



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 17, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Review and Action:

Minutes, January 2015

Final Vote:

Echo Hollow Estates

Concepts:

Muddy Man Storage
Sycamore Creek Family Ranch
Branson's Nantucket
Gumi Camp USA
Missouri Ridge
Bear Creek Wine Company

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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MINUTES

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

Call to Order:

Chairman Steve Adams called the meeting to order with six members present. They were: Steve Adams, Brad Lawrence, George Cramer, Ronnie Melton, Dave Stewart, and Doug Faubion. Staff present; Bob Atchley and Bonita Kissee.

Election of 2015 Officers: a motion was made by Ronnie Melton to retain the current officers who are Steve Adams Chairman and Dave Stewart Vice-Chairman. Motion seconded by Doug Faubion. The vote to retain the current officers was unanimous.

Mr. Adams introduced the two new members, Brad Lawrence representing Cedar Creek Township and George Cramer representing Big Creek Township.

Mr. Atchley read the public hearing procedures and presented the exhibits.

Public Hearing:

Hickory Nut Hideaway; a request by Jeramie and Kelly Worley for a special use permit to utilize an existing single family residence for nightly rental located at 2030 Tate Road. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. and Mrs. Worley clarified their request and explained that they spoke to their neighbors before applying for this permit and didn't receive any negative feedback from them at that time. They were advised that the market would be good for that in this particular area. The home was purchased in 2007 by the applicant, and according to statistics the only areas that appreciate in value are the areas which contain nightly rentals in this market. Mr. Worley reported that they will be able to receive overflow from Integrity Hills which is 1000' from this site. He feels a nightly rental is compatible to this area and that there have been other vacation rentals in the neighborhood. Mr. Worley does not feel this would violate the covenants of this subdivision. He stated that there are property owners who have chicken coops at their homes, and that his request would not be any more detrimental than that. There is a boat dock at the end of Tate Road, and he plans to put in his rental agreement that renters cannot use this dock. Mr. Worley pointed out that since this request is a special use, the permit would not transfer with the sale of the property.

Mr. Adams opened the public hearing to comments from the property owners at this time.

Rhonda Wilson who owns property in this subdivision stated that she owns a slip in the boat dock and has been coming to this area since 1998. She voiced concerns about trash, and vandalism. Mr. Faubion asked Ms. Wilson if she lived there and she stated that she doesn't they just own part of the dock. He asked Mr. Worley to reiterate that he planned to ask his renters to sign the agreement not to use the dock.

Larry Wilson who uses the same dock expressed concern about opening up other possibilities for things to happen if more people are coming to their neighborhood. He reported that there are cameras and signs but people still come on to the property and vandalize. He was also concerned about already limited parking. He stated that the property owners maintain the dock and land surrounding it. He is not in favor of a nightly rental in his neighborhood.

Sharon Gates owns two lots in the neighborhood and lives in Nixa. They own two slips on the dock. She stated that they have had vandalism on their property, and people using the dock that do not own slips there. They plan to build a home on their lots.

Victor Acklin was concerned about adequate water supply because they do not share the same well as the other lots in the subdivision. Another concern was of inappropriate behavior from persons renting the home that do not live there. He objected to renting the home for the purpose of making money, because those renting there would not maintain the property or care about the looks of the site, or security of other people's property. He was concerned about renting to Muslims, and causing terrorism. Mr. Lawrence asked why it would be an issue to share a well with renters vs. owners. Mr. Worley stated that when he bought the home a well agreement was drawn up, and there will not to be any other lots hooking up to the well.

Charles Shinnebarger stated that he doesn't object to the proposed use, but would like to know how many people would rent the home at one time. He doesn't live there but owns property there. He would like to see the property stay as single family residential. If approval is given he would like restrictions to be placed on the use for the site.

Leo Dixon stated that he has circulated a petition against the request and in his opinion most of the property owners are against the request, and they bought property in the area because it is away from commercial uses. He stated that children walk the street and it is dangerous because of the traffic. In his opinion the parking is an issue. Mr. Dixon feels that because Mr. Worley was renting the property before a permit was applied for, if approval is not given he will continue to rent it.

Dale Crabtree who is from Lake of the Ozarks stated that he and his wife are not in favor of having a nightly rental on this site because in their opinion it attracts more vandalism, thievery, and criminal activity. They live on two lots in the subdivision full time.

Dan Sherwood was concerned about too much traffic, road size and safety, and the caliber of people being rented to. Mr. Melton asked about how long Mr. Worley was renting the home before application was made. He stated that it was since November 2014. Then Mr. Melton asked Mr. Sherwood if there was traffic and trash on the property before this. He stated that there was. Mr. Cramer asked if the trash had increased since the property had been rented and Mr. Sherwood stated that it hadn't.

Barbara Dixon who lives at 2111 Tate Road pointed out the boat launch is in disrepair and that in her opinion more people would continue to tear it up. Security was a concern for her and she reported a story of another property owner who witnessed a person stealing and committing indecent exposure. Mrs. Dixon stated that people will break the rules no matter if Mr. Worley thinks he is renting to good people or not.

Robert Dodge and Gene Blair stated that the people Mr. Worley rent to are a higher class of people because of the price that is charged to rent. Mr. Dodge and Mr. Blair reported that the traffic, trash, and caliber of people are coming from the property at the dock, and it has been that way for years. In his opinion since the Worley's have been renting they have spruced up the place, and have made the site look better. They stated that some of the things the neighbors are complaining about have nothing to do with the Worley's.

Tracey Lightfoot confirmed that Mr. Worley is actively trying to sell this property and she is a real estate agent and has shown the property three times. She stated that it is a fact that property values do go up with nightly rentals, because they keep them up better.

Mr. Dixon asked that if the property is for sale, why is there not a sign out front? Ms. Lightfoot stated that with nightly rentals it is not uncommon not to have a sign on them. This property is listed at several places on the internet. In their opinion having a sign is detrimental to the ability to sell.

Terry Crabtree voiced concerns regarding setting precedence and the Commission explained that if approved this request would not set precedence because it is being applied for as special use.

James Worley stated that he owns some lots in the subdivision. He stated that Jeremy has done this type of business before and has done a good job and maintained them well. He stated that there are a lot of golf carts and ATV's that go up and down the road, and the cars drive fast. These are people who live there in his opinion. He

stated that these days, it is easy to find out who someone is and how to get in touch with them especially if they break a law. In his opinion there are other problems in the neighborhood that have nothing to do with a nightly rental. He stated that when their whole eleven member family stays at the house, they don't have a problem with the wastewater system. Also they have a gas generator if the electricity goes out. He stated that his brother is not the type of person to do anything dishonest.

Mr. Melton asked if there were any other nightly rentals in the neighborhood at this time. Mr. Worley stated that he didn't think so. Mr. Melton also asked how he screens clients. Mr. Worley stated that he has certain questions he asks. He won't rent to students or partiers. He will rent to families or people wanting a quiet place to stay. He does not allow pets. Mr. Cramer asked if Mr. Worley had any particular incident that would prompt the neighbors not to want this use. Mr. Worley stated that one individual was afraid if he went out of town the renters might find out about it.

Mr. Adams closed the public hearing and stated that the next meeting will be held January 20, 2015 which the Planning Commission will vote.

Old and New Business:

Mr. Atchley discussed with the Commission a request to continue operation of a bed and breakfast from an existing structure after sale of the property. The property is located at 888 St. Hwy. F owned by Mr. and Mrs. Pat Thurman. A Division II was issued in 1986. In 1992 a permit was issued for a bed and breakfast. The question before the Commission was if they wished to hear the request as a Division III. This property has been a business since 2002. A motion was made by Mr. Cramer to honor the previous approval. Seconded by Dave Stewart. The vote not to hear the request was unanimous.

The major subdivision plat approval process was discussed by Mr. Atchley.

Mr. Stewart discussed buffering on the nightly rental request.

Adjournment:

With no other business on the agenda for January 12, 2015 the meeting adjourned at 7:50 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 20, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Steve Adams, Randy Haes, Ronnie Melton, Dave Stewart, Doug Faubion, Randy Fogel, Brad Lawrence, George Cramer, and Rick Caudill. Staff present; Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

Review and Action:

Minutes December 2014; with no additions or corrections, a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Dave Stewart. The vote to approve the minutes was unanimous.

Final Vote:

Hickory Nut Hideaway; request by Jeramie and Kelly Worley to operate a nightly rental from an existing structure located at 2030 Tate Road, Ridgedale. Mr. Cramer asked Mr. Worley if he is in the nightly rental business. Mr. Worley stated that he is and he has one and has been permitted. This one is for sale. Mr. Caudill stated that some areas are suitable for nightly rentals and some are not. In his opinion this area is not suitable. Mr. Faubion pointed out that a special use permit does not stay with the property if approval is given. Mr. Stewart stated that in his opinion this hasn't had any negative impact on the area so far and that any problems brought forward last week existed before this house was used for nightly rental. He made a motion to approve based upon the decision of record. Discussion followed regarding a privacy fence between the residential and this property. Mr. Worley asked if the Planning Commission would be in favor of doing both, a fence and vegetative buffer. Further discussion by Mr. Cramer about putting a for sale sign in the yard. Mr. Worley stated that he does not want a sign in the yard. Mr. Cramer suggested putting a time frame on the use. Mr. Atchley read the special use permit stipulations in the code could be placed on the decision of record as a condition for a specific amount of time. Discussion followed regarding if Mr. Worley can't rent this house he can't make his payment. Mr. Haes clarified that an approval would not constitute a precedence. Mr. Atchley read the

proposed decision of record. Mr. Caudill asked to add the time frame to the decision of record. Mr. Stewart did not want to add this provision. Ronnie Melton seconded. The vote to approve the motion was five in favor and three against the motion.

Concepts:

Muddy Man Storage; request for the construction of a self storage facility with 3 self storage buildings with total enclosed area of 25,000 sq. ft. of enclosed space located at the north side of Shepherd of the Hills Expressway between Casey's and Branson Tower Hotel. No one was present to represent the request. The concept hearing will be held on Tuesday, February 17, 2015.

Echo Hollow Estates; request for a nightly rental business located at Cedar Glade Drive. Tim Freund was present to explain his project. Mr. Atchley presented pictures and maps of the project, and stated that plat approval would accompany this decision. This is a 24 lot subdivision and all infrastructure is in place. Mr. Freund is the developer and will sell them as nightly rentals. He stated that the property next to this one is developed the same as he is asking for. Mr. Stewart asked if there would be a property manager. Mr. Freund stated that there would be the cleaning staff and would always be there. This is family oriented rentals. Mr. Haes asked if there would be adequate parking. There is an easement which will be used as additional parking. He will have a detailed drawing before the next meeting. Discussion followed regarding the road and maintenance of it. Mr. Freund plans to build 12 the first year and 12 the next year. The public hearing will be held in February.

Old and New Business:

Mr. Atchley updated the Commission on the upcoming meetings agenda.

Mr. Cramer suggested that if no restrooms are going to be constructed in the storage facilities, in his opinion he doesn't need to go to the City. Discussion followed.

Adjournment:

With no other business on the agenda for January 20, 2015 the meeting adjourned at 6:45 p.m.

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Muddy Man Storage Branson

NAME OF APPLICANT: Your Land Office, LLC
(Must be owner of record)

SIGNATURE: Your Land Office, LLC By Ryan Casper II **DATE:** 12-17-11
(Must be owner of record)

MAILING ADDRESS: 1520 Commercial Road, Nixa, MO 65714

TELEPHONE NUMBER: 417-860-5511

Representative Information

NAME OF REPRESENTATIVE: Jerry Jeschke

MAILING ADDRESS (rep.): 1015 State Highway 248, Suite E, Branson, MO 65616

TELEPHONE NUMBER (rep.): 417 334 3241

Concept ~~1-20-15~~ 2-17-15
PH ~~2-9-15~~ 3-9-15
Per - ~~2-17-15~~ - 3-16-15

Property Information

ACCESS TO PROPERTY (street # and name): _____

North side of Shepherd of the Hills Expressway between Casey's & Branson Towers Hotel

Number of Acres (or sq. ft. of lot size): 1.7 acres

PARCEL #: 08-9.0-30-000-000-056.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 30 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Not in a subdivision

Lot # (if applicable) _____ BLOCK # _____

**WITHIN 600' FROM THIS PROPERTY IS:
(Check all land uses that apply)**

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # City of Branson

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 2

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

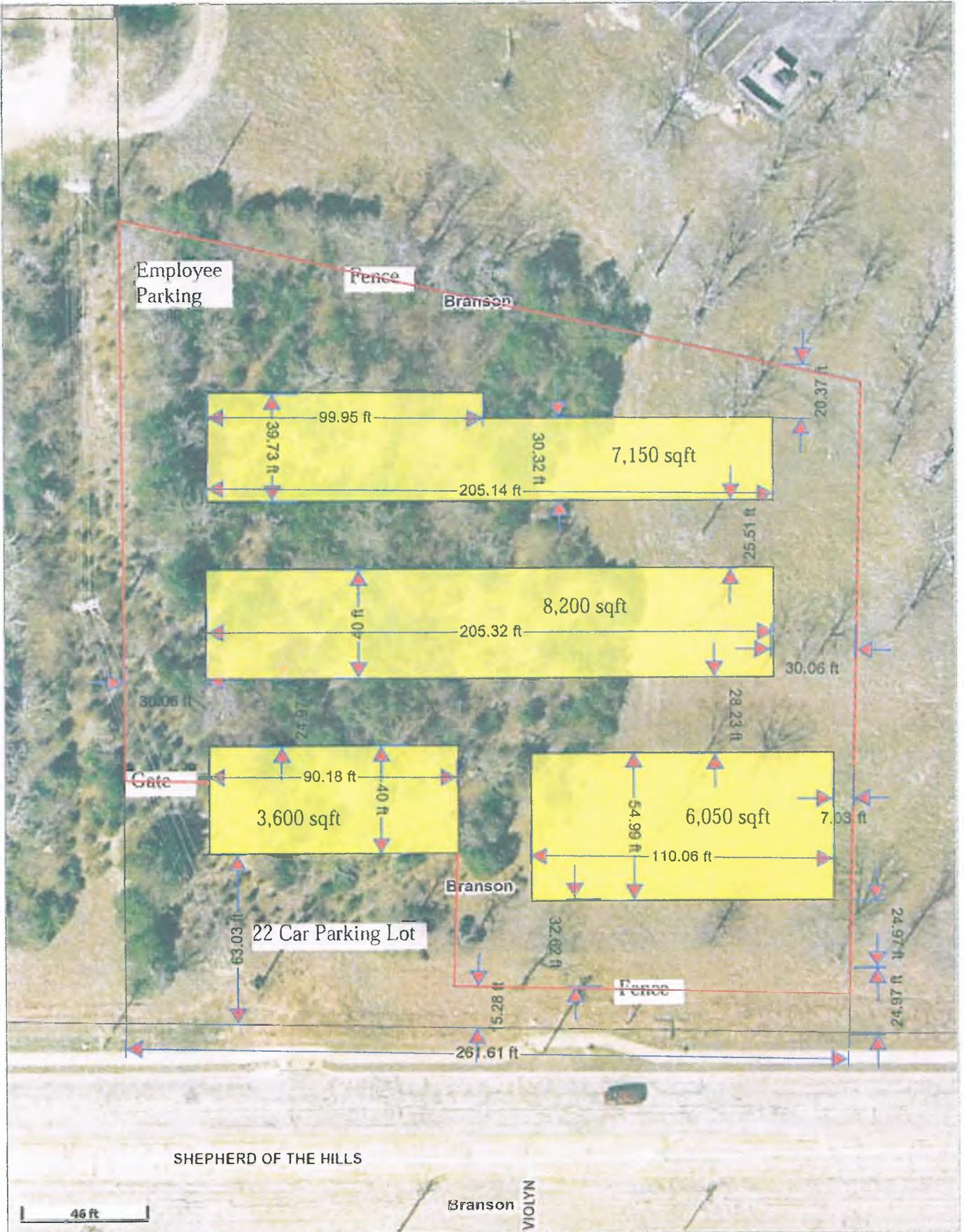
**THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING
CATEGORIES:**

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

We are proposing to construct a self storage facility that has 3 self storage buildings with total enclosed area of 25,000 square feet of enclosed space. The proposed buildings will be prefabricated steel buildings on concrete foundations with fiberglass roll up doors. The story heights of the buildings will be primarily 8' but some structures may have taller heights of 14' or 16' based on market demand for the space. A site plan is attached. The facility will be fenced with a chain link fence topped with 3 strands of barbed wire. Access will be via an automated gate with keypad in the southwest corner of the tract. Parking lots and driveways will be asphalt paved and storm water will be directed to a retention basin in the southeast corner of the property with concrete curbs. As near as we are able to determine, the city of Branson is allowing a curb cut in the southwest corner of the property. The facility will be operated remotely from our offices in Rockaway Beach and an on-site kiosk. This proposal requires no water and no sewer. If we elect to add improvements in the future that require water and sewer it is our intention to annex into the city of Branson. Since we are disturbing more than 1 acre we will submit a sediment control plan with our application and bond prior to initiating any clearing or excavation on the site.

Revised 12/19/03



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NAME OF PROJECT: SYCAMORE CREEK FAMILY RANCH

NAME OF APPLICANT: MARIE FULKERSON (JP + MARIE FULKERSON TRUST)
(Must be owner of record)

SIGNATURE: Marie Fulkerson **DATE:** 1/2/15
(Must be owner of record)

MAILING ADDRESS: 2657 SUNSET INN ROAD

TELEPHONE NUMBER: 417-230-1171

Representative Information

NAME OF REPRESENTATIVE: KATH LISA BUTTON

MAILING ADDRESS (rep.): 539 ARIZONA DRIVE; BRANSON, MO

TELEPHONE NUMBER (rep.): 417-593-9628

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**DIVISION III PERMIT
APPLICATION/AFFIDAVIT
TANEY COUNTY PLANNING COMMISSION**

Applicants Name: MARIE FULKERSON Phone: 417-230-1171

Project Name (if applicable): SYCAMORE CREEK FAMILY RANCH

Mailing Address: 2657 SUNSET INN ROAD

Description of Request: CHANGE OF LAND USE

Required Submittals:

- Typewritten Legal Description of Property involved in the request
- Postage for notifying property owners within 600 feet of the request
- Proof of Public Notification in a Newspaper of County-wide Circulation
- Proof of Ownership or approval to proceed with request by the owner
- Sketch Plan of the project which completely demonstrates request
- Concept hearing conducted (date) 2-17-15

All plans subject to Planning Commission approval must be submitted with this application; including but not limited to: sketch/site plan, stormwater management plan, sediment and erosion control plan, wastewater disposal plan, revegetation and planting materials plan, and preliminary plats. It is also the applicant's responsibility to supply the Planning Commission with any other information required for completion of the relative and absolute policy checklists as required by the Taney County Development Guidance Code.

In signing this application I understand that if the information given is not true, my application may not be accepted or approved and that my permit may be revoked.

Marie Fulkerson
Applicant's Signature

2/17/15
Date of Application

Property Information

ACCESS TO PROPERTY (street # and name): _____

2657 SUNSET INN ROAD + 2325 SUNSET INN ROAD

Number of Acres (or sq. ft. of lot size): 139.39 TOTAL

PARCEL #: 1) 08-5.0-22-000-000-002.00 3) 08-5.0-15-000-000-034.000
2) 08-5.0-22-000-000-003.000 4) 08-5.0-15-000-000-034.001

(This number is on the top left hand corner of your property tax statement)

SECTION: 1) 42) 22 3) 4) 15 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: AGRITOURISM/AGRI BUSINESS

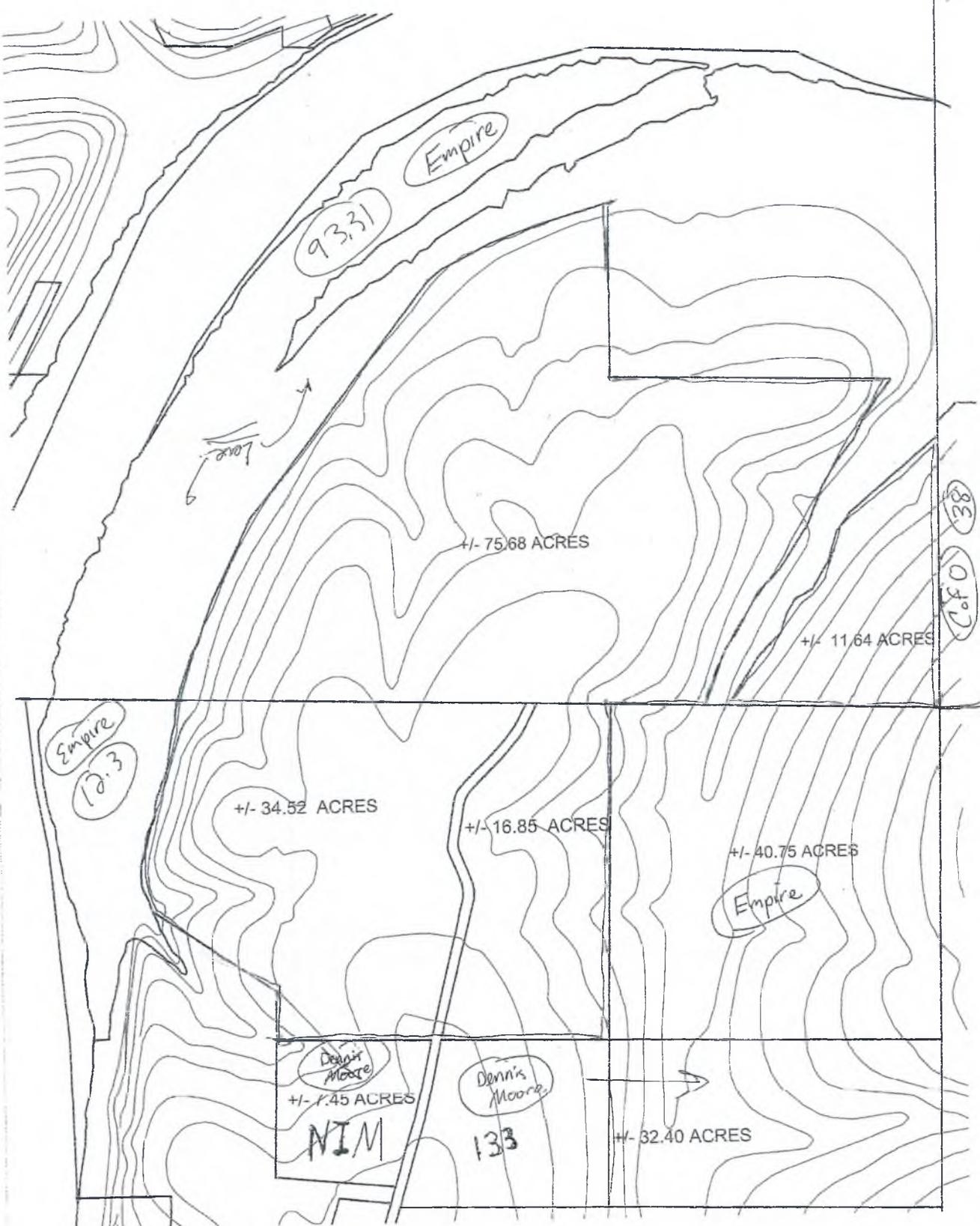
The Sycamore Creek Family Ranch will strive to provide resources, encouragement, and support to families who live in (or travel to) the Branson area. We will be intentional about specifically ministering to blended families, single parent families, and families of special needs children – in addition to traditional families. This will be accomplished through a facility, loving staff, activities, and special events that help families re-engage, bond, communicate, grow, and have fun together in a Christian environment. Our mission is to “transform the culture by strengthening families.” In essence, we want to create memories and build families that last.

The focal point will be a large, nicely finished barn where many of our activities and special events will be held.

Our big vision would potentially include the following:

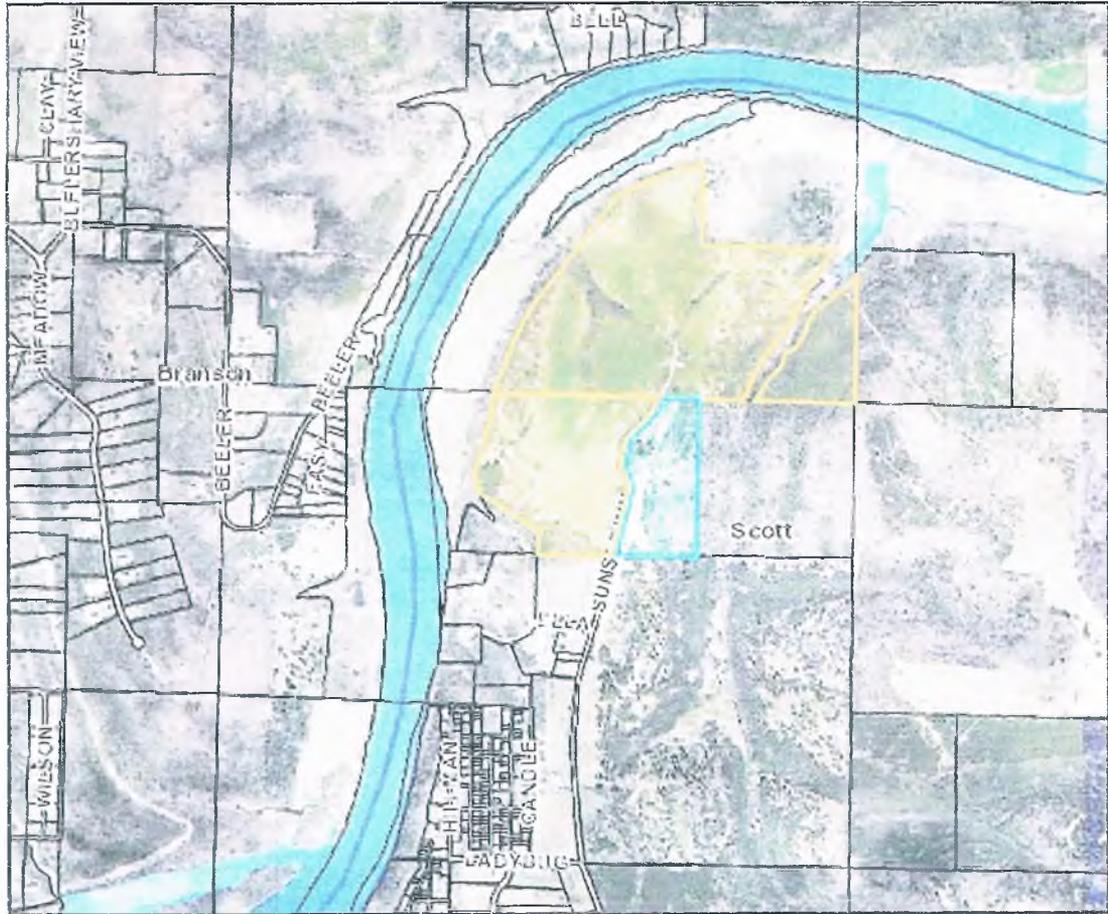
Weddings in the barn
Outdoor Chapel/Amphitheater
Movies on the outside of the barn in warmer weather
Old-fashioned games and outdoor activities for families
Tree houses
Hayrides
Fire pits
Small apple orchard, blueberries, tomatoes
Pumpkin patch
Corn maze
Christmas tree lot
Fishing
Picnic areas
Camping
Lodging in bunkhouse/individual cabins
Retreats/conferences
Pony rides/horseback riding
Hiking/devotional trails
School field trips
Farmer’s market
Petting zoo
Chicken coop
Peddle karts
Restaurant/Concessions
Zipline
Water spray zone

This concept is a combination of agritourism/agribusiness and ministry. This property will also contain a family residence.



Plat Map

Borrower/Client				
Property Address 2657 Sunset Inn Rd				
City	Branson	County	Taney	State MO Zip Code 65616
Lander	Marie Fulkerson			





MASTER PLAN

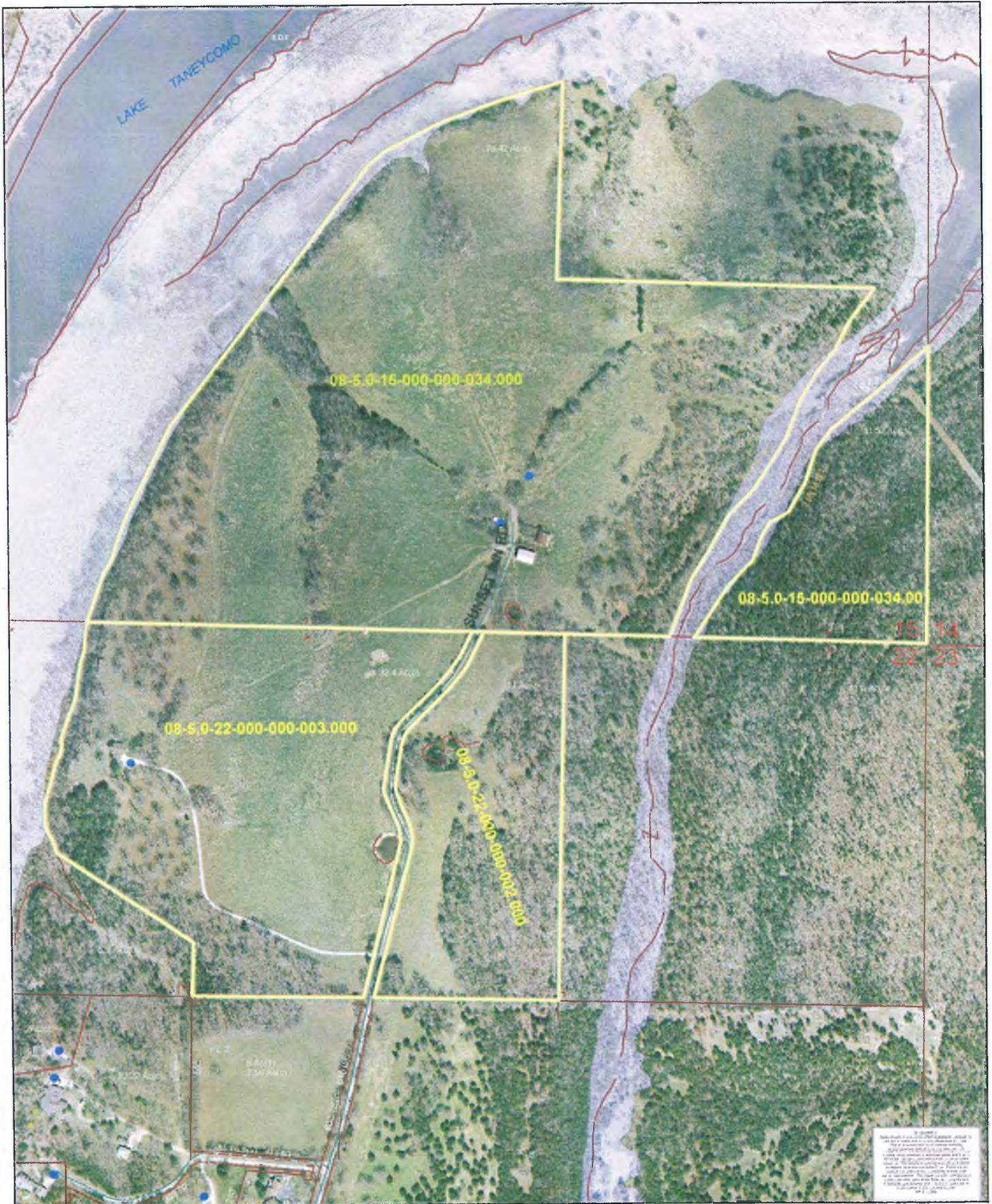
SYCAMORE CREEK FAMILY RANCH



LANDRUN STUDIO
 191 WHITE OAK LANE
 BRANSON, MO 64616
 417-527-8516
© 2002 LANDRUN STUDIO



Sycamore Creek Family Ranch





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15-2

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NAME OF PROJECT: BRANSON'S NANTUCKET

NAME OF APPLICANT: (KEVIN KNASEL) BRANSON'S NANTUCKET, LLC
(Must be owner of record)

SIGNATURE: *[Signature]* DATE: 1-29-15
(Must be owner of record)

MAILING ADDRESS: 9200 VIRGINIA AVE, ST. LOUIS, MO 63111

TELEPHONE NUMBER: 314.413.4900

Representative Information

NAME OF REPRESENTATIVE: JUSTIN GAGE

MAILING ADDRESS (rep.): 2837 STATE Highway 265 BRANSON MO 65616

TELEPHONE NUMBER (rep.): 1.417.337.2126

corresp to - gagesmarina@gmail.com

Property Information

ACCESS TO PROPERTY (street # and name): PROPERTY ADJACENT

TO 2837 STATE HIGHWAY 265, PROPERTY HAS NO ADDRESS AT THIS TIME

Number of Acres (or sq. ft. of lot size): 26.18 ACRES TOTAL / 23.4 ACRES
LANEY (county)

PARCEL #: 18-2.0-03-000-000-008.000
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 3 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial
- Multi-Family
- Residential
- Agricultural
- Multi-Use
- Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant
- Individual
- Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # Missouri American Water

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential
- Multi-Family
- Commercial
- Industrial
- Special Use
- Other - Explain: _____

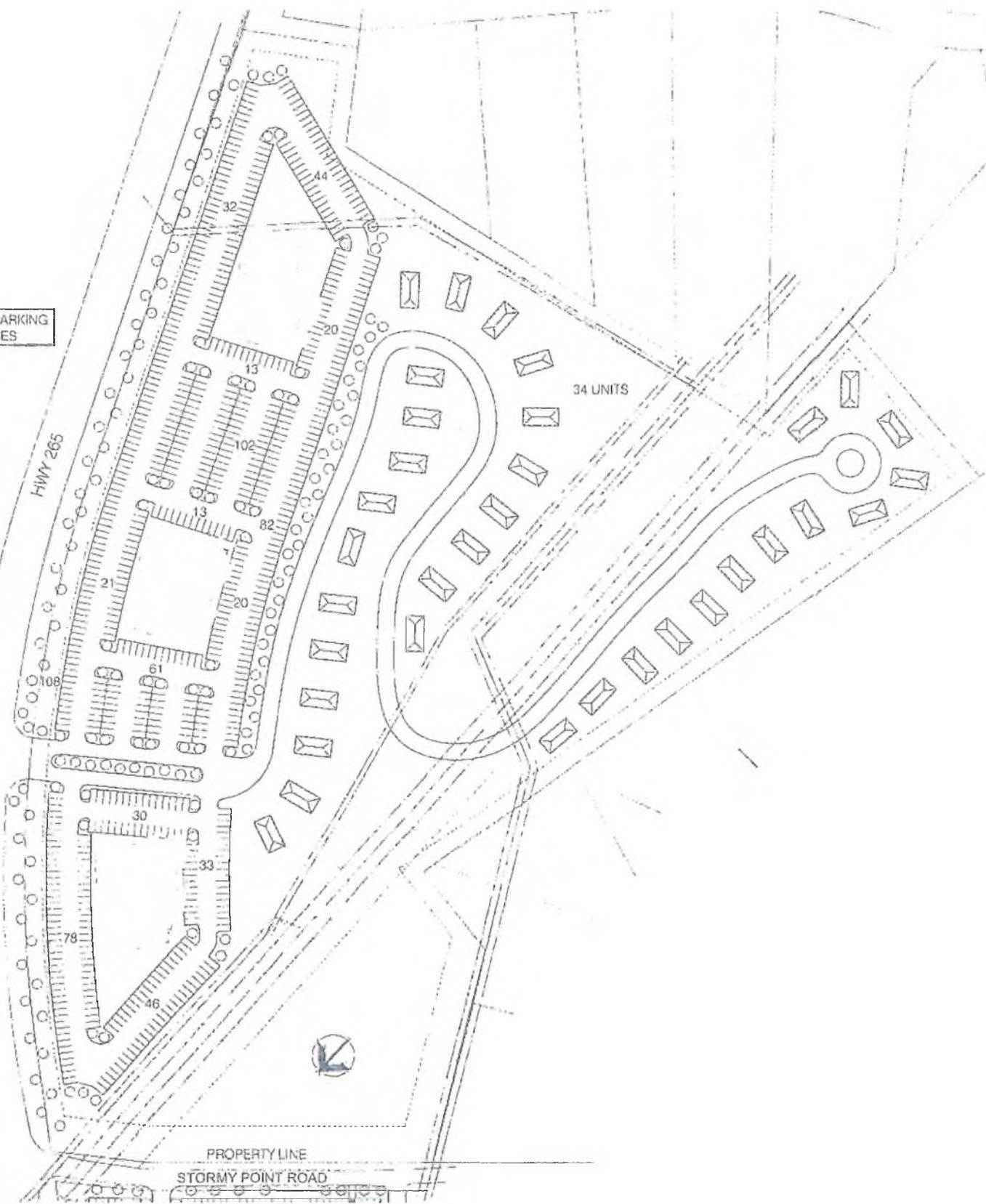
708 PARKING SPACES

HWY 376

HWY 265

HWY 265

34 UNITS



PROPERTY LINE
STORMY POINT ROAD

We are seeking consideration to rezone the 23.4 acres in Taney County at the corner of Stormy Point Road and State Highway 265 from Agricultural Use (Vacant Property) to Multi-Family Residential / Commercial. Once rezoned the property will be developed into a new resort with a maximum of 400 units on the property. At this time, the initial concept is to build three 10-story buildings at the highest point on the property (along State Highway 265). This upper section of the property will have the highest density per acre. Spread among the lower portion of the property will be individual vacation homes. 600 parking spaces will be provided on the site. The developer will provide a new packaged sewer treatment plant on site. The site will obtain a water supply from the nearby Missouri American Water main.



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15-4

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NAME OF PROJECT: GUMI CAMP USA

NAME OF APPLICANT: Tim & Angela Hadaller
(Must be owner of record)

SIGNATURE: Angela Hadaller DATE: 1/29/15
(Must be owner of record)

MAILING ADDRESS: P.O. Box 125 Cedar creek, MO 65627

TELEPHONE NUMBER: 417-559-1991

Representative Information

NAME OF REPRESENTATIVE: Tim Hadaller

MAILING ADDRESS (rep.): P.O. Box 125 Cedar creek, MO 65627

TELEPHONE NUMBER (rep.): 417-559-3892

email : arhadaller@gmail.com

Property Information

ACCESS TO PROPERTY (street # and name): 267 MoArk Rd,
Cedar creek

Number of Acres (or sq. ft. of lot size): 258⁴⁹ acres

PARCEL #: 22-2,0-02-000-000-0005,000
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 3 TOWNSHIP: 21 RANGE: 19

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

GUMI CAMP USA, operating as a not-for-profit corporation, is a healing retreat for U.S. Veterans from any war, any branch, of service. They will progress through a level program to help them transition back to civilian life following deployment. There will be cattle, horses (for therapy, various craft and mechanical opportunities for Vets to get involved with). The proposed service entrance (III on attached diagram) where mailbox is now, also opens to a pasture area that will be expanded. The main entrance (public); II on diagram, has small building which is the check in point and next to that, the administration/welcome building with admin. office, meeting room, living museum, restroom. Natural springs form seasonal streams from north to south end of property. At this time, there will be no more than 6 cabins sprinkled through the property, including a main center or gathering/common area (IV on diagram) located on a plateau area on back of property. A new pump house with a larger holding tank will replace the current structure near →

Revised 12/19/03

U on diagram. GUMI CAMP USA has a goal of providing a therapeutic environment for our healing veterans and preserve the natural state of the said property.

A tool and maintenance shop will be located between [1] and [3] on diagram and existing structure behind [3] is barn.

We will have staff and/or volunteers on site 24 hrs. a day. We will have one main road which is roughed in and various walking paths and small service access paths.

258.49 Acres | wooded | secluded | building site

1287 MOJARK | CEDAR CREEK, MO



15-5

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: MISSOURI RIDGE

NAME OF APPLICANT: GREGG & JOLIE POPE
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 1-27-15
(Must be owner of record)

MAILING ADDRESS: PO Box 2167 BRANSON West MO. 65757

TELEPHONE NUMBER: 801-971-8017

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

12/19

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: MISSOURI RIDGE

NAME OF APPLICANT: _____
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

Representative Information

NAME OF REPRESENTATIVE: GREG POPE

MAILING ADDRESS (rep.): PO Box 2167 BRANSON WEST MO. 65737

TELEPHONE NUMBER (rep.): 801 971 1807

**DIVISION III PERMIT
APPLICATION/AFFIDAVIT
TANEY COUNTY PLANNING COMMISSION**

Applicants Name: GREG & JOLIE POPE Phone: (801) 971-1807

Project Name (if applicable): MISSOURI RIDGE

Mailing Address: P.O. Box 2167 BRANSON WEST, MO. 65737

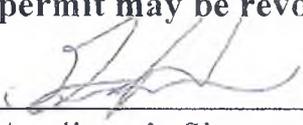
Description of Request: _____

Required Submittals:

- Typewritten Legal Description of Property involved in the request
- Postage for notifying property owners within 600 feet of the request
- Proof of Public Notification in a Newspaper of County-wide Circulation
- Proof of Ownership or approval to proceed with request by the owner
- Sketch Plan of the project which completely demonstrates request
- Concept hearing conducted (date) 2-17-15

All plans subject to Planning Commission approval must be submitted with this application; including but not limited to: sketch/site plan, stormwater management plan, sediment and erosion control plan, wastewater disposal plan, revegetation and planting materials plan, and preliminary plats. It is also the applicant's responsibility to supply the Planning Commission with any other information required for completion of the relative and absolute policy checklists as required by the Taney County Development Guidance Code.

In signing this application I understand that if the information given is not true, my application may not be accepted or approved and that my permit may be revoked.



Applicant's Signature

1-28-2015

Date of Application

Property Information

ACCESS TO PROPERTY (street # and name): _____

7000 STATE Hwy 248 BRANSON, MO 65616

Number of Acres (or sq. ft. of lot size): 16.17 ACRES

PARCEL #: 07 1.0-02-000-000-004,000
(This number is on the top left hand corner of your property tax statement)

SECTION: 2 TOWNSHIP: 23 RANGE: 22

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Missouri Ridge Distillery
PO Box 2167
Branson West, MO. 65737

To the respected members of the Taney County planning commission. I propose to open a small batch artesian distillery on the property located at 7000 State Hwy 248 in Branson, Missouri parcel number 07 1.0-02-000-000-004.000

I first visited Branson over Memorial Day weekend 2013 and fell in love with the area's strong community and family values. Everyone I met was happy to meet a stranger, helpful and friendly. We purchased our home in Branson West in July of 2013. In March of 2014, my wife retired from veterinary medicine. We sold our veterinary practice and completed our move from Salt Lake City in June of 2014. We moved to the Ozark mountains because of the long standing reputation and importance given to strong family values and community pride. We share those values, and that is why we are wanting to start a business here. My dream of opening Missouri Ridge Distillery can and will care for not only my family, but many families by providing honest and steady work for generations.

After a little research I found that the Ozark mountains with its limestone base provides the best possible water for making high quality spirits. I am so excited to have this opportunity. As an award winning brewer I have developed my recipes through careful craftsmanship and testing. I will be primarily making a high quality Bourbon, and an American single malt whiskey "Scotch."

Currently this property is used as a stable and trash pile. It is my understanding that many people have called the authorities and listing agent regarding the trash/garbage found on site. I will clean up this property and develop it in to a beautiful destination rather than an eye sore.

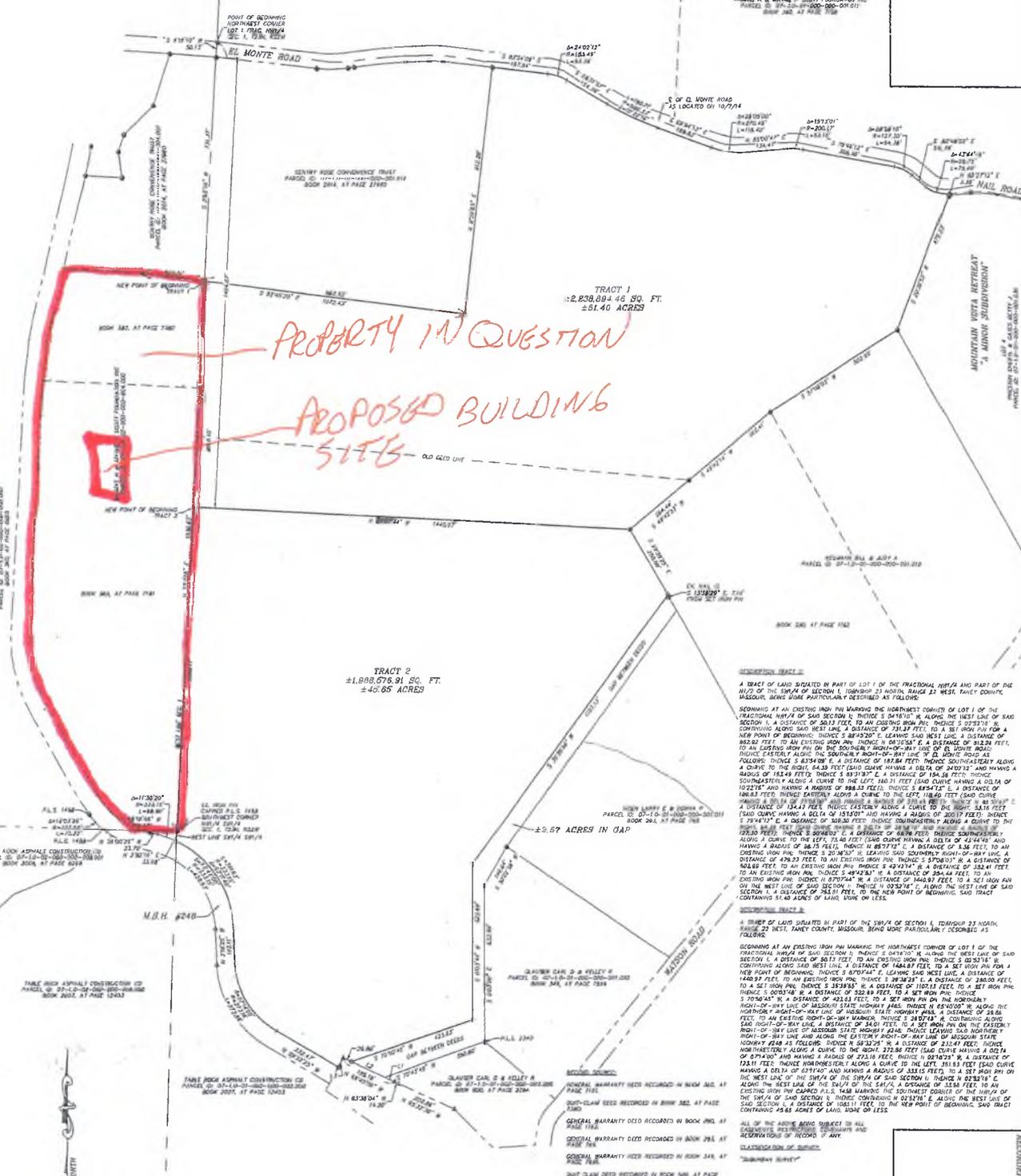
I envision a colonial style barn housing the distillery with well manicured frontage along State Hwy 248. I intend to utilize the manure rich soil as planting beds for flower gardens and landscaping. I plan on reclaiming as much lumber and materials from the existing structures as possible and using them in the construction of the distillery to honor the Ozark heritage.

Missouri Ridge Whiskey will soon be a draw for tourists and whiskey connoisseurs alike. By adding one more stop to a growing industry of craft breweries, artisan distilleries, wineries.

Thank you for your time,
Greg and Jolie Pope

7000 State Hwy 248 Branson, MO. 65616

LINE TABLE		
LINE #	BEARING	DISTANCE
11	N 45°00'00" E	34.40'
12	N 89°00'00" E	104.40'
13	S 23°00'00" E	34.40'



PROPERTY IN QUESTION

PROPOSED BUILDING SITE

TRACT 1
± 828,894.46 SQ. FT.
± 19.40 ACRES

TRACT 2
± 1,898,576.91 SQ. FT.
± 43.85 ACRES

± 0.57 ACRES IN GAP

DESCRIPTION TRACT 1

A TRACT OF LAND SITUATED IN PART OF LOT 1 OF THE FRACTIONAL 1/4 ACRES AND PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 OF THE FRACTIONAL 1/4 ACRES OF SAID SECTION 1; THENCE S 04°18'10" W ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 301.17 FEET TO AN EXISTING IRON PIN; THENCE S 02°37'51" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 731.17 FEET TO A SET IRON PIN FOR A NEW POINT OF BEGINNING; THENCE S 89°00'00" E, LEAVING SAID WEST LINE, A DISTANCE OF 882.82 FEET TO AN EXISTING IRON PIN; THENCE N 02°52'47" E, A DISTANCE OF 812.28 FEET TO AN EXISTING IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF EL MONTE ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EL MONTE ROAD AS FOLLOWS: THENCE S 62°34'01" E, A DISTANCE OF 197.86 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 64.10 FEET (SAID CURVE HAVING A DELTA OF 240°12' AND HAVING A RADIUS OF 154.85 FEET); THENCE S 83°28'17" E, A DISTANCE OF 154.85 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, 140.71 FEET (SAID CURVE HAVING A DELTA OF 102°27' AND HAVING A RADIUS OF 368.33 FEET); THENCE S 85°24'17" E, A DISTANCE OF 186.83 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, 118.40 FEET (SAID CURVE HAVING A DELTA OF 124.41 FEET); THENCE EASTERLY ALONG A CURVE TO THE RIGHT, 145.16 FEET (SAID CURVE HAVING A DELTA OF 155°07' AND HAVING A RADIUS OF 200.17 FEET); THENCE S 75°41'01" E, A DISTANCE OF 303.30 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 325.20 FEET (SAID CURVE HAVING A DELTA OF 68°38' AND HAVING A RADIUS OF 1035.20 FEET); THENCE S 30°52'51" E, A DISTANCE OF 628.78 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, 75.80 FEET (SAID CURVE HAVING A DELTA OF 42°44' AND HAVING A RADIUS OF 34.75 FEET); THENCE N 85°37'12" E, A DISTANCE OF 148.76 FEET TO AN EXISTING IRON PIN; THENCE S 30°52'51" E, A DISTANCE OF 476.23 FEET TO AN EXISTING IRON PIN; THENCE S 30°52'51" E, A DISTANCE OF 345.67 FEET TO AN EXISTING IRON PIN; THENCE S 42°42'14" W, A DISTANCE OF 132.41 FEET TO AN EXISTING IRON PIN; THENCE S 1°49'24" W, A DISTANCE OF 294.44 FEET TO AN EXISTING IRON PIN; THENCE N 02°37'51" W, A DISTANCE OF 146.93 FEET TO A SET IRON PIN ON THE WEST LINE OF SAID SECTION 1; THENCE N 02°37'51" W, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 343.11 FEET, TO THE NEW POINT OF BEGINNING; SAID TRACT CONTAINING 814.60 ACRES OF LAND, MORE OR LESS.

DESCRIPTION TRACT 2

A TRACT OF LAND SITUATED IN PART OF THE SW 1/4 OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 OF THE FRACTIONAL 1/4 ACRES OF SAID SECTION 4; THENCE S 02°17'11" W ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 301.17 FEET TO AN EXISTING IRON PIN; THENCE S 02°37'51" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 731.17 FEET TO A SET IRON PIN FOR A NEW POINT OF BEGINNING; THENCE S 89°00'00" E, LEAVING SAID WEST LINE, A DISTANCE OF 882.82 FEET TO AN EXISTING IRON PIN; THENCE N 02°52'47" E, A DISTANCE OF 812.28 FEET TO AN EXISTING IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF EL MONTE ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EL MONTE ROAD AS FOLLOWS: THENCE S 62°34'01" E, A DISTANCE OF 197.86 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 64.10 FEET (SAID CURVE HAVING A DELTA OF 240°12' AND HAVING A RADIUS OF 154.85 FEET); THENCE S 83°28'17" E, A DISTANCE OF 154.85 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, 140.71 FEET (SAID CURVE HAVING A DELTA OF 102°27' AND HAVING A RADIUS OF 368.33 FEET); THENCE S 85°24'17" E, A DISTANCE OF 186.83 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, 118.40 FEET (SAID CURVE HAVING A DELTA OF 124.41 FEET); THENCE EASTERLY ALONG A CURVE TO THE RIGHT, 145.16 FEET (SAID CURVE HAVING A DELTA OF 155°07' AND HAVING A RADIUS OF 200.17 FEET); THENCE S 75°41'01" E, A DISTANCE OF 303.30 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 325.20 FEET (SAID CURVE HAVING A DELTA OF 68°38' AND HAVING A RADIUS OF 1035.20 FEET); THENCE S 30°52'51" E, A DISTANCE OF 628.78 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, 75.80 FEET (SAID CURVE HAVING A DELTA OF 42°44' AND HAVING A RADIUS OF 34.75 FEET); THENCE N 85°37'12" E, A DISTANCE OF 148.76 FEET TO AN EXISTING IRON PIN; THENCE S 30°52'51" E, A DISTANCE OF 476.23 FEET TO AN EXISTING IRON PIN; THENCE S 30°52'51" E, A DISTANCE OF 345.67 FEET TO AN EXISTING IRON PIN; THENCE S 42°42'14" W, A DISTANCE OF 132.41 FEET TO AN EXISTING IRON PIN; THENCE S 1°49'24" W, A DISTANCE OF 294.44 FEET TO AN EXISTING IRON PIN; THENCE N 02°37'51" W, A DISTANCE OF 146.93 FEET TO A SET IRON PIN ON THE WEST LINE OF SAID SECTION 4; THENCE N 02°37'51" W, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 343.11 FEET, TO THE NEW POINT OF BEGINNING; SAID TRACT CONTAINING 456.85 ACRES OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL ENCUMBRANCES, EASEMENTS AND RESERVATIONS OF RECORD IF ANY.

CLAUDE WOLF SURVEYOR

"Swearings Survey"



Surveyor's Certification

I HEREBY CERTIFY THAT, AT THE REQUEST OF THE PARTIES, THIS SURVEY HAS BEEN MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI AND THAT I AM A MEMBER IN GOOD STANDING OF THE MISSOURI SURVEYORS ASSOCIATION AND THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYING AND MAPPING.

ALL PLATS THAT DO NOT HAVE A SEAL PRINTED THEREON ARE VOID AND OF NO EFFECT. INFORMATION SHOULD BE OBTAINED FROM THE MISSOURI SURVEYORS ASSOCIATION FOR MORE PARTICULAR INFORMATION.

EDDIE D. WOLFE P.L.S. 3190
PATRICK W. BROWN P.L.S. 201302061

Surveyed by: **TIM SAINATO**

SECTIONAL MAP
SEC. 4, TWP. 23N, R. 22W

LEGEND

- SET IRON PIN
- EX. 1/2" IRON PIN
- OBSTACLE STONE
- △ CROWN MONUMENT
- ▲ BENCH MARK
- ▲ BENCH MARK

WOLFE SURVEYING, INC.

EDDIE D. WOLFE P.L.S. 3190 (PRESIDENT)
PATRICK W. BROWN P.L.S. 201302061 (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2003019222 (SECRETARY)

210 South Third Street, Warrenton, OR 97146
Phone: 417-334-8820 Fax: 417-334-8181

SHEET 1 OF 1
WOLFE SURVEYING, INC. COA #2009006003
#0 2301 DUG #1301 BRVDY



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

15-6

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: Born Creek Wine Co

NAME OF APPLICANT: Rebecca S Talp
(Must be owner of record)

SIGNATURE: Rebecca Talp DATE: 2/4/2015
(Must be owner of record)

MAILING ADDRESS: 1320 Kinkley Rd Walnut Shade, MO

TELEPHONE NUMBER: 417(443-0036)

Representative Information

NAME OF REPRESENTATIVE: Rebecca Talp

MAILING ADDRESS (rep.): 1320 Kinkley Rd Walnut Shade MO
65771

TELEPHONE NUMBER (rep.): 417-443-0036

Property Information

ACCESS TO PROPERTY (street # and name): Kerrily Rd

Wahnet Shady, MO. 65771

Number of Acres (or sq. ft. of lot size): 0.7

PARCEL #: 05-3.076-000-000-012,002

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

SECTION: _____ TOWNSHIP: _____ RANGE: _____

NAME OF SUBDIVISION (if applicable): U.A.

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Tractor wine on site. Existing site was
Commercial Kitchen licensed by Linn County.
Lodging on site. State licensed Lodging. Food and
Catering already on site. We have been operating
the wine Co. for 2 years and need want to
build any buildings.



Bear Creek Wine Co

