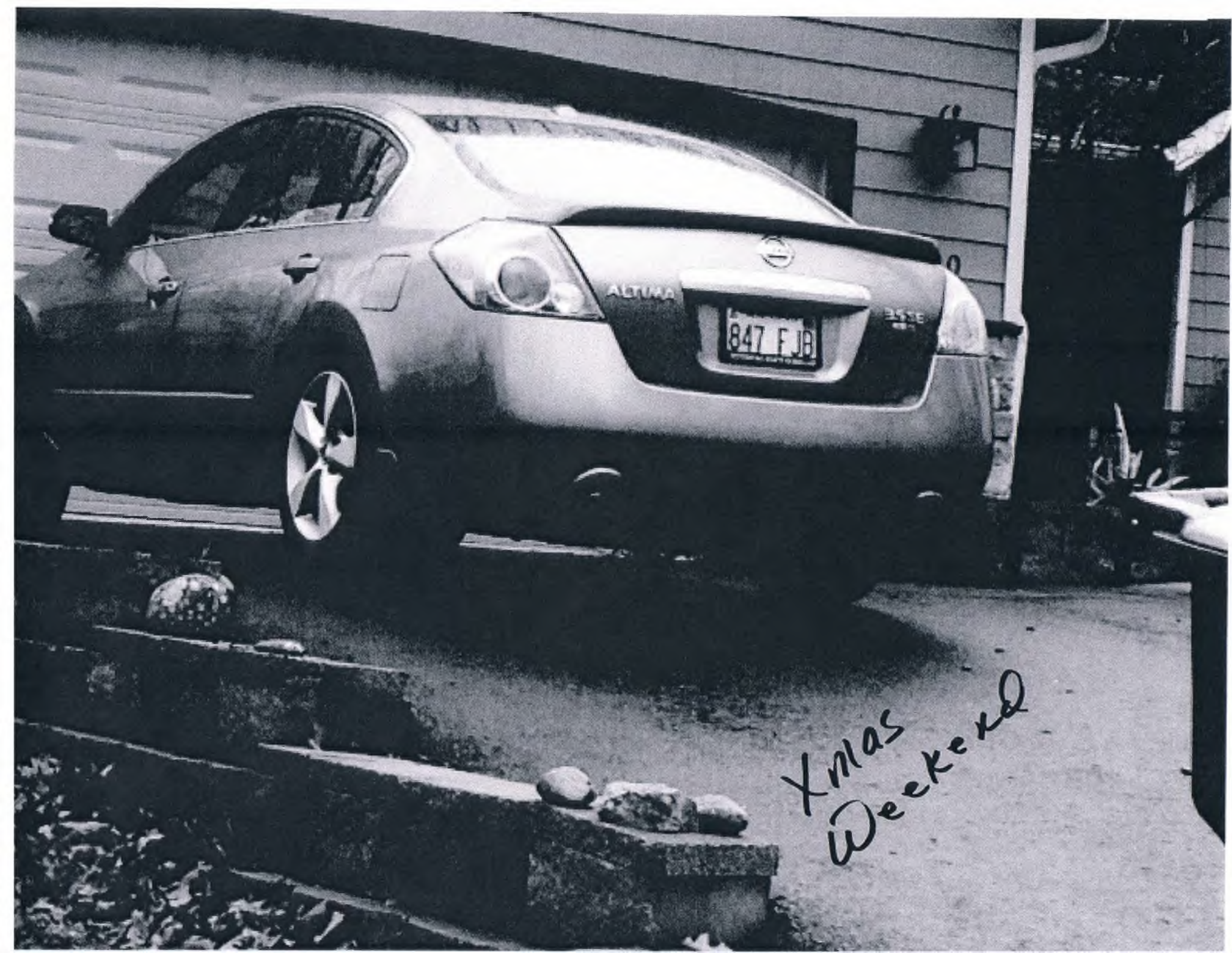


241-ZZK

2 cars parked
early a.m. Both
from Indiana

Wed, Oct 29th from
Indiana





Xmas
Weekend



TANEY COUNTY PLANNING COMMISSION
 P. O. Box 383 • Forsyth, Missouri 65653
 Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
 e-mail: rchrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
 COMPLAINT REPORT
 (All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Leslee Kristina Smith
 X TELEPHONE OF PERSON FILING COMPLAINT: 417-872-7547
 (Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)
 NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY
 PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD. RIDGEDALE, MO
 TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
 (Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S):
Extra traffic on small country roads, on private property, tearing up personal property, thieves, unknown persons in neighborhood at high frequencies.

X SIGNATURE OF PERSON FILING COMPLAINT: Leslee Kristina Smith
 X DATE: 12-22-2014

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____
 FINDINGS OF INSPECTOR: _____

 NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Mitchell Abrams

X TELEPHONE OF PERSON FILING COMPLAINT: 417 353 9340
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): Council there are 2 large resorts within 5 miles. There is no beach access or mooring for non residents. Area has already suffered from vandalism + theft. water tower has tank broken bottles etc already due to visitors. Area is council restricted + preapproved for residential development.

X SIGNATURE OF PERSON FILING COMPLAINT: Mitchell Abrams

X DATE: 12/23/14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:

Tall Rock master plan has environmentally sensitive areas on shoreline + already listed as high traffic area + no new development allowed no further Boat Dock permits available in area. Access road has no shoulders narrow to 1 lane in sites



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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: VINCENT NATIONE

X TELEPHONE OF PERSON FILING COMPLAINT: 816-679-2526
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RINGSDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING 417 231-6290
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTALS

X CONCERN(S): I DO NOT WANT NIGHTLY RENTALS IN THE HONORPOINT SUBDIVISION. THIS NEIGHBORHOOD SHOULD BE FOR FULL TIME RESIDENTS ONLY. ONCE YOU LET ONE PERSON HAVE RENTALS, THERE IS NOTHING TO STOP OTHER HOUSES FROM DOING THE SAME.

X SIGNATURE OF PERSON FILING COMPLAINT: [Signature]

X DATE: 12/23/14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:



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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: MARILYN J MATTON B
X TELEPHONE OF PERSON FILING COMPLAINT: 816-885-4619
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.
NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RINGEDALE, MO
TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING 417-231-6290
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTALS

X CONCERN(S): Increased security concerns & traffic with transient people. Quiet neighborhood with small streets safer for walking now. Areas well maintained by owners now; rentals less responsible than owners. Not designed for rental/resort area; current owners bought in for residential atmosphere without strangers.

X SIGNATURE OF PERSON FILING COMPLAINT: Marilyn J Matton B
X DATE: 12/23/2014

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

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FINDINGS OF INSPECTOR:

NOV # DATE MAILED DATE CR RECEIVED



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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Elaine Peters
X TELEPHONE OF PERSON FILING COMPLAINT: 417/263-1699
NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Jeremy Worley
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO
TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING: ?

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTALS I am "Opposed" to Nightly or Weekly Rentals.
X CONCERN(S): There are other out-of-state property owners in our area and if you allow one you would have to allow others to be used as vacation rentals.
Our road is too narrow and dangerous to handle extra traffic.
I am afraid property values will fall if nightly or weekly rentals are allowed.
We are a quiet area on a dead end road and want to keep it this way.

X SIGNATURE OF PERSON FILING COMPLAINT: Elaine Peters
X DATE: Dec, 29th 2014

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:
FINDINGS OF INSPECTOR:
NOV #: DATE MAILED: DATE CR RECEIVED:



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TANEY COUNTY PLANNING COMMISSION
 COMPLAINT REPORT
 (All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Kenneth (Ken) Peters
 X TELEPHONE OF PERSON FILING COMPLAINT: (417) 263-1699
 (Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Jeremy Worley
 PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RINGSDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
 (Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT "Opposed" to NIGHTLY RENTAL AND WEEKLY

X CONCERN(S): Commercial zoning! More could follow. TRAFFIC and TRASH on roads and parking area at Community Lakeside. PARKING on water front, breaking all duties and trash pick up. Concerns of property values will fall.

X SIGNATURE OF PERSON FILING COMPLAINT: Kenneth Peters

X DATE: 12-29-14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

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FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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e-mail: rchrist@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION

COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: BRAD THOMAS

X TELEPHONE OF PERSON FILING COMPLAINT: 417-699-0951
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTALS

X CONCERN(S): AGAINST NIGHTLY RENTALS PERIOD

X SIGNATURE OF PERSON FILING COMPLAINT: [Signature]

X DATE: 12/23/14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
e-mail: rchristl@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Dale T. Crabtree
X TELEPHONE OF PERSON FILING COMPLAINT: 417-281-8931 417-544-0831
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Jeremy Worley
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): I looked for two years for property on Tadlerock that was not a Resort purchased, invested a very large sum of money and less than a year living here Taney County is considering Nightly Rental next to my property. I am the only person that is maintaining Shiloh road forest rd and Murphy Star rd. at my own expense I have asked nothing and the neighbor Jeremy worley or Taney County for doing so but if you wish to make money off my generosity then we need to get Taney County Road crews out here take care of Roads and I need someone to come purchase all my property and I will go back to back of the Ozarks where I know it's all usable Resorts property but I can buy for a fraction of what this property cost me.

X SIGNATURE OF PERSON FILING COMPLAINT: Dale T. Crabtree
X DATE: 12-29-14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:
FINDINGS OF INSPECTOR:
NOV #: DATE MAILED: DATE CR RECEIVED:

I have property that will not sell right now also but I will not make or try to change my neighbors lives for my problems, I will take a loss or move back into it. Nor will I ask Benton County to change or disrupt lives for my own financial gain.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
e-mail: rchrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Terri Crabtree

X TELEPHONE OF PERSON FILING COMPLAINT: 417-544-0831
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RINGDOALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S):

Property value will decrease
Roads are not wide enough for extra traffic
Increased vandalism
We do not want our neighborhood to be commercialized
Could increase safety issues for our children

X SIGNATURE OF PERSON FILING COMPLAINT: Terri Crabtree

X DATE: 12-29-14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

email: boba@co.taney.mo.us

by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Rob Remy

X TELEPHONE OF PERSON FILING COMPLAINT: 417-337-9850
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: NIGHTLY RENTAL

X CONCERNS:
1. Property Degradation
2. Traffic
3. Noise
4. Boat dock security @ end of Tate Rd.
5. Home Security

X SIGNATURE OF PERSON FILING COMPLAINT: Rob Remy

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION

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e-mail: rcbriish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Donnie & Keta Sheewood

X TELEPHONE OF PERSON FILING COMPLAINT: 417-337-0412
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): We have to work early in the morning and we are concerned about the noise of the parties that may go on. There are also trust issues. What kind of people it may bring in.

X SIGNATURE OF PERSON FILING COMPLAINT: Donnie Sheewood

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV # DATE MAILED: DATE CR RECEIVED:



TANEY COUNTY PLANNING COMMISSION

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e-mail: rchrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: James + Ruth Shepard
X TELEPHONE OF PERSON FILING COMPLAINT: 417-334-1209
NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO
TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): Rd too busy, noisy, come in and steal strangers

X SIGNATURE OF PERSON FILING COMPLAINT: James + Ruth Shepard
X DATE: 1-1-2015

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:
FINDINGS OF INSPECTOR:
NOV #: DATE MAILED: DATE CR RECEIVED:



TANEY COUNTY PLANNING COMMISSION

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e-mail: rehrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Jack Chambers

X TELEPHONE OF PERSON FILING COMPLAINT: 417-335-1776
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S):

X SIGNATURE OF PERSON FILING COMPLAINT: Jack Chambers

X DATE: 11-1-2015

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DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

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TANEY COUNTY PLANNING COMMISSION

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~~mailto:planning@co.taney.mo.us~~

email: boba@co.taney.mo.us

by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Jonathan Chambers

X TELEPHONE OF PERSON FILING COMPLAINT: 417-230-6567
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY ; Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS: Traffic, Zoning,

X SIGNATURE OF PERSON FILING COMPLAINT: [Signature]

X DATE: 1-1-15

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DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

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NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION

COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Bryan & Kara Richards

X TELEPHONE OF PERSON FILING COMPLAINT: 417-217-8875
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS: Too much noise & traffic on Tate Road.

X SIGNATURE OF PERSON FILING COMPLAINT: Kara Richards

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Sheri French

X TELEPHONE OF PERSON FILING COMPLAINT: 417-464-8111
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS:

X SIGNATURE OF PERSON FILING COMPLAINT: Sheri French

X DATE: 1/1/15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

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TANEY COUNTY PLANNING COMMISSION

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e-mail: rchrist@co.taney.mo.us

EMAIL: bobba @ CO. TANEY. MO. US

By JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION

COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Tracy Simlen

X TELEPHONE OF PERSON FILING COMPLAINT: 527-3936
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Jeremy Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGE DALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): noise, pollution, lots of extra traffic, people on docks, that aren't necessary, stealing off docks.

X SIGNATURE OF PERSON FILING COMPLAINT: Tracy Simlen

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

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FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION

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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Bridgette Houseman

X TELEPHONE OF PERSON FILING COMPLAINT: 417 334-2020
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS: noise pollution

X SIGNATURE OF PERSON FILING COMPLAINT: B Houseman

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: DAN + Leona Sherwood
X TELEPHONE OF PERSON FILING COMPLAINT: 417-527-3164
NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGE OAK, MO
TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

X CONCERN(S): Noise Pollution
Property Theft Possibility
TRASHING BEACH + BOAT DOCK

X SIGNATURE OF PERSON FILING COMPLAINT: Dan Sherwood
X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:
FINDINGS OF INSPECTOR:
NOV #: DATE MAILED: DATE CR RECEIVED:



TANEY COUNTY PLANNING COMMISSION

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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION

COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: R.C. HAMILTON

X TELEPHONE OF PERSON FILING COMPLAINT: 417-543-3307
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY; Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: NIGHTLY RENTAL

X CONCERNS:
TRAFFIC

X SIGNATURE OF PERSON FILING COMPLAINT: Robert Hamilton

X DATE: 1-2-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION

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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: _____

X TELEPHONE OF PERSON FILING COMPLAINT: _____
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY ; Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS:

X SIGNATURE OF PERSON FILING COMPLAINT: [Signature]

X DATE: 1-1-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION
 P. O. Box 583 • Fourth, Missouri 65055
 Phone 417 540 7225 • Fax 417 540 0805
 e-mail: planning@taney-mo.gov

TANEY COUNTY PLANNING COMMISSION
 COMPLAINT REPORT
 (All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT CHRISTINE & JOEL BAILIE
 X TELEPHONE OF PERSON FILING COMPLAINT (417) 233-3285-
 (Must have # in order to follow-up. With no follow up, please complaint will not be considered.)
 NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY
 PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO
 TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING: _____
 (Please include area code)

X EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT — NIGHTLY RENTAL
CONCERN(S): DON'T KNOW THE PEOPLE RENTING
OR IF JEREMY KNOWS OR CAN VOUCH FOR
THE PEOPLE RENTING

X SIGNATURE OF PERSON FILING COMPLAINT Christine Bailie Joel Bailie
 X DATE 1-6-2015

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter is ever certified by any other means. Person's violating the Taney County Development Ordinance (2012) will be given a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify the problem.)

DATE INSPECTION PERFORMED _____ INSPECTOR _____
 SIGNED BY INSPECTOR _____
 NO. _____ DATE MADE _____ DATE RECEIVED _____

Bob Atchley

From: Leandra West [leandrawest93@gmail.com]
Sent: Friday, December 26, 2014 2:19 PM
To: Bob Atchley
Subject: Violation/complaint

My concerns: We purchased our property to build our retirement dream home in a residential development. There are size restrictions, what home is sided with and other restrictions. To me this was a good quality that the homes would have to conform to be. The neighborhood is not fully developed and the nightly rental would open the doors to many issues and concerns. You may be able to screen the ones that are renting but there is no way to control who they invite or how many they invite and what they do on the property and around the privately owned docks. You will not be able to know if there are sex offenders or any other criminal activity or violators. It can make the value of homes drop because of the activities. No way to control the number of people that come and go and the noise, trash or them getting on the private docks.

Kenneth West

Leandra West

4177933828

Nightly rental violators: Jeremy & Theresa Worley, 2030 Tate Road, Ridgedale, Mo

Sent from my iPhone

Bob Atchley

From: Sharon Gates [skgates23@yahoo.com]
Sent: Friday, January 02, 2015 5:00 PM
To: Bob Atchley
Subject: Public Hearing Concerning 2030 Tate Road

Persons filing complaint: Dwight and Sharon Gates

Phone number: h. 417-725-5496 c. 417-830-7677

Name of property owner of violating property: Jeremy and Theresa Worley

Property where violation is occurring: 2030 Tate Rd. Ridgedale, MO

Phone number of property owner where violation is occurring: Unknown

Explain type of code violation/complaint:

We received a notice that the owners of 2030 Tate Rd. want to use their property for nightly rentals. We are vehemently opposed to any such activity occurring in our subdivision. Currently we own property at SEC 22 TWN 21, RNG 22. We plan to build a single family home on this property. We bought this property in part because there are no apartments, condos, or rentals permitted in this subdivision. We did not purchase other properties because this was a concern. We do not want to see a rental property anywhere near us.

This area is slowly growing as people build quality housing. One concern is that allowing a rental to exist will bring down property values of those who live there full time. We have already suffered from theft on our property and we have not even built yet. Allowing a constant parade of renters who have no stake in the upkeep or value of the property will do nothing to enhance the area and everything to bring the quality down.

Weather permitting, we will be at the meeting scheduled for January 12, 2015 to express our views in person if necessary.

Thank you for your consideration of our complaint.

Dwight Gates
Sharon Gates



TANEY COUNTY PLANNING COMMISSION

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e-mail: rchris@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: LLOYD BOTTOMS
X TELEPHONE OF PERSON FILING COMPLAINT: 417-459-8224
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

CONCERN(S): 1. INCREASED VANDALISM
2. INCREASED TRASH NEEDING PICKED UP FROM THE WATER SIDE AS NIGHTLY GUESTS WILL NOT CLEAN OR PICK UP AFTER THEMSELVES.
3. INCREASED PARKING PROBLEMS AT WATERFRONT.
4. INCREASED COST TO MOUNTAIN PARKING AREA.
5. INCREASED THEFTS FROM BOATS, ETC, DUE TO INCREASED TRAFFIC.
THIS AN AVERAGE W COST OF BOAT INSURANCE.

X SIGNATURE OF PERSON FILING COMPLAINT: Lloyd Bottoms
X DATE: 1-7-2015

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:

Bob Atchley

From: Tracie [sooiepig@hotmail.com]
Sent: Sunday, January 04, 2015 10:48 PM
To: Bob Atchley
Cc: tdoutdoorpower@gmail.com
Subject: 2030 Tate Rd nightly rental
Attachments: re 2030 Tate Rd.pdf

Mr. Atchley -

I ask that the Planning and Zoning Commission does not approve the request for a nightly rental at 2030 Tate Rd. I expect that a nightly rental in Long Point Subdivision will greatly disrupt the atmosphere of the neighborhood and possibly increase vandalism. We have already had to increase diligence to prevent problems at the boat docks. In addition, many of the neighbors spend great amounts of time picking up litter and broken glass leftover from parties at the lake access. Bringing visitors to the neighborhood who do not have an interest in the area will not help these issues and will possibly cause problems to our homes as well.

Please see the attached P&Z form in reference to the proposed nightly rental at 2030 Tate Rd.

Thanks,

Tracie Ahrens

Bob Atchley

From: Bonita Kissee
Sent: Monday, January 05, 2015 8:09 AM
To: Bob Atchley
Subject: FW: Attn: Bob Atchley re: 2030 Tate Road and January 12 Public Hearing

From: Theresa Worley [mailto:jntwrly@sbcglobal.net]
Sent: Sunday, January 04, 2015 7:08 PM
To: P&Z
Subject: Attn: Bob Atchley re: 2030 Tate Road and January 12 Public Hearing

Dear Mr. Atchley:

We are lot owners on Long Point Road; we own Lot #72 and #73. Our lots are directly behind the 2030 Tate Road property.

We fully support the special usage as a vacation rental property at 2030 Tate Road. 2030 is a very nicely maintained property and we feel that its use as a vacation rental property will require that it continue to be so. Vacation rental properties must hold to high standards to be successful endeavors. As Branson is one of the top vacation destinations in the U.S., it is common for vacation homes to be in communities mixed with both vacation properties and permanent residences.

As we travel the few roads of the community around Tate Road, 2030 is one of the more well kept properties and there is no reason to believe that standard would change.

We have heard that there is some opposition on-going with a couple of the neighbors and truly believe that their concerns are unfounded. If you drive the area, you will see several properties that are not well maintained and in need of cleaning up.....those should be the problem properties in question with regard to property values - which seems to be one of the fears.

Again, as the owner of two lots, we fully support the special use of the property. We are not sure that we can be in attendance of the hearing, but want to make our voices heard through you. If there is some sort of counted votes by the homeowners/lot owners, we would request that this be our absentee votes in support of the special use permit for 2030 Tate Road. (We don't know your policy as to whether votes would be counted per household or per lot, but since we own two lots that would give us either 2 or 4 votes).

Please confirm receipt of this note.

Thank you,

James and Theresa Worley
jntwrly@sbcglobal.net

314-288-7501

Bob Atchley

From: Bonita Kissee
Sent: Monday, January 05, 2015 8:09 AM
To: Bob Atchley
Subject: FW: Attn: Bob Atchley re: 2030 Tate Road and January 12 Public Hearing

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Sent: Sunday, January 04, 2015 7:08 PM
To: P&Z
Subject: Attn: Bob Atchley re: 2030 Tate Road and January 12 Public Hearing

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As we travel the few roads of the community around Tate Road, 2030 is one of the more well kept properties and there is no reason to believe that standard would change.

We have heard that there is some opposition on-going with a couple of the neighbors and truly believe that their concerns are unfounded. If you drive the area, you will see several properties that are not well maintained and in need of cleaning up.....those should be the problem properties in question with regard to property values - which seems to be one of the fears.

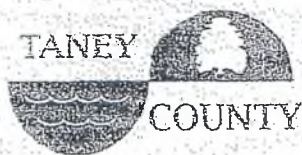
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Please confirm receipt of this note.

Thank you,

James and Theresa Worley
jntwrly@sbcglobal.net

314-288-7501



TANEY COUNTY PLANNING COMMISSION

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Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

~~http://www.taneycounty.com~~

email: boba@co.taney.mo.us

by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Marc Detmer Nancy Detmer

X TELEPHONE OF PERSON FILING COMPLAINT: 314-280-3940
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: NIGHTLY RENTAL

X CONCERNS:
- concerned about parking spaces at the dock, possible vandalism on docks.
- traffic on way to dock, already crowded
- see attached form for all complaints.
See. Staged

X SIGNATURE OF PERSON FILING COMPLAINT: Marc Detmer Nancy Detmer

X DATE: 1/5/15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV # _____ DATE MAILED: _____ DATE CR RECEIVED: _____

OPPOSITION REGARDING NIGHTLY RENTAL AT 2030 TATE ROAD

REASON:

Owner of 2030 Tate Road is a realtor and a professional that works, sells, and sets up Nightly Rentals and knew he was taking a risk AND NOT FOLLOWING LEGAL PROCEDURES when turning his Tate Road residence into a Nightly Rental when buying a house and moving to Branson. Legally, he was to get approval from the neighbors and obtain a Special Use Permit from the Planning and Zoning (P&Z) Commission BEFORE turning his residence into a nightly rental.

SINCE THERE WAS A COMPLAINT, the owner is now in the legal process of obtaining approval. Discussion on opposition to Nightly Rental will be discussed on January 12th at the P&Z Commission.

OPPOSITION:

The general consensus of the neighborhood is in opposition of nightly rentals or commercial use as it increases the issues of safety and security in the neighborhood. For this particular property, legalities should have been adhered to first before making into a Nightly Rental and that Owner's risk outcome for doing so should not be the neighbors' problem.

Here are some of the VERBAL oppositions to Nightly Rentals that others have portrayed:

- ✖ 1 I purchased our property in Long Point Subdivision in Ridgedale, MO to avoid commercial nightly rental property. If we let one nightly rental others will follow.
- ✖ 2 Having nightly rental guests will increase and confuse the following problems:
 - ✖ a. The subdivision has had the police out in the past and arrests have been made pertaining to residential break-ins and vandalism.
 - ✔ b. In addition to residential break-ins, there have been break-ins, vandalism, and theft on our docks and boats.
 - ✖ c. It has been stated that other waterfront areas with guests do not watch their younger guests visiting the area and vandalism has occurred to only make the situation worse if residents convey their property rights, etc. to such guests. Concern this will happen in our area also.
 - ✖ d. Residents felt the need to have security cameras installed to deter vandalism as is and nightly rentals will only possibly increase the problem.
- ✔ 3 Anytime a police report is made, it is recorded and the records are put out on the internet for future prospective buyers. This means that our property values could go down should we wish to sell our property in the future.
- ✖ 4 Narrow winding roads in neighborhood are not visitor friendly and not enough parking at waterfront now.
- ✖ 5 We want to know who our neighbors are on a day to day, weekly basis, etc.
- ✖ 6 Safety concerning pet biting, droppings, barking etc. by nightly rentals guests' pets as they can be snuck in even if not allowed.
- ✖ 7 Even though Owner says he screens people, guests do not always adhere to the rules as we all know. Then it becomes our problem.
- ✖ 8 Owner doesn't have to deal with the traffic, parking spaces taken up at the dock, trash needing to be picked up after they leave, etc.
- ✖ 9 Owner stated in past he would like to sell house but would never get enough since nearby lesser value homes were built after his.
 - ✖ a. When neighbors spoke with owner, owner does not have NOR intends to put up a For Sale sign in the yard saying it would hurt his nightly rental business.
 - ✖ b. When neighbors mentioned owner could put it on a monthly rental until he got the Tate Road property sold he wasn't interested for several reasons EVEN THOUGH the area doesn't want nightly rentals.



TANEY COUNTY PLANNING COMMISSION

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e-mail: vcbrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

NAME OF PERSON(S) FILING COMPLAINT: UNKNOWN

TELEPHONE OF PERSON FILING COMPLAINT:
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Profund Capital

PROPERTY WHERE VIOLATION IS OCCURRING: 290 LONE RIVER RD

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: Nightly Rental

SIGNATURE OF PERSON FILING COMPLAINT: Via Phone w/ Marla P.

DATE: 12-31-14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:



Parcel ID	18-2.0-10-004-001-014.000	Alternate ID	n/a	Owner Address	PROFUND CAPITAL LLC
Sec/Twp/Rng	10-22-22	Class	n/a		1408 MORNING STAR
Property Address	290 LONE PINE RD BRANSON	Acreeage	n/a		EDMOND OK 73034
District	4CWX				
Brief Tax Description	SKYLINE LT 16 BLK 1 (Note: Not to be used on legal documents)				

Last Data Upload: 12/31/2014 2:19:03 AM

12-31-14 Someone called to let us know that there is Nightly Rental at this property. HE said this property was turned down for Nightly Rental.



TANEY COUNTY PLANNING COMMISSION

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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT
(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: CARRY WILSON
X TELEPHONE OF PERSON FILING COMPLAINT: 417-337-5210 - 417-335-2434 work.
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley
PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: NIGHTLY RENTAL

X CONCERNS: IT IS A SINGLE HOME OWNED VACATION - THIS WILL CAUSE
LOUD TRAFFIC & THE PARKING AT THE BEACH
IS ALREADY INADEQUATE & UNDESIRABLE &
TRASH NOT PICKED UP WILL BE A MESS
OWNERS OF BOAT DOCKS WILL BE SUBJECT
TO UNINVITED PEOPLE USING PRIVATE PROPERTY,

X SIGNATURE OF PERSON FILING COMPLAINT: [Signature] ETC. ETC.
X DATE: 12-31-14

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: RICK A MUNDY

X TELEPHONE OF PERSON FILING COMPLAINT: (417) 335-1708
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY ; Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS:

AS A DOCK OWNER - WE HAVE A PROBLEM WITH PARKING, WE HAVE A PROBLEM WITH TRASH ON THE BEACH. PROBLEMS WITH DDE'S AND TAKEN ON OUR DOCK. AND WITH THAT WE DO NOT NEED MORE NIGHTLY PEOPLE IN THE AREA.

X SIGNATURE OF PERSON FILING COMPLAINT: Rick Mundy

X DATE: 1-4-15

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



TANEY COUNTY PLANNING COMMISSION

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email: bobba@co.taney.mo.us

by JAN 5, 2015

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: Rhonda Wilson

X TELEPHONE OF PERSON FILING COMPLAINT: 417-294-0659
417-337-5210
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: Jeremy ; Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGE DALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT NIGHTLY RENTAL

X CONCERNS: 1. Every week there is trash on the beach. There will be triple the trash if more people that don't care how the beach is left are exposed to the area.
2. There is a good group of owners on Tate Road now. If "Nightly Rental" is allowed it just opens up the possibility of speeding, vandalism and those who would only be there a short time and would not care about respecting the lake areas.
3. We already have trouble with trespassing on our private docks. I am afraid it would only bring more people in to trespass, and take our items.

X SIGNATURE OF PERSON FILING COMPLAINT: [signature] Rhonda Wilson

X DATE: 1-4-15 [signature] Rhonda Wilson

(Complain report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____



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e-mail: rchrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

X NAME OF PERSON(S) FILING COMPLAINT: VICTOR & SUSAN ACKLIN

X TELEPHONE OF PERSON FILING COMPLAINT: 417-334-0991
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY WORLEY

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING: 417-336-4999
(Please include area code) 417-231-6290

X EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT - NIGHTLY RENTAL

CONCERN(S):
see Attachment

X SIGNATURE OF PERSON FILING COMPLAINT: Victor Acklin

X DATE: JAN 2, 2015 Susan E. Acklin

(Complaint report must be signed in order to be followed up. Unsigned complaints will not be considered. All information obtained is strictly confidential. However, this document may be used in court if this matter cannot be rectified by any other means. Person's violating the Taney County Development Guidance Code will be sent a notice of violation via certified mail and given a period of 10 days from the time they receive said notice to rectify said problem.)

DATE INSPECTION PERFORMED: INSPECTOR:

FINDINGS OF INSPECTOR:

NOV #: DATE MAILED: DATE CR RECEIVED:

When we moved here, our intention was to live in a peaceful, free-from-anything disturbing, quiet, unpopulated area. For six years we've had that very kind of environment. Then it all changed 4 months ago, when our neighbors across the street decided they didn't like the house next door to them because it "lowered the value of their house". Instead of selling their home, (like most people do), they went out and bought another house with a much higher value than the one they left behind. Then they decided to turn the house they left behind into a nightly rental to cover their expenses. Why should their choices become our problem???

So, we are now forced into watching strange people come, sometimes 2-3 cars at a time. They go back & forth into Branson several times a day traveling on our rural road, all the while not paying into any kind of fund to cover the use of the road, as well as maintenance. We live directly across the street and can see everything that is going on over there every single day and night. There were even people over there on Christmas Eve and Christmas Day!!

In addition, there is always the element of some kind of criminal intent. If our home was broken into, it would take 30 minutes for the police to arrive. We do NOT know who these people are as there are no background checks done on them. They are "screened", but that is all. There are also small children in our neighborhood that need protection from strangers.

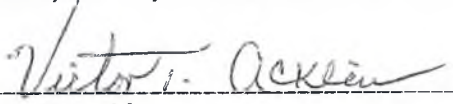
When they leave, they leave their trash behind in this very large (overflowing at times) 65-70 gallon blue dumpster at the foot of the driveway on the side of the road, which we are forced to look at every day. It is ugly & a huge annoyance sticking out on the side of the road. I've had to go over there & physically push it onto their driveway out of the way of cars trying to pass, as it is basically a very narrow rural road and an obstruction, as well as offensive, to the beauty of the surrounding area.

Our shared water well agreement is written and signed with Jeremy & Kelly Worley. There is no agreement with the temporary inhabitants from Kansas, Oklahoma, Missouri, or elsewhere, that stay there for two days and nights (or more) and then leave. We are not comfortable with that situation. We do NOT know these people!

Furthermore, we have discovered that the Worley's do not have any kind of license, permit or authorization to rent out this property. They have just bulldozed through making all of these decisions without any kind of systematic legal steps. Mr. Worley has been in the business of real estate for several years and should have known what the appropriate actions he needed to take before starting his nightly rentals.

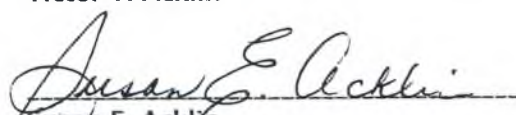
In conclusion, we hope that the decision to allow nightly rentals will be voted down.

Thank you for your attention and time.



Victor T. Acklin

1-02-15



Susan E. Acklin

1-02-15



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TANEY COUNTY PLANNING COMMISSION
COMPLAINT REPORT

(All information herein is confidential)

NAME OF PERSON(S) FILING COMPLAINT: Randy Creasman

TELEPHONE OF PERSON FILING COMPLAINT: 507-334-7177
(Must have # in order to follow-up. With no follow up, phone complaint will not be considered.)

NAME OF PROPERTY OWNER OF VIOLATING PROPERTY: JEREMY & Theresa Worley

PROPERTY WHERE VIOLATION IS OCCURRING: 2030 TATE RD, RIDGEDALE, MO

TELEPHONE # OF PROPERTY OWNER WHERE VIOLATION IS OCCURRING _____
(Please include area code)

EXPLAIN TYPE OF CODE VIOLATION/COMPLAINT: NIGHTLY RENTAL

CONCERNS:
I am very much against
nightly rental in the Tate Road neighborhood. I
purchased my lots in hope of building a retirement
home here some day. If you allow the area to
be turned into a business zone, I will be forced
to change my plans and sell my property.

SIGNATURE OF PERSON FILING COMPLAINT: Randy Creasman

DATE: 12-31-14

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DATE INSPECTION PERFORMED: _____ INSPECTOR: _____

FINDINGS OF INSPECTOR: _____

NOV #: _____ DATE MAILED: _____ DATE CR RECEIVED: _____