



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 9, 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

Public Hearings:

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

Old and New Business.

Tentative

Adjournment.



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

HEARING DATE: March 9, 2015

CASE NUMBER: 2014-0012

PROJECT: Muddy Man Storage, Branson

APPLICANT: Your Land Office, LLC

REPRESENTATIVE: Jerry Jeschke

LOCATION: The subject property is located in the 200 block of the Shepherd of the Hills Expressway, Branson, MO; Branson Township; Section 30, Township 23, Range 21.

REQUEST: The applicant, Your Land Office, LLC is requesting approval of a Division III Permit to allow for the development of a self storage facility.

BACKGROUND and SITE HISTORY:

The subject property is a vacant 1.6 acre meets & bounds described tract of land, located in the 200 block of Shepherd of the Hills Expressway, immediately west of the intersection of Shepherd of the Hills Expressway and State highway 248.

The property in question is bounded by the municipal limits of the City of Branson on all four (4) sides.

The current application was approved for Concept on February 17, 2015.

GENERAL DESCRIPTION:

The applicant, Your Land Office, LLC is proposing to utilize the +/- 1.6 acre meets & bounds described tract of land as a self storage facility. The applicant is seeking the Planning Commission approval of a Division III Permit authorizing the development of a self storage facility, with a total of approximately 26,750 square feet of storage space, contained within a total of six (6) buildings, upon build out; including 3,200 square feet of climate controlled storage space. The representative has indicated that the climate controlled storage space will replace the laundry facility as was described and indicated on the site plan during the Concept Hearing. The proposed buildings will be prefabricated steel buildings on concrete foundations with fiberglass roll up doors. The representative has indicated that the facility will be operated remotely from the company's existing offices in Rockaway Beach and also via an on-site kiosk. The

storage facility will be fenced with a chain link fence topped with three (3) strands of barbed wire. The parking lots and driveways will be asphalt pavement. The applicant has indicated that storm water will be directed to a detention basin in the southeast corner of the property.

REVIEW:

The self storage facility will be served by a commercial driveway off of Shepherd of the Hills Expressway, located in the southwest corner of the property. Matt Filice, Assistant City Engineer with the City of Branson has informally indicated that the City will not have any issues with the proposed curb cut in Shepherd of the Hills Expressway at the southwest corner of the property.

The representative has indicated that the storage facility will **not** have an on-site office facility and therefore will not require water or sewer service. The proposal is however contiguous with the corporate limits of the City of Branson. The Planning Staff has received a response from Joel Hornickel, Planning Director, City of Branson requesting that the Planning Commission require that a sewer connection be made for this property, thus requiring annexation into the City of Branson. The email from Mr. Hornickel has been included in the packet.

Due to the addition of a large amount of impervious surface (the majority of the site will either be buildings or asphalt paved parking lots and driveways) a stormwater management plan will be required. David Miller, Branson City Engineer / Public Works Director has informally indicated via email that there is a wet weather spring under the Shepherd of the Hills Expressway in the area in question. Mr. Miller recommends that the applicant place under drains or perforated pipe under the parking area to ensure that the parking lot does not fail.

The adjoining property immediately to the north, east and west is utilized commercially. The adjoining property immediately to the south is Shepherd of the Hills Expressway and commercial uses. Per the provisions of the Development Guidance Code buffering is not required for this proposal because all of the existing, adjoining land uses are commercial in nature.

The project received a score of 1 on the Policy Checklist, out of a maximum possible score of 13. The relative policy receiving a negative score consist of use compatibility.

SUMMARY:

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

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management (Appendix B Item 3).
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Branson Public Work Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Shall the development require the provision of sewer service in the future; the property owner shall connect to Branson municipal sewer.
5. This decision is subject to all existing easements.
6. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
7. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

Muddy man Storage		Permit#:	14-12		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=	x		
centralized system			2	5	
on-site treatment system(s) with adequate safeguards to mitigate pollution			1		
septic system of adequate design and capacity			0		
proposed system may not provide adequate capacity			-1		
proposed solution may cause surface and/or ground water pollution			-2		
Environmental Policies					
SOIL LIMITATIONS		n/a=			
no known limitations			0	3	0
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	0
slope exceeds 30% but is engineered and certified			-1		
slope exceeds 30% and not engineered			-2		
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues			0	2	
critical wildlife present but not threatened			-1		
potential impact on critical wildlife habitat or fisheries			-2		
AIR QUALITY		n/a=	x		
cannot cause impact			0	2	
could impact but appropriate abatement installed			-1		
could impact, no abatement or unknown impact			-2		
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated			0	5	0
buffered and minimally mitigated			-1		
cannot be mitigated			-2		
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property			0	4	-1
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=				
lot coverage compatible with surrounding areas	0	1	0	0
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
BUILDING BULK AND SCALE n/a=				
bulk / scale less than or equivalent to surrounding areas	0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
BUILDING MATERIALS n/a=				
proposed materials equivalent to existing surrounding structures	0	2	0	0
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
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			

Muddy man Storage		Permit#:	14-12		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

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

	Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	3		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=				
structure size and/or access can be serviced by emergency equipment	0	5	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEM SERVICE n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3		
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	0	0
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

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

	Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=	x			
weekly service is available and documentation of availability provided	0	5		
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= 1

Maximum Possible Score= 13

Actual Score as Percent of Maximum= 7.7%

Number of Negative Scores= 1

Negative Scores as % of All Applicable Scores= 8.3%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

February 25, 2015

Project: **Muddy man Storage**

Permit#: **14-12**

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *February 25, 2015*

Project: Muddy man Storage

Permit: 14-12

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	13	1	7.7%	1	8.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	5		
sewage disposal				
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	0		
waste disposal service				
waste disposal commitment				
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service				
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
building materials	0	0		
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *February 25, 2015*

Bob Atchley

From: Joel Hornickel [jhornickel@bransonmo.gov]
Sent: Tuesday, January 20, 2015 4:43 PM
To: Bob Atchley
Subject: Muddy Man Storage Branson

Bob:

We have received word today regarding an Application for Concept (Muddy Man Storage Branson – Shepherd of the Hills Expressway) which will go before the Taney County Planning Commission at tonight’s meeting. While we have talked briefly to the applicant about their request several weeks ago, we now request the Commission to require a sewer connection to be made for this property, thus requiring annexation to the City of Branson so then all applicable building codes and other pertinent regulations can be applied. Because the applicant points out they may add sewer and water improvements in the future, we feel they should be required to make those connections prior to development of the property as opposed to avoiding them now, or circumventing regulations so the health, safety and welfare of our community can be protected. We, nor the International Code Council do not feel a ‘port-a-potty’ meets the requirement of providing employees or patrons adequate facilities.

We appreciate the Taney County Planning Commission’s consideration of our request and are willing to provide any additional documentation as necessary.

Joel Hornickel

Director

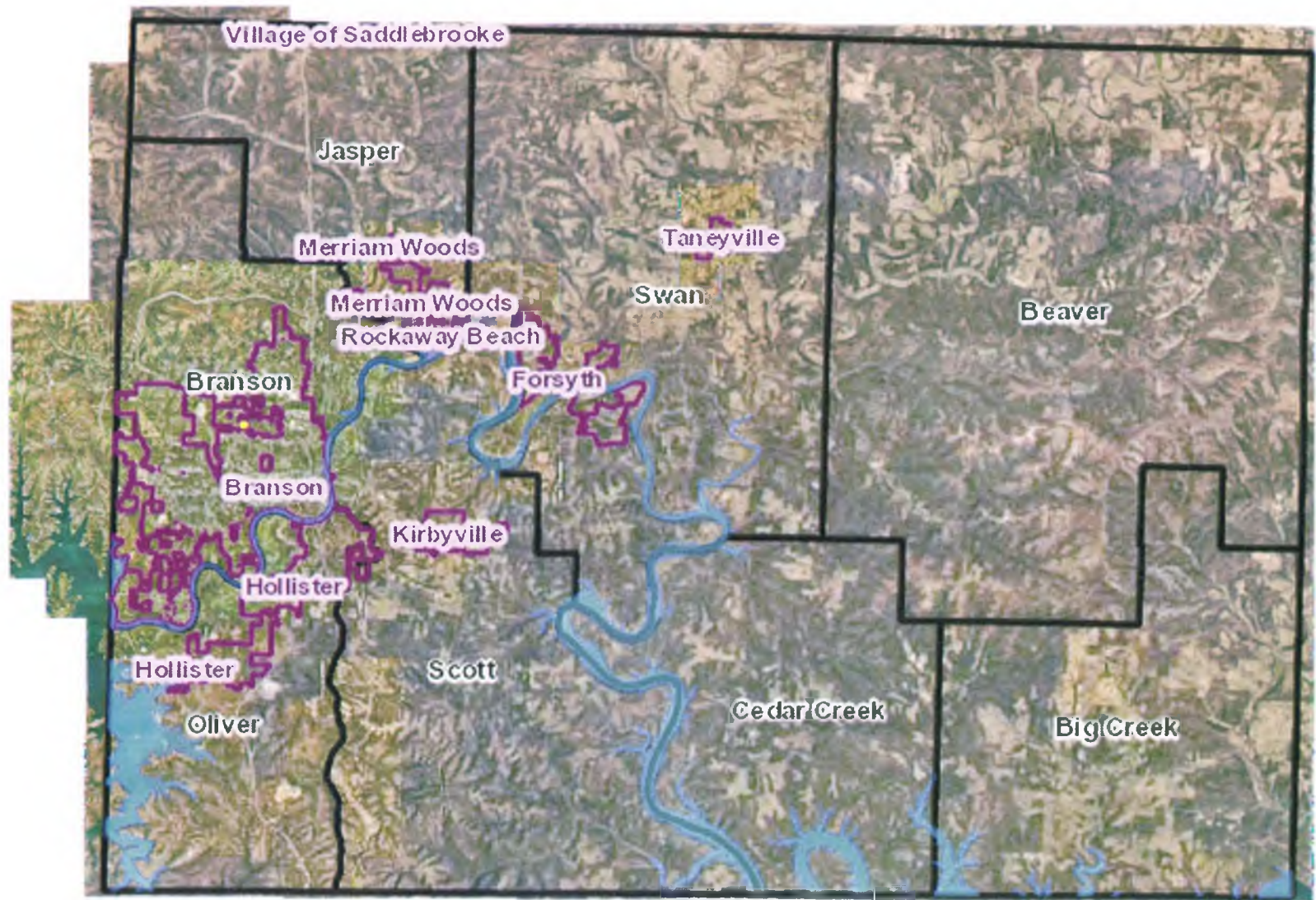
City of Branson

Planning & Development Dept.
110 W. Maddux St. Suite 215
Branson, MO 65616

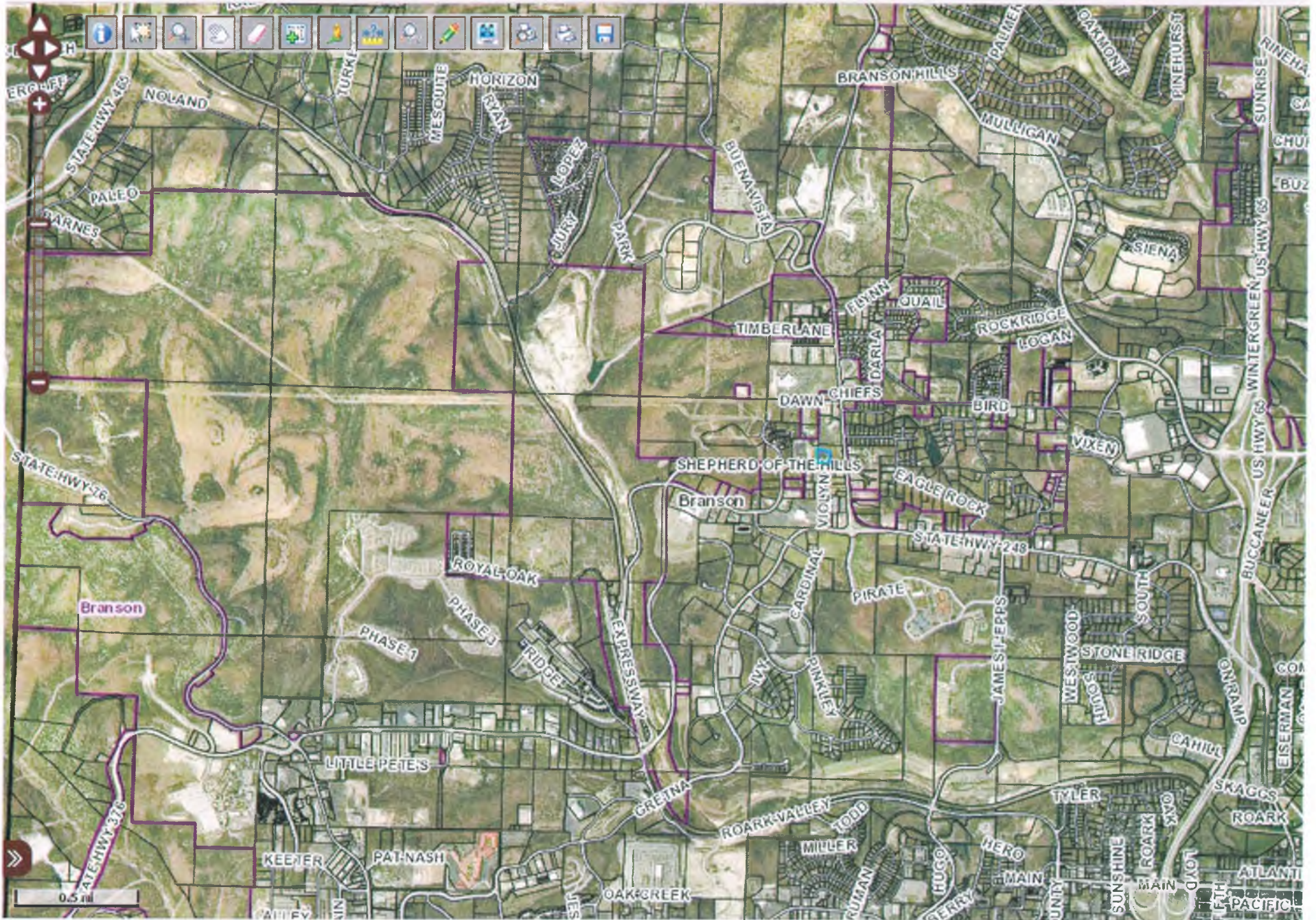
p: 417.337.8546

f: 417.334.2391

www.bransonmo.gov



Muddy Man Storage
200 Block of Shepherd of the Hills Expressway, Branson, MO
Division III Permit 2014-0012
Taney County GIS - Beacon





200 ft

DEAUVILLE

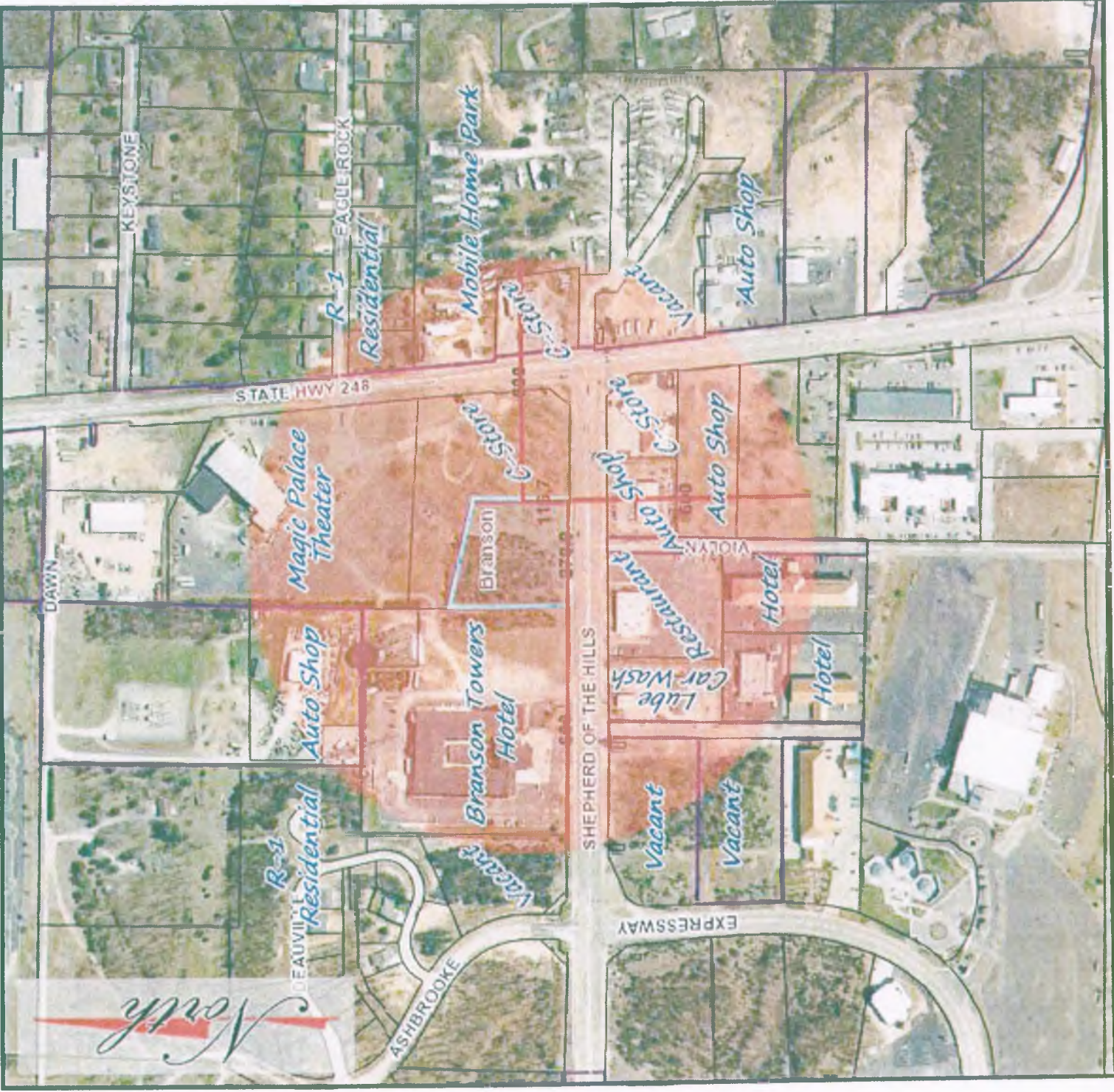
SHEPHERD OF THE HILLS

EXPRESSWAY

VIOLYN

STATE HWY 248





North

R-1 Residential

Magic Palace Theater

Auto Shop

Branson Towers Hotel

Branson

C-Store

Mobile Home Park

C-Store

Vacant

Vacant

Lube Car Wash

Auto Shop

Auto Shop

Vacant

Restaurant

Hotel

Hotel

Auto Shop

STATE HWY 248

DAWN

KEYSTONE

R-1 Residential

EAGLE ROCK

ASHBROOKE

SHEPHERD OF THE HILLS

EXPRESSWAY

VIOLYN



Muddy Man Storage Branson





Storage Area
3400
6900
7400
3150
2700
23550



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: March 9, 2015

CASE NUMBER: 2015-0002

PROJECT: Sycamore Creek Family Ranch

APPLICANT: Marie Fulkerson

REPRESENTATIVES: Michael & Lisa Button

LOCATION: The subject property is located at 2657 Sunset Inn Road, Branson, MO, Scott Township; Sections 15 & 22, Township 23, Range 21.

REQUEST: The representatives, Michael & Lisa Button are requesting approval of a Division III Permit authorizing the development of the Sycamore Creek Family Ranch, an agritourism and ministry based development proposal, which includes an extensive list of proposed uses as described in the General Description.

BACKGROUND and SITE HISTORY:

The representatives have indicated that the Sycamore Creek Family Ranch will be located upon four (4) adjoining parcels of land, with a total acreage of approximately 139.39 acres (per the Assessor's information). The first parcel of land (08-5.0-22-000-000-003.000) is an approximately 32.4 acres (per the Assessor's information) agricultural parcel of land, containing an existing residence. The second parcel of property (08-5.0-22-000-000-002.000) is an approximately 17 acre agricultural parcel of property (per the Assessor's information). The third parcel of property (08-5.0-15-000-000-034.000) is an approximately 78.42 acre agricultural parcel of property, containing an existing residence and two barn structures (per the Assessor's information). The fourth parcel of property (08-5.0-15-000-000-034.001) is an approximately 11.57 acre agricultural parcel of property (per the Assessor's information). The Representative are also proposing to lease two (2) adjoining parcels of property from Empire District Electric, with an approximate total acreage of 105.6 acres.

On June 17, 2013 the Planning Commission approved Division III Permit # 2013-0011 authorizing the development of the Veterans Victory Village, which was to be an approximately 245 unit residential housing complex, held in a condominium style of ownership, providing housing for disabled veterans and their families, via a total of seven (7) monolithic dome structures, for the properties in questions. In conjunction

with this approval, a number of multi-purpose domes were to be constructed providing year-round activities and services primarily for disabled veterans and their families.

GENERAL DESCRIPTION:

The proposed Sycamore Creek Family Ranch will be located on a total of six (6) adjoining parcels of land (including property leased from the Empire District Electric Company) with a total of approximately 245 acres. This proposed phased development proposal will combine components of agritourism and ministry. The representatives have indicated that the focal point of the proposed Family Ranch will be a large, nicely finished barn where many of the activities and special events (such as weddings) will be held. The representatives have indicated that this proposed project will be implemented in phases and may include the following uses:

Phase I

- Barn/water well/septic system
- Entrance Gate
- Gravel drive & main parking lot
- Water feature
- Berms
- Equipment for hayrides, mowing, etc.
- Planting: Corn, sorghum, or prairie grass maze/Exotic pumpkin patch up top/pumpkin patch below/sunflower patch/grass by barn/cedar maze up top/Christmas tree lot/apple orchard/berry batch
- Firepits
- Animals – chickens, goats, rabbits (coops/shelter/fencing)
- Windmill
- Willow trees (on berms?)
- Fall Festival – hayrides, pumpkin patch, mazes, concessions, gathering area

Phase II

- Ponies
- Exotic farm animals: Clydesdale horses, belted Galloway cow, longhorn cattle, reindeer, burro
- Cedar maze below
- Pedal cart track
- Frisbee golf
- Hiking/biking trail
- Camping areas
- Hay pasture
- Farmers Market/Fall Festival tent area
- Pumpkin cannons
- Ticket building & gift shop
- Additional parking lot

Phase III

- Outbuildings (bathroom below)
- Boat Docks
- Bunkhouse
- Treehouse
- Outdoor chapel
- Pecan orchard
- Tubing hill

Phase IV

- Lodging/Cabins

REVIEW:

The Sycamore Creek Family Ranch will be developed in phases over a number of years. The Representative have submitted a Master Plan indicating the development upon completion and also a Phase Map indicating the location of the four (4) phases of the development proposal.

Since mixed uses are proposed, per the provisions of Table J-1 of the Development Guidance Code, the on-site parking space requirements will be required to be determined on a proportional basis, based upon the proposed uses. The parking area(s) will have to be designed based upon these specific uses. However, the representatives will have adequate property area to ensure adequate parking. The issuance of the Division II (Commercial Construction) Permit for the barn structure for example will require the provision of a specific number of parking spaces.

The area in question is not served by sewer so as the representatives develop the Sycamore Creek Family Ranch, based upon the specific uses established, the wastewater flows which may exceed 3,000 gallons per day wastewater flow, requiring the approval of a wastewater treatment system via the Missouri Department of Natural Resources (MoDNR).

A large portion of the property being leased from the Empire Distric Electric Company is located within the Special Flood Hazard Area (SFHA) (floodplain) as defined by FEMA. However, the majority of the structures and parking area are proposed to be developed outside of this floodplain area. The only structure proposed to be located within the floodplain area is restrooms.

The adjoining property immediately to the north and west is Lake Taneycomo. The adjoining property to the south is the National Institute of Marriage. The adjoining property immediately to the east is vacant property owned by the Empire District Electric Company and the College of the Ozarks.

The project received a score of -28 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility, underground utilities and traffic.

STAFF RECOMMENDATIONS:

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

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management (Appendix B Item 3).
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
 - f. A traffic impact study shall be submitted to the Taney County Road & Bridge Department and the Missouri Department of Transportation (MoDOT).
 - g. An engineering public improvement plan shall be submitted to and approved by the Taney County Road and Bridge Department prior to the completion of road improvements to Sunset Inn Road.
2. Compliance letters from the Taney County Road & Bridge Department, the Western Taney County Fire Protection District, the Missouri Department of Natural Resources (MoDNR) and the Missouri Department of Transportation (MoDOT) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
4. The representatives shall either submit a Compliance Letter from the On-site Wastewater Permitting Division of the Planning Department or shall provide a copy of a valid Construction permit for a wastewater treatment system via the MoDNR providing for the applicable wastewater flows, prior to the issuance of applicable Division II Permits.
5. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
6. The representatives shall submit a MoDNR Construction Permit for a well(s) to provide service to the Sycamore Creek Family Ranch.
7. The representatives shall provide proof of liability insurance to the Taney County Planning Department prior to opening day of the operation.

8. The representatives shall work in conjunction with the Taney County Road & Bridge Department to ensure that upgrades are made to Sunset Inn Road, between Ladybug Road and the entrance to the Sycamore Creek Family Ranch property; as allowed within the existing road right-of-way.
9. The internal roadways within the Sycamore Creek Family Ranch development shall be constructed in compliance with the Taney County Road & Bridge Standards.
10. A copy of the lease agreement between the Sycamore Creek Family Ranch and the Empire District Electric Company shall be provided to the Planning Department office.
11. No outside storage of equipment or solid waste materials.
12. This decision is subject to all existing easements.
13. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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

Environmental Policies

STORM DRAINAGE	n/a=			
on-site stormwater retention and absorption with engineered plans	2	4	0	0
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			
AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

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

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	1	4
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Division III Relative Policy Scoring Sheet: Eastern Taney County	Performance Value	Importance Factor	Score	Section Score
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Open-Space Density				
USABLE OPEN SPACE	n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2	
residential developments (>25 units) offer >10% but <25% open recreational space		1		
recreational area provided, but highly limited and not provided as open space		0		
no designated recreational space provided, but open space available		-1		
no open recreational space provided		-2		

Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
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= -28
Maximum Possible Score= 53
Actual Score as Percent of Maximum= -52.8%
Number of Negative Scores= 6
Negative Scores as % of Total Score= 17.1%

Scoring Performed by:
Bob Atchley / Bonita Kissee

Date:
February 25, 2015

Project: Sycamore Creek Family Ranch

Permit#: 15-02

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

Scoring by: Bob Atchley / Bonita Kisse

Date: February 25, 2015

Eastern District Relative Policies: Division III Permit

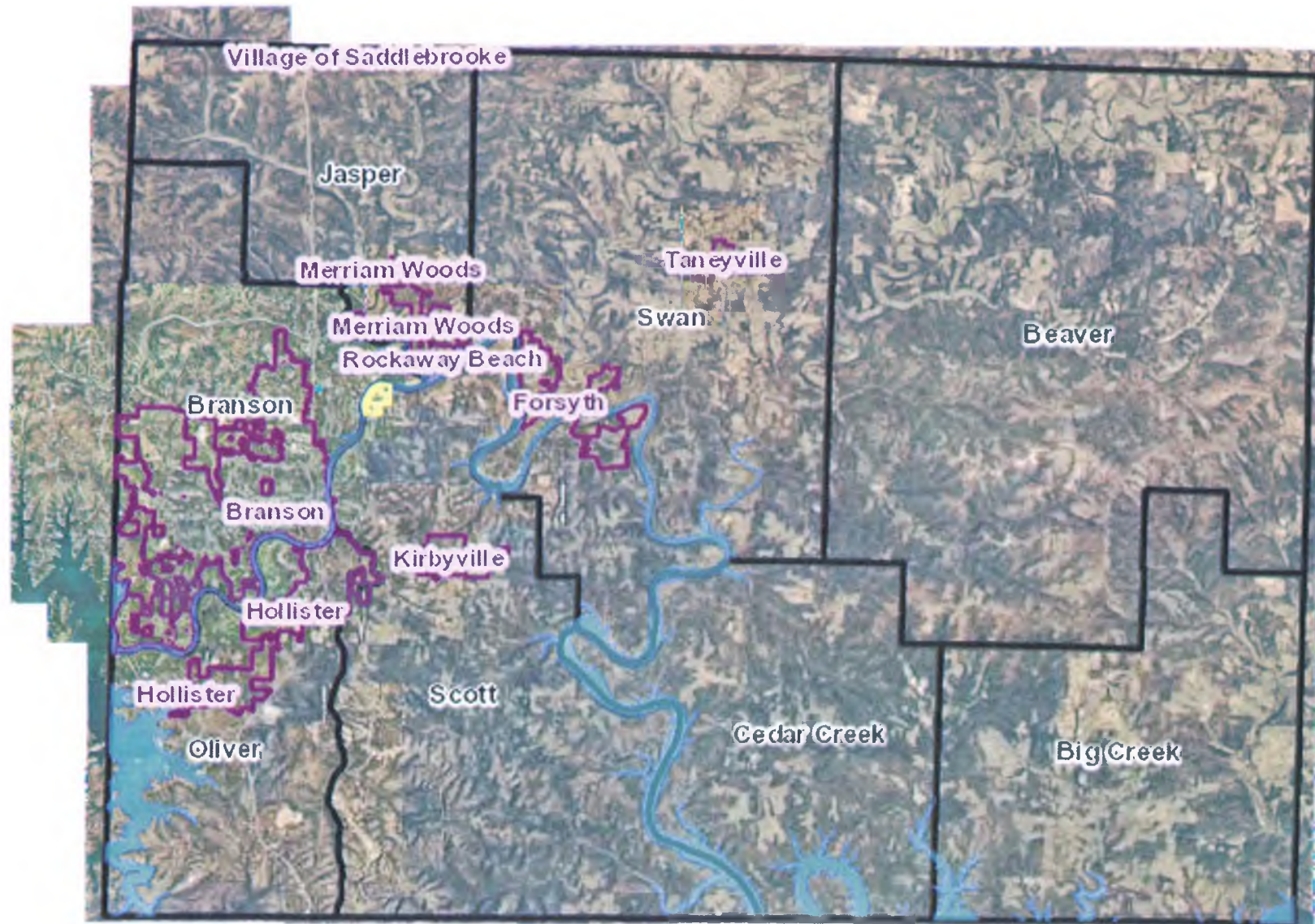
Project: **Sycamore Creek Family Ranch**

Permit: **15-02**

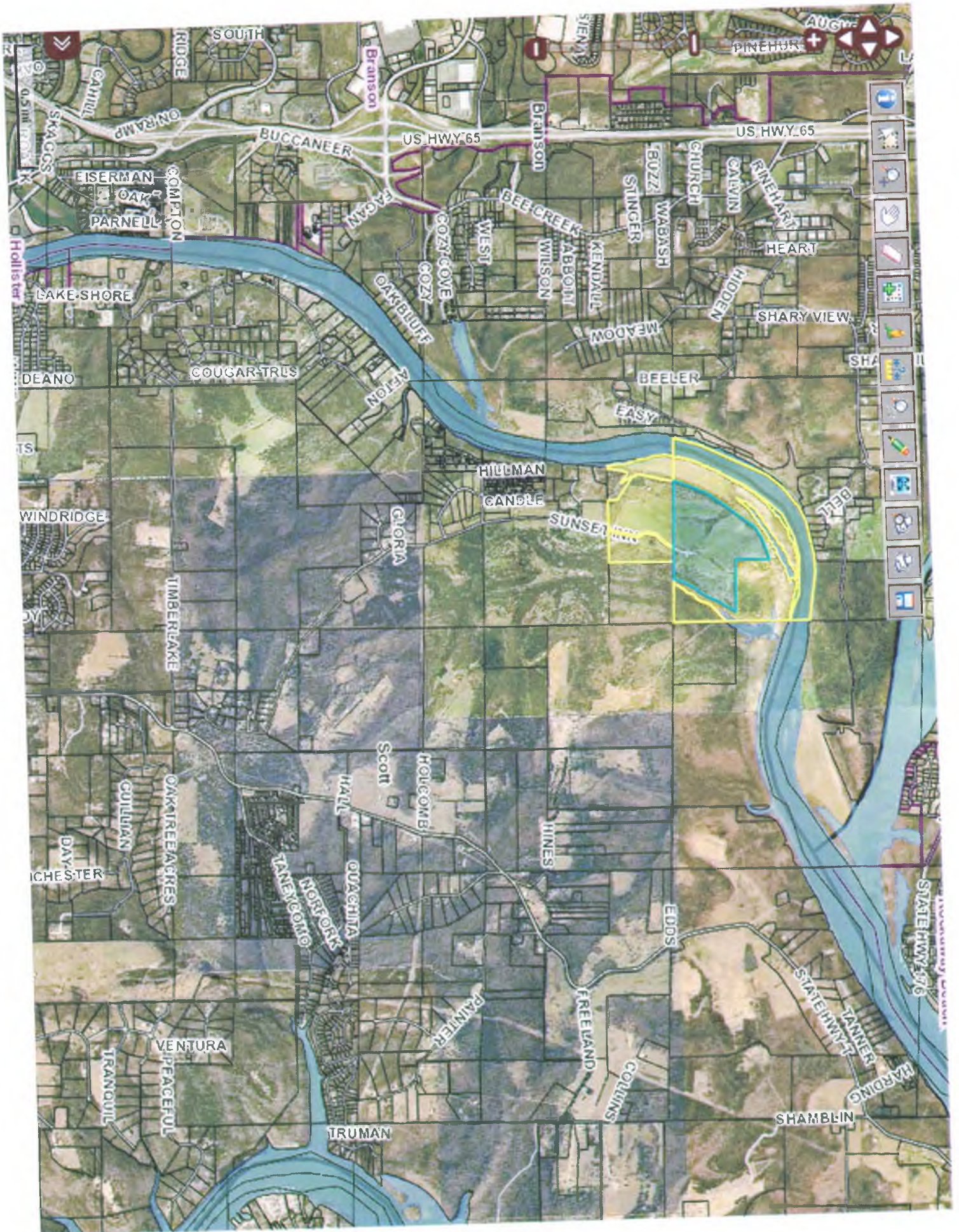
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	-28	-52.8%	6	40.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-25	3	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-4	2	28.6%
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	0		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	3		
preservation of critical areas	6	3		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems				
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *February 25, 2015*



**Sycamore Creek Family Ranch
2657 Sunset Inn Road
Division III Permit 2015-0002
Taney County GIS - Beacon**



SOUTH

Aug 17

PINEHUR

US HWY 65

US HWY 65

BUCCANEER

Branson

BOZZ WABASH

CHURCH

CALVIN

RINEHART

HEART

SHARY VIEW

EISERMAN
OAK
PARNELL

LAKE SHORE

COUGAR TRUS

OAK BLUFF
AFTON

COZY COVE

COZY

WEST

BEE CREEK

WILSON

ABBOTT

MENDALL

MEADOW

BEELEER

EASY

HILLMAN

GANGLE

SUNSERI

BELL

WINDRIDGE

TIMBERLAKE

GLORIA

Scott

HOLCOMB

HINES

EDDS

FREE LAND

COLLINS

STATE HWY 390

TANNER

HARDING

SHAMBLIN

VENTURA

TRANQUIL

PEACEFUL

TRUMAN

HALL

OUAGITA

NORFOLK

TANEYBOND

PAINTER

CULLMAN

OAK TREE ARBRES

DAY

CHESTER

STATE HWY 390

Hollis Ter



MASTER PLAN

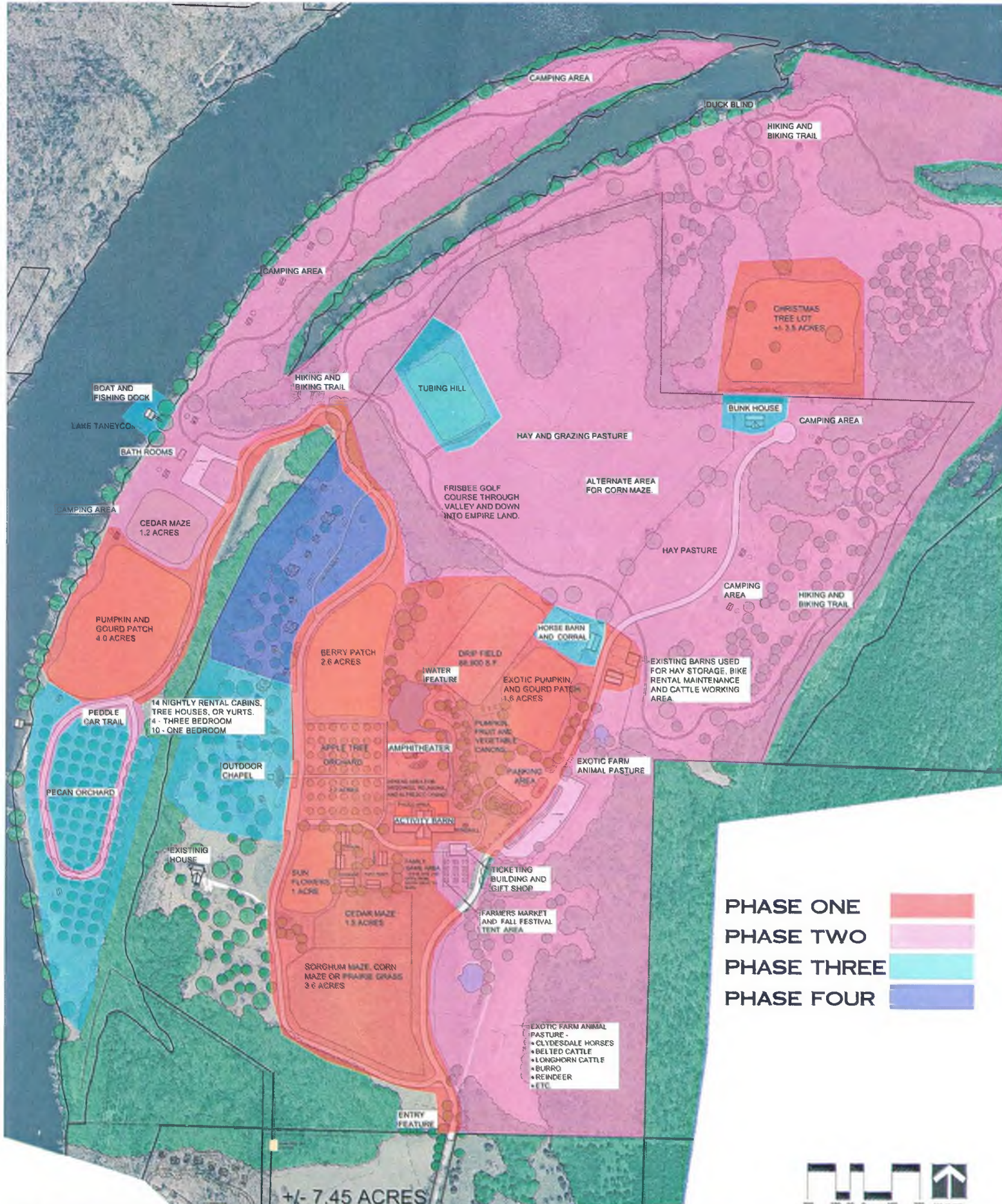
SYCAMORE CREEK FAMILY RANCH

PREPARED FOR: MIKE AND LISA BUTTON



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 WWW.LANDRUNSTUDIO.COM

JOB# 150101



PHASE MAP

SYCAMORE CREEK FAMILY RANCH

PREPARED FOR: MIKE AND LISA BUTTON

- PHASE ONE
- PHASE TWO
- PHASE THREE
- PHASE FOUR





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JOB# 150101



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

HEARING DATE: March 9, 2015

CASE NUMBER: 2015-0003

PROJECT: Branson's Nantucket

APPLICANT: Branson's Nantucket, LLC – Kevin Knasel

REPRESENTATIVE: Justin Gage

LOCATION: The subject property is located at the southwest corner of the intersection of State Highway 376 and State Highway 265, Branson, MO; Branson Township; Section 3, Township 22, Range 22.

REQUEST: The applicant, Branson's Nantucket is requesting the approval of a Division III Permit, authorizing the development of the site as a phase of Branson's Nantucket, a resort development with up to 400 multi-family condominium units.

BACKGROUND and SITE HISTORY:

Branson's Nantucket condominium resort development will be located upon an approximately 26.18 acre (per the Assessors Information - Beacon) parcel of land (Parcel # 08-2.0-03-000-000-008.000), formerly utilized as the Mt. Branson Christian Church.

The current application was approved for Concept on February 17, 2015.

GENERAL DESCRIPTION:

The proposed Branson's Nantucket development will be located on a +/- 26.18 acre meet & bounds tract of land (per the Assessor's Information). Branson's Nantucket is a proposed resort development with up to three-hundred & eighty (380) condominium units consisting of three (3) ten (10) story buildings and thirty-four (34) additional single units.

The municipal limits of the City of Branson are located on the other side of State Highway 265 located across from the property in question.

The current application was approved for Concept on February 17, 2015.

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

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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

Environmental Policies

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

SLOPES		n/a=			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4	-1	-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	0	0
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			

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

Land Use Compatibility

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

Compatibility Factors

USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-2	-8
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Branson's Nantucket		Permit#:	15-03		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0			
lot coverage exceeds surrounding areas by less than 50%		-1	1	-1	-1
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas		0			
bulk / scale differs from surrounding areas but not obtrusive		-1	3	-1	-3
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=			
proposed materials equivalent to existing surrounding structures		0			
proposed materials similar and should blend with existing structures		-1	2	0	0
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=			
no rooftop equipment or vents		2			
blocked from view by structure design		1			
blocked from view using screening		0	1	1	1
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers		2			
blocked from view by structure design		1			
blocked from view using screening		0	3	-1	-3
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2			
blocked from view by structure design		1			
blocked from view using screening		0	3	0	0
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways		2			
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0	2		
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

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

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERNS n/a=				
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3	2	6
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			

Branson's Nantucket		Permit#:	15-03		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	3	0	0
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
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	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	0	0
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			

Branson's Nantucket		Permit#:	15-03		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	1	4
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=			
residential developments (>25 units) include more than 25% open recreational space		2	2	-1	-2
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -1

Maximum Possible Score= 59

Actual Score as Percent of Maximum= -1.7%

Number of Negative Scores= 9

Negative Scores as % of All Applicable Scores= 39.1%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

February 25, 2015

Project: **Branson's Nantucket**

Permit#: **15-03**

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances waste disposal service
Importance Factor 4:	slopes use compatibility
Importance Factor 3:	building bulk/scale waste containers screening
Importance Factor 2:	traffic usable open space
Importance Factor 1:	lot coverage

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *February 25, 2015*

Project: Branson's Nantucket

Permit: 15-03

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	-1	-1.7%	9	39.1%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	5	2	33.3%
sewage disposal	10	10		
off-site nuisances	0	-5		
diversification				
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	0		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-8	2	66.7%
slopes	0	-4		
use compatibility	0	-8		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	30	6	2	28.6%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	-3		
outdoor equip storage	6	0		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns	6	6		
development buffering	6	0		
water system service	6	6		
Importance Factor 2	4	-4	2	40.0%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space	4	-2		
Importance Factor 1			1	50.0%
lot coverage	0	-1		
rooftop vents / equipment	2	1		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *February 25, 2015*

Bob Atchley

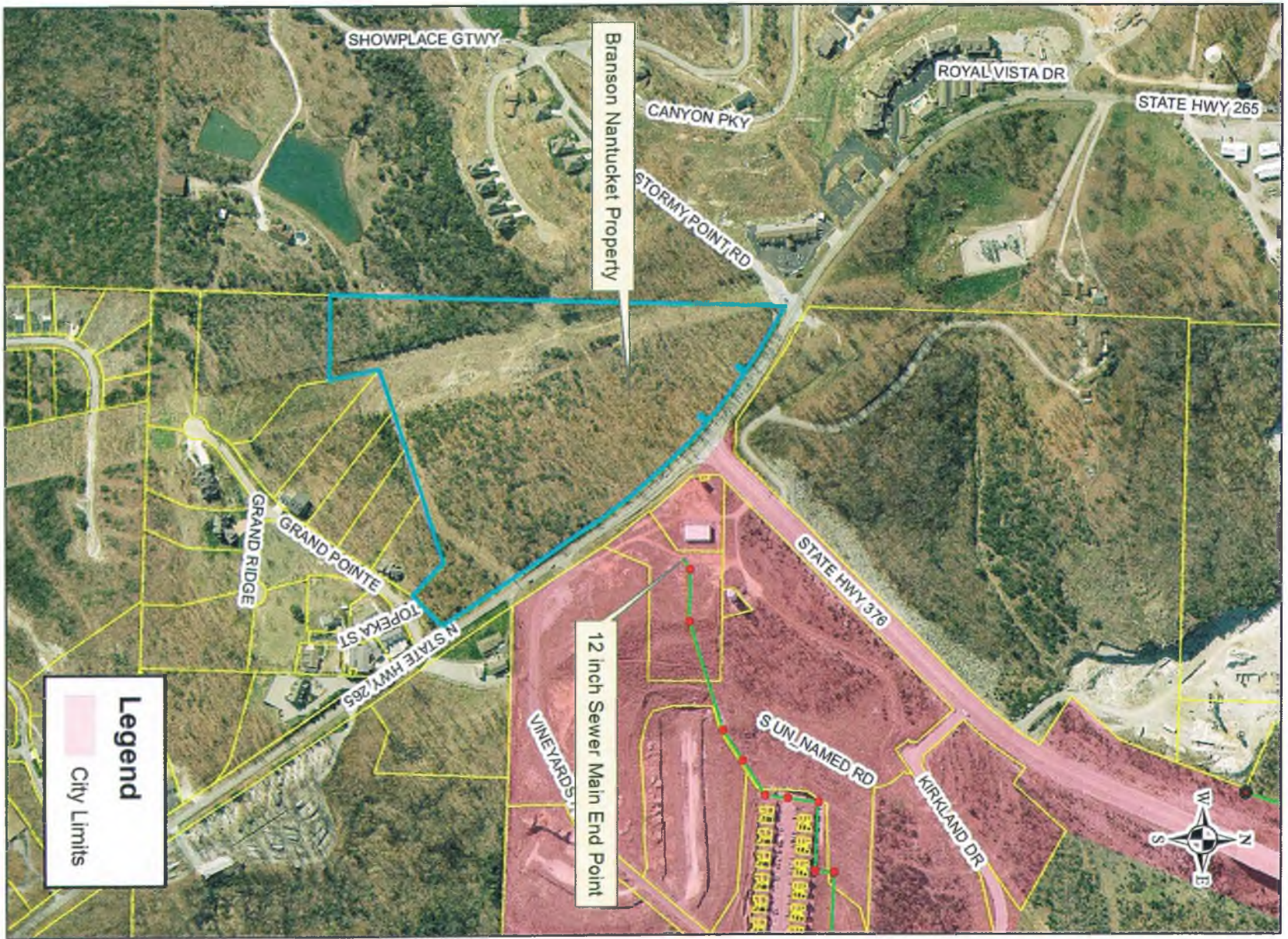
From: Kendall Powell [kdpowell@bransonmo.gov]
Sent: Wednesday, March 04, 2015 1:09 PM
To: Bob Atchley
Cc: Mike Ray
Subject: Branson Nantucket Development

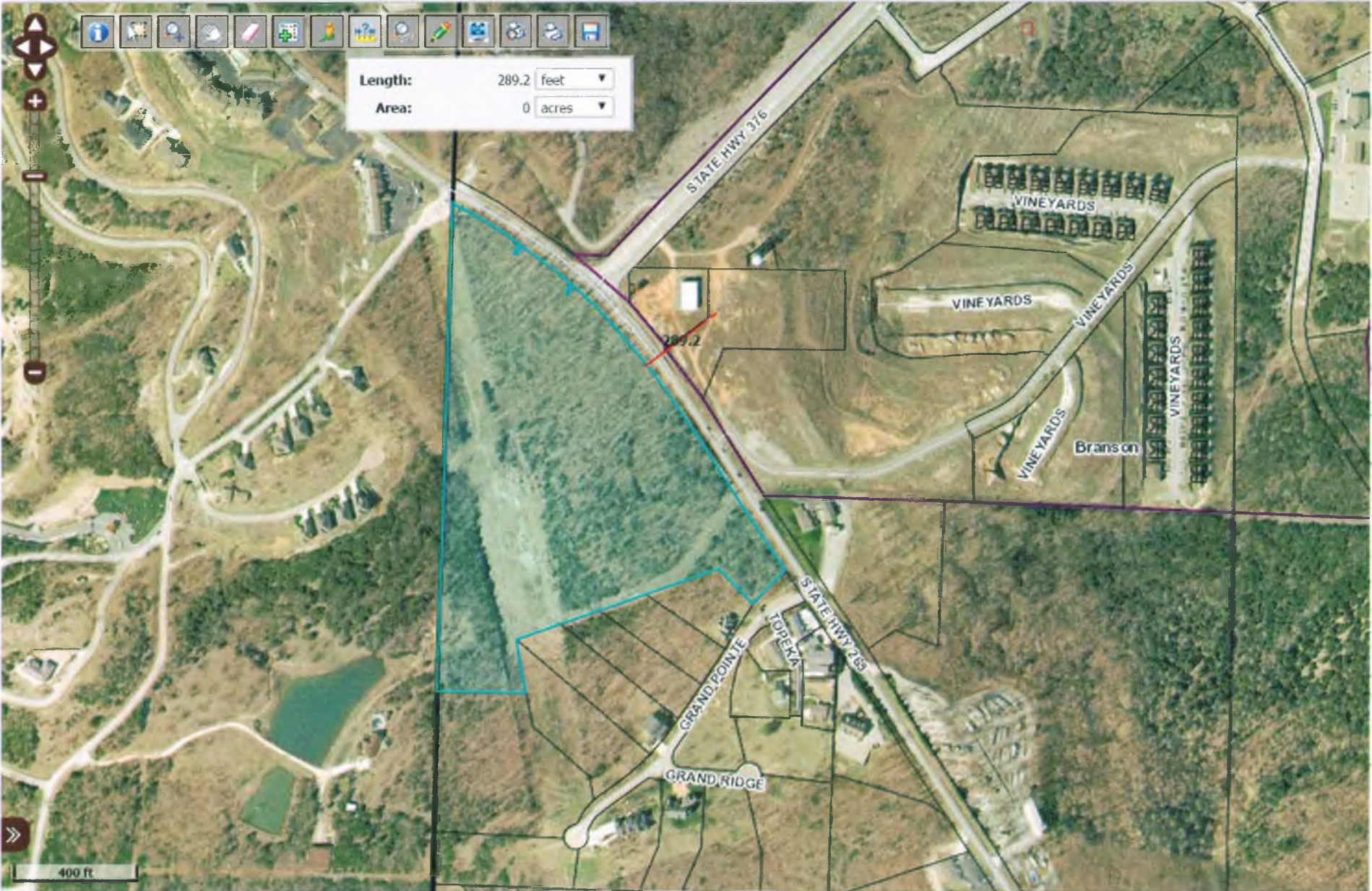
Bob,

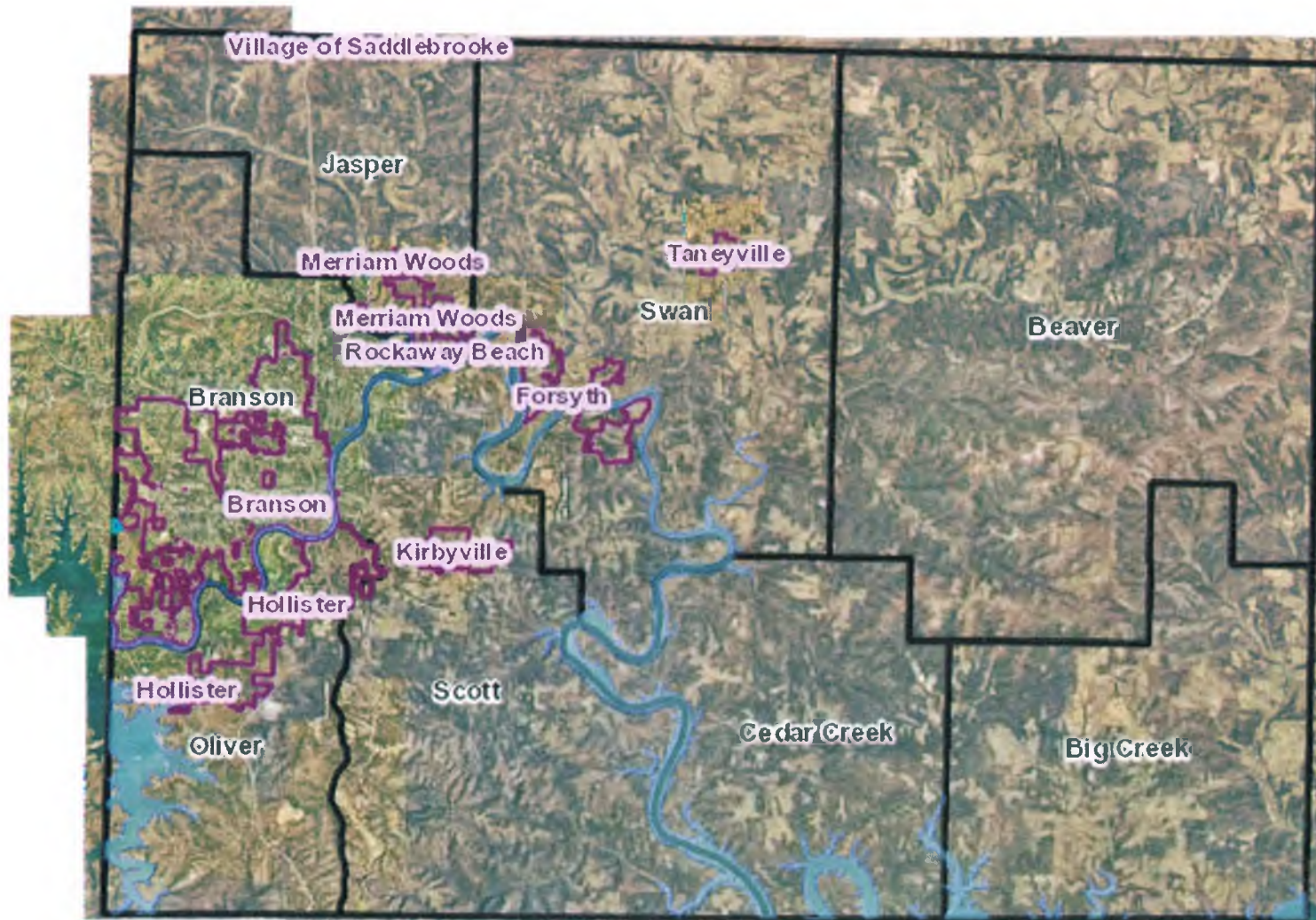
Thank you for contacting the City in regards to the Branson Nantucket Development proposed to be located at the intersection of Highway 265 and 376. The City prefers that the development would connect to the City's sewer main system. As part of that process the owner would be required to petition to annex into the City since the property is contiguous. The petition would be voted on by the Board of Aldermen. If the Board would choose not to annex the property the owner would then complete a pre-annexation agreement with the City. Either way the development would be required to follow all City codes and processes. If you have any questions please feel free to contact us at any time.

Thank you,

Kendall Powell
Plans Examiner
City of Branson Utilities
Email: kdpowell@bransonmo.gov
Phone: (417) 243-2733
Fax: (417) 334-9519







Branson's Nantucket
Southwest Corner – Intersection of State Hwy. 376 & State Hwy 265,
Branson, MO
Division III Permit 2015-0003
Taney County GIS - Beacon



0.5 mi

STATE HWY 265

STATE HWY 376

VINEYARDS

MAJESTIC
LENNART

SKYLINE

SCHAFFER ALLEY
ROSE

GREEN MOUNTAIN

STATE HWY 163

ANIMAL SAFARI

FORD
HARLEY
PINE
ELLEN
FRANCIS
JUDY
ROSALIE

Branson

PAT NASH

LITTLE PETERS

PHASE 1

PHASE 1

LEAR

FALLS

FALLS

SHADY

BLUE MEADOWS

BRAMBLE

OAK

MINNUS

GLORY

WILDWOOD

OAK RIDGE

Branson

EXPRESSWAY

AMHERST

SPRING CREEK

FALL CREEK

CONCORD

SCOTT

GARGES

CAUDILL

OWEN

TRUMAN

MILLER

TODD

ROCK VALLEY

GRETA

IVY

CARDINAL

PINKLEY

PRIVATE

COOPER CREEK
RIVER VALLEY

FARM

FINCH

WRIGHT

OLD COUNTY

LEE

SUNSHINE

BERRY

HUGO

HERO

TYLER

JAMES F. EPPS

WESTWOOD

HINSON

STONE

SOUTH

STATE HWY 248

STATE HWY 160







TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: March 9, 2015

CASE NUMBER: 2015-0004

PROJECT: GUMI Camp USA

APPLICANTS: Tim & Angela Hadaller

LOCATION: The subject property is located at 267 Mo / Ark Road, Cedar creek, MO; Cedar creek Township; Section 2 & 11, Township 21, Range 19.

REQUEST: The applicants, Tim & Angela Hadaller are requesting the approval of a Division III Permit, authorizing the development of the GUMI (**Glad You Made It**) Camp USA, a not-for-profit corporation, which is to serve as a healing retreat for United States veterans from any war or branch of service.

BACKGROUND and SITE HISTORY:

On November 21, 2005 the Planning Commission approved Division III Permit # 2005-0050, authorizing the development of Cedar Oak Estates; a seventy-four (74) lot, single-family residential subdivision on the properties in question.

On December 22, 2014, Scott Starrett wrote a letter to the applicants upon discovering that two (2) new storage buildings (planning to be utilized as cabins) had been placed at 267 Mo / Ark Road without the appropriate Planning & Zoning Permits. At this time, the Planning Department Office is awaiting the completion of the Division III Permitting process and compliance with the conditions of the Decision of Record before issuing the appropriate Division I / II Permits for the existing structures in question.

The proposed GUMI Camp USA will be located upon a total of +/- 258.49 acres (per survey) (approximately 245.25 acres per the Assessors Information - Beacon) split by the Assessor's Office between three (3) parcels of land. The northern-most parcel (Parcel # 22-1.0-02-000-000-005.000) is +/-199 acres in size. There is a small +/- 1.25 acre parcel (Parcel # 22-2.0-03-000-000-030.000) adjoining Mo / Ark Road. The southern-most parcel (Parcel # 22-1.0-11-000-000-003.000) is +/- 45 acres in size.

The current application was approved for Concept on February 17, 2015.

GENERAL DESCRIPTION:

The proposed GUMI Camp USA will be located on a total of +/- 258.49 acres (per survey). The applicants, Tim & Angela Hadaller are currently seeking Planning Commission approval of this healing retreat for U.S. military veterans. The applicants have indicated that the Camp will have a unique program for those who struggle with Post-Traumatic Stress Disorder (PTSD). The applicants have also indicated that the veterans will progress through a multi-level program, in which the goal will be to transition them back to civilian life following deployment. The GUMI Camp USA website indicates that at full capacity, the facility will house approximately thirty (30) veterans on a working ranch.

The main, public entrance will include a check in point and Administration / Welcome Building. The Administration / Welcome Building will include an administrative office, meeting room, living museum and restroom.

The applicants are proposing to house the veterans in individual cabins that would be scattered throughout the property. Each cabin would be approximately 120 square feet (10' x 12') in size. The applicants have indicated that each of the cabins will have a single bathroom, including a shower but no kitchen. During the Concept Hearing Angela Hadaller indicated that the GUMI Camp will consist of no more than five (5) cabins in Phase I of the development. The applicants have indicated that they will be adding small cabins throughout the development, following the recommended placement. However, the applicants have given no indications as to the maximum number of cabins that are planned for the camp.

The applicants are also proposing to provide housing for veterans and volunteers via six (6) RV spots, with water and sewer hookups. This RV area would have a shared laundry and shower house facility.

The Main Center will be a building housing the kitchen / dining facility for the camp, as well as laundry and shower facilities. The Main Center is also proposed to have five (5) individual rooms providing housing specifically for residents with physical limitations. Each of these rooms will have individual restrooms and showers.

The website indicates that the Gumi Camp USA will include a working ranch for both cattle and horses. The camp will also include craft shops, in which local volunteers will be providing handmade crafts to both the veterans, as well as camp guests. The website further indicates that the Camp will include mechanical shops, for both a wood working and blacksmith shops.

As a part of this Division III Permit, the applicants are also seeking Planning Commission authorization for an annual fund raising concert, to be held consistently on Memorial Day weekend of each year. The first, on-site fund raising event is scheduled to be held on May 23 through 25, 2015 (Memorial Day Weekend).

REVIEW:

The GUMI Camp USA is to be a healing retreat for veterans of the U.S. military which is proposed in phases on a total of +/- 258.49 wooded acres. As state above in the General Description Phase I will include the following:

- Administration Building – the administration building is to serve as the security checkpoint. It is proposed to contain a kitchenette and restroom.
- Six (6) RV Spots (with water and sewer hook ups) – This area will include a shared laundry / shower house.
- Five (5) cabins - single bathroom, including a shower but no kitchen.
- Barn and Pasture Area.
- Main Center – The Main Center is to include a large kitchen, dining facility, restroom/shower, main laundry facilities, meeting and therapy rooms.

The staff has found no evidence to suggest that there is a functional onsite wastewater (septic) treatment system currently serving the properties in question. Scott Starrett, Taney County (On-Site Wastewater Permitting) has calculated the approximate wastewater flows associated with the first phase of the project. Utilizing the Missouri Department of Health and Senior Services Regulations, Mr. Starrett estimates that the first phase of the project will generate approximately a wastewater flow of approximately 5,015 gallons per day. Any development / project generating more than 3,000 gallons per day shall fall under the jurisdiction of the Missouri Department of Natural Resources (MoDNR). The GUMI Camp USA will likely be required to be served a MoDNR approved wastewater Treatment facility. The staff highly recommends that a condition be placed on this application requiring the issuance and submission of a MoDNR Permit for a wastewater treatment facility, prior to the issuance of Division II Permits for the structures.

The properties are currently served by an individual well. The applicants will be required to obtain MoDNR approval of a larger, community well capable of serving the project.

The GUMI Camp USA will be accessed via Mo / Ark Road. The Taney County online Geographic Information System (GIS – Beacon) indicates that the right-of-way of Mo / Ark Road is 25 feet in width. The staff recommends that a condition be placed on the Decision of Record requiring the applicants to dedicate ½ of the deficient right-of-way to Taney County.

All roads within the development will be required to be built in compliance with the Taney County Road Standards.

Per the parking provisions of the Development Guidance Code, where mixed uses occur, parking space requirements should be determined on a proportional basis. The Planning Department will require a site plan indicating the parking for each separate Division II Permit application.

The applicants have indicated that the Camp will have a unique program for those who struggle with Post-Traumatic Stress Disorder (PTSD). On March 5, 2015 the staff spoke with Jon Sabala, the Veterans Services Director with the Missouri Department of Mental Health, regarding the treatment of PTSD. Mr. Sabala indicated that the GUMI Camp USA will not be regulated by the Missouri Department of Mental Health because it is a private facility. However, upon speaking with Mr. Sabala, the staff is strongly recommending that a condition be placed on the Division III Permit Decision of Record requiring that the GUMI Camp employ a qualified mental health care professional on staff and that this individual be located on-site. Mr. Sabala has indicated that an evidence based treatment is essential for treating individuals with PTSD.

The adjoining property to the north is predominantly vacant and light residential. The adjoining property to the south and east is vacant. The adjoining property to the west is Mo / Ark Road and vacant.

The project received a score of -53 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of sewage disposal, rights-of-way on existing roads, emergency water supply, stormwater drainage, utilities, underground utilities, emergency services, water systems and traffic.

STAFF RECOMMENDATIONS:

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

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
 - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
2. Compliance letters from the Taney County Road & Bridge Department, the Cedar Creek Rural Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Division II Permits will be required for all applicable structures within the development (Chapter 3 Sec. I Item B).
4. A valid MoDNR Construction Permit for the wastewater treatment system, providing for the applicable wastewater flows within the GUMI Camp USA shall be submitted to the Planning Department Office prior to the issuance of applicable Division II Permits.
5. Prior to the issuance of Division II Permits, the representatives shall submit a MoDNR Construction Permit for a well(s), providing adequate water service to the GUMI Camp USA, to the Planning Department Office.
6. Prior to the issuance of Division II Certificates of Compliance (C of Cs), certification shall be provided to the Planning Department Office indicating that a qualified mental health care professional(s), as defined by state and federal regulations, is employed as an onsite staff member of the GUMI Camp USA. A copy of the mental health care professional's certification shall provided to the Planning Department office indicating that a valid, evidence based treatment program has been established for the treatment of Post-Traumatic Stress Disorder (PTSD), if the GUMI Camp USA is to treat PTSD.
7. All internal roadways within the GUMI Camp USA project shall be constructed in compliance with the Taney County Road Standards.
8. One-half (1/2) of the deficient right-of-way along Mo / Ark Road, under the ownership of the applicant, shall be formally dedicated to Taney County.

9. No outside storage of equipment or solid waste materials.
10. This decision is subject to all existing easements.
11. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

GUMI CAMP USA: Phase I

1. Administration building/security checkpoint/pumphouse – Administration building will have kitchenette and one restroom
2. 6 RV spots with water and sewer hook ups/shared laundry/shower house
3. Barn location with pasture all around
4. Main center – large central kitchen, dining facility, restroom/shower, main laundry facilities, meeting/therapy rooms
5. Maintenance /tool/project shop – no restroom

X = cabins to have small bathroom including shower, no kitchen

Proposal also to include an annual concert event to be consistently held on Memorial Day weekend beginning 2015.

*designated parking

*portable restrooms

*shuttle service from Branson

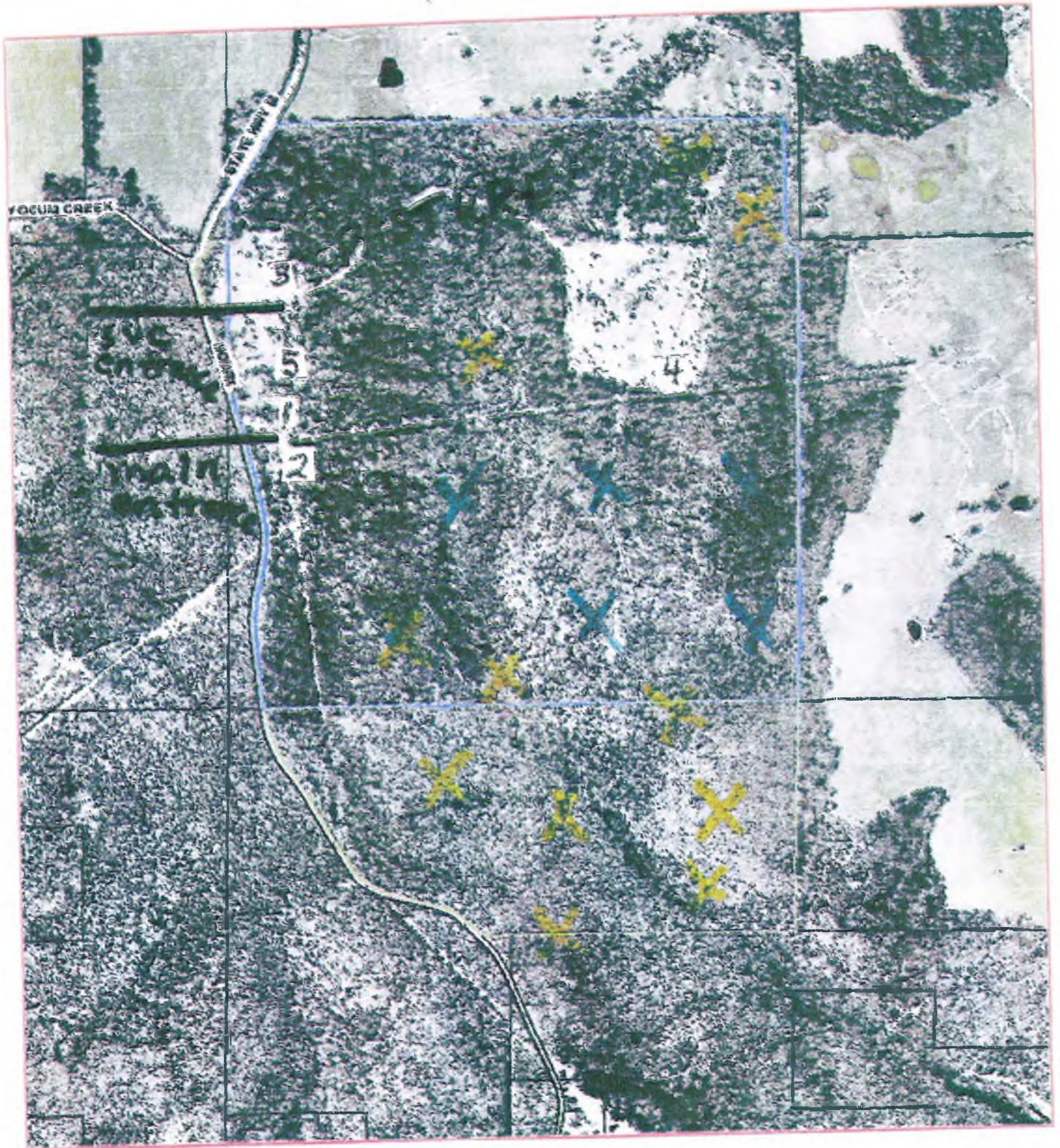
*security

Phase II: At this point of growth, we will coordinate with the Missouri Department of Natural Resources as per their requirements in the Water Protection Program.

We will be adding small cabins throughout the property following recommended placement.

In the main center, it is proposed to have 5 individual rooms for residents with physical limitations that have restrooms and showers.

258.49 Acres | wooded | secluded | building site



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

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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

Environmental Policies

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

AIR QUALITY

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

Critical Areas

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

Land Use Compatibility

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

USE COMPATIBILITY

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

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

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

GUMI Camp USA		Permit#:	15-04		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-2	-8
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	-1	-3
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

GUMI Camp USA		Permit#:	15-04		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-2	-10
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	-1	-3
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	-2	-8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			

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

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

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

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	x			
weekly service is available and documentation of availability provided		0	5		
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -53

Maximum Possible Score= 59

Actual Score as Percent of Maximum= -89.8%

Number of Negative Scores= 9

Negative Scores as % of Total Score= 25.7%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

February 25, 2015

Project: **GUMI Camp USA**

Permit#: **15-04**

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal right-of-way / roads emergency water supply
Importance Factor 4:	stormwater drainage utilities underground utilities
Importance Factor 3:	emergency services water systems
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *February 25, 2015*

Eastern District Relative Policies: Division III Permit

Project: **GUMI Camp USA**

Permit: **15-04**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	-53	-89.8%	9	60.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-25	3	100.0%
sewage disposal	10	-5		
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
Importance Factor 4	32	-20	3	42.9%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	0		
diversification	8	0		
development buffering				
utilities	0	-8		
pedestrian circulation				
underground utilities	8	-8		
Importance Factor 3	12	-6	2	50.0%
preservation of critical areas	6	0		
screening of rooftop equip				
screening / waste containers	0	0		
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	-3		
water systems	6	-3		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *February 25, 2015*



TANEY COUNTY PLANNING COMMISSION

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

12/22/2014

Table Rock Investments LLC
C/O Timothy M Hadaller
245 S Wildwood DR
Branson, MO 65616

Mr. Hadaller,

While checking the progress of a Div I permit on Mo/Ark road in Cedar Creek, MO I observed 2 new storage buildings located at 267 Mo/Ark Rd. These building would have and will require the appropriate permit for the placement of these buildings on parcel 22-1.0-02-000-005.000. This is according to the Taney County Guidance and Development Code section 4.1.1 or 4.1.2 depending on the intended use of the buildings. I am also aware of the proposed GUMI camp to be placed on the property in Cedar Creek. Bob Atchley the Planning Administrator and I have discussed the meeting you had earlier this year about such a camp in Cedar Creek. As you know this will require a Div III permit before any camp buildings or such events can take place without being in violation of the Guidance Code. Bob and I are available to answer any questions you might have while obtaining the needed permits that I have confidence you will be applying for in the near future! I will give you 30 days (01/22/2015) from the date of this letter to make application for the appropriate permits before I will have to take further action to resolve the violation of not getting the permits.

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
417-546-0764-MOBILE
417-546-6861-FAX
scotts@co.taney.mo.us



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

GUMI CAMP USA

Waste water gallon per day totals

- 1. Administration Building with kitchenette & restroom 180 gpd
- 2. 6 RV spots w/ water & sewer hook ups
120gpd/space=720 gpd 720 gpd
- 3. Barn 0 gpd
- 4. Main center
Kitchen/dining 90 meals per day x 5gpd/meal x 1.5(add for kitchen) = 675 gpd
Showers 40 gpd per person x 30 persons = 1200 gpd
Laundry 580 gpd per washer= 580 gpd
675 + 1200 + 580 = 2455 gpd
- 5. Maintenance/ tool/project no water 0 gpd
- 6. 5 cabins in phase one 120 gpd each 5 x 120 = 600 gpd
- 7. Laundry/ shower house for RV spots
Laundry 580 per washer = 580 gpd
Showers 40 gpd per person x 12 = 480 gpd
580 + 480 = 1060 gpd

Total gallons per day 5015 gpd

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
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scotts@co.taney.mo.us



Tim Hadler and his wife Angela, along with local veterans, are working on a project called GUMI CAMP USA. GUMI CAMP USA is a special place where our Veterans will be able to go to heal. We will have a unique program for those who struggle with PTSD where they can get therapy, rehabilitation and spiritual healing. This is done through counseling and physical activities at a working ranch so that they can get back on track with their lives. GUMI, which stands for *Glad You Made it*, will focus on providing our Veterans with the tools they need to help them heal after deployment overseas and enable them to re-enter society.

GUMI CAMP USA is located on a 258-acre piece of property in southeast east Taney County, Missouri. Veterans may reside without cost to them and heal at their own pace! At full capacity, it will house approximately 30 veterans on a working ranch. The grand opening is Memorial Day Weekend 2015, so mark your calendars!hout cost to them and heal at their own pace! At full capacity, it will house approximately 30 veterans on a working ranch.

All of Tim's shows on the **2015 Railroad Music Fest Tour**, starting on January 14th, are to benefit GUMI CAMP USA. Please join us!

Tax Deductible Donations can be made to support the GUMI CAMP USA project through The New Horizons Foundation which has been in operation for 25 years and sponsors over 225 active operating projects in the US and around the world. hout cost to them and heal at their own pace! At full capacity, it will house approximately 30 veterans on a working ranch.

You can track the progress of how things are going at GUMI CAMP USA by going to their Facebook page,



GUMI CAMP USA

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A HEALING HOME FOR OUR VETERANS

How we started

After hearing story after story, Tim Hadler, along with his wife Angela, began to realize there was a rising increase in the number of soldiers who suffer from PTSD. While it was an absolute honor to meet these soldiers, it was heart wrenching to hear their stories. GUMI CAMP, which stands for Glad You Made It, was created with the dream of being able to help those soldiers, who have sacrificed so much, be able to heal after they are deployed.

How we help

Angela, who brings a background in nursing and is the camp administrator, is currently studying to earn her master's degree in Human Behavior with emphasis on PTSD. Angela and her staff at the camp will help veterans with PTSD get the therapy, rehabilitation, and spiritual healing they need to get back on track with their lives. This will be done through various types of counseling and hands on experience at the retreat center that operates as a fully working ranch.

Music Festival

Tim Hadler, who is a Nashville Singer/Songwriter, and his band are currently on the 2015 "Down by the Railroad Tracks" Music Fest Tour raising awareness for PTSD. A portion of the proceeds from his shows will go to benefit Gumi Camp USA.



"Don't judge each day by the harvest that you reap but by the seeds that you plant."
-Robert Louis Stevenson



417-794-3333

267 MoArk Rd Cedarcreek, Missouri 65627

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ABOUT US

Tim Hadler and his wife Angela, along with local veterans, are working on a project called GUMI CAMP USA. GUMI CAMP USA is a special place where our Veterans will be able to go to heal. We will have a unique program for those who struggle with PTSD where they can get therapy, rehabilitation and spiritual healing. This is done through counseling and physical activities at a working ranch so that they can get back on track with their lives.



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The grand opening is scheduled for Memorial Day Weekend 2015, so mark your calendars! If you would like to send prayers, comments, and/or contributions please mail to:
 P.O. Box 125
 Cedar creek, MO 65627
 Or call 417-794-3333 for more information

NEW HORIZONS FOUNDATION

GUMI CAMP USA is a project through the New Horizons Foundation. The New Horizons Foundation, founded in 1989, is a nonprofit, tax-exempt, public charity, organized and operating under the laws of Colorado for the purpose of helping individuals accomplish their charitable objectives in religious, educational, scientific, benevolent and health related activities.



Follow us on Facebook!

417-794-3333

267 Mo Ark Rd Cedar creek, Missouri 65627

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GUMI CAMP USA

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Our Mission Statement

A healing home for U.S. soldiers of the Afghanistan, Iraq, current and previous wars. May we be able to function in society once again as civilians, proud of God, family and country. We will not forget the past but we will move forward; day to day, hour to hour, minute to minute, second to second, remembering what it was all for. We planted seeds and we continue to plant seeds in our society, giving hope to mankind; the opportunity to find life, liberty and the pursuit of happiness.

417-794-3333

267 MuArk Rd Coalinga, Missouri 63012

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CAMP PROJECTS



Working with Animals

Our working ranch will include cattle and horses. Riding horses and taking care of animals is such great therapy!



Craft Shops

Local volunteers will be providing handmade crafts to our Veterans as well as camp guests.



Cabins and Main Center

Our vision is to have individual cabins sprinkled throughout the 258 acre property as well as a Main Center for group activities, dining, visits, and more.



Mechanical Shops

A wood working shop as well as a blacksmith shop are planned to be on the premises. We believe that working with hand tools is also great therapy.



Living Museum

Our goal is to have an on site, year round, Veteran's Musuem where our residents and their families, along with our camp visitors can go to reflect and learn more about the history that they were a part of.



Flower Gardens

Our mission statement includes "We planted the seeds and we continue to plant seeds in our society, giving hope to mankind; the opportunity to find life, liberty, and the pursuit of happiness." Given these inspirational words, it is only fitting that our camp have beautiful flower gardens for our resident Veterans and their families and visitors to enjoy.

Please be sure to visit this page again to watch us as we continue to grow, our projects are completed, and new ones are added! Thank you for your support!

417-794-3333

267 MoArk Rd, Cedar Creek, Missouri 63627

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VOLUNTEERING



The outpouring of support has been such a blessing. We have veterans helping veterans, helping us to develop and build the camp. As we continue to grow, we will be looking for additional volunteers to work along with us. If this is something that interests you, and you would like to learn more, feel free to contact us. We would love to hear from you!

VETERAN APPLICATION



GUMI CAMP USA Veteran Applications will be available soon for those veterans wishing to join our program!

An application process must be completed before being accepted as a resident of our healing camp. If you would like to be put on our mailing list for an application to be sent to you when they are available, please contact us using the "Request Application" button below.

FUNDRAISING



We are so appreciative of all those interested in helping us to raise the funds necessary to continue with our vision of helping our American Veterans. If your club or organization would like to hold a fundraiser, let us know! We have ideas that may work for you, or perhaps you already have an idea you would like to share with us. Together we can make a difference!

Volunteer Application

[REQUEST APPLICATION](#)

[REQUEST APPLICATION](#)

Have an idea for a fundraiser?

[REQUEST FUNDRAISER](#)



Follow us on Facebook!

417-794-3333

2611 Mossy Oak Rd. Colton, MS 38717

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[Home \(http://www.selectbranson.com\)](http://www.selectbranson.com) » [Travel Guide \(http://www.selectbranson.com/category/travel-guide/\)](http://www.selectbranson.com/category/travel-guide/) » [Tim Hadler hopes to inspire with tribute, story of Hank Williams](#)

Tim Hadler hopes to inspire with tribute, story of Hank Williams

By Administrator on Wednesday, 14th May, 2014



Tim Hadler performs at The Little Opry Theater, Branson. *(Photo by Michael Frost)*

Tim Hadler hopes to inspire with tribute, story of Hank Williams

By Michael J. Frost

mfrost@selectbranson.com

Tim Hadler, one of Branson's celebrated tribute artists, says it's not about just singing songs made famous by Hank Williams – it's more about telling Hank's story.

Hadler has just kicked off another season of Hank Williams Revisited, presented at the IMAX Entertainment Complex inside the Little Opry Theatre. Hadler is the founder of the show, focusing specifically on the life of the legendary artist and a catalogue of music that has left a lasting impression on musicians of all genres. Hank Williams is considered one of the most popular American country music singer/songwriters of all time, with songs like "Cold, Cold Heart," "Your Cheatin' Heart," and "Hey, Good Lookin'." Williams, who famously battled alcoholism, died in 1953 in the backseat of his Cadillac.

Although Hadler gives a striking onstage impersonation of the legendary performer, his main focus is to tell the story of Hank, he said.

"I walk through his whole life story, from 1923 to 1953. He was 29 when he died," Hadler said.

"Without Hank, I really don't think country music would have become what it became. He was on the fringe. Hank was on the cutting edge," he said, noting that attending a Hank Williams concert in the late 40's and early 50's was likely similar to seeing a show by one of today's biggest pop stars.

Hadler said it is important to him that his audience hears about the life of Hank. "Coming to the show, you'll see a part of history," he said. He begins by telling about Hank's dad, who was a veteran of World War I. "We get into that in the show, and then how Hank was introduced to a man who became his father figure and really got behind him," speaking of legendary Nashville songwriter and publisher, Fred Rose.

Within the show, Hadler features Hank's big hits such as, "I'm So Lonesome I Could Cry," as well as songs from Hank's alter ego "Luke the Drifter." From Hank's beginnings to the revelation of what Hank brought to the music industry, his legacy and his contributions to popular music are undeniable.

"To hear the life story of somebody like Hank really puts everything into perspective," Hadler added, implying that the life of Hank, however tragic, tells a story that continues to influence generations of songwriters, musicians and people who were touched by his musical works.

"My goal is that people can leave the show going, wow, Hank wasn't just a drunk – Hank was a genius."

Hadler, who had received an award for Branson's Best Tribute Artist in 2011, said of the honor, "I was flattered – but really it's not me, it's the story. I'm happy to sing it and I'm happy to do the dedication, but really it's the man (Hank Williams)."

During the winter months, Hadler also performs a classic country show at The Little Opry, mixed with classic rock covers and also his original music. Even in that show, Hadler acknowledges the influence of Hank. "None of this classic country would exist had it not been for Hank Williams. He was a pioneer of the music industry."

Presenting the Hank Williams tribute is only a part of Hadler's talents. A songwriter himself, Hadler is known as an artist in his own right. His latest CD features 10 songs that he co-wrote, including the title cut, "Glad You Made It", a song about his son, Austin. The recording also features young Austin singing with his dad. The song has been resonating with audiences with its emotional tug, enhanced by Hadler's own personal testimony of faith regarding his son.

The song has also been an inspiration for Hadler and his wife, Angela, to take on a cause that is dear to their hearts.

"My wife and I are building a camp called GUMI Camp USA, a healing home for our veterans. GUMI stands for Glad You Made It. It's here in southeast Taney County," he said. "It's a big project that we started in 2010. It's been amazing."

The project is currently being profiled by Channel 47 out of the Dallas, TX area in a weekly series called *God, Family, & County*, also viewable on the web at www.uanetwork.tv (<http://www.uanetwork.tv/>).

Hadler was born in Vancouver, WA and was raised in the country in Chelatchie Prairie, WA. Within his large musical family, he started singing at an early age while working on the family farm. "I was milking cows. My first audience was cows," he laughed.

He attended Eastern Oregon University in La Grande, OR where he majored in business management and played football. It was in La Grande where he started playing publicly, and soon became inspired to pursue his dream of performing.

"I decided I wanted to move to Nashville in '92," he said. In Nashville, Hadler was able to make connections to get his music career off the ground. Several doors began to open for him, and eventually he was able to play the world famous Grand Ole Opry. He also appeared on the Crook and Chase television show on the Nashville Network, and served as opening act for several popular artists, including Jack Greene and Emmy Lou Harris. Those years of playing the music scene in Nashville eventually brought him and his family to Branson. Hadler said it was a talent scout, who was in Nashville in search of acts for the IMAX entertainment complex, who invited him to come to Branson.

"We've been here 10 years now, and I love it," Hadler said. He and his wife of 19 years have four children. All four of his kids take part in his show.

Hank Williams Revisited is currently playing Friday & Saturday at 2 p.m., and Sunday & Monday at 8 p.m.

Cost is \$27.90 (tax included), at the IMAX Entertainment Complex inside the Little Opry Theatre, located at 3562 Shepherd of the Hills Expressway Branson, MO 65616. For more information about show call 417-559-1991. Visit www.timhadler.com (<http://www.timhadler.com/>).



1-800-320-9655

1. RV Sites Total of 6 sites
2. Laundry Room for RV Sites 8'x12'
3. Guard House 8'x12'
4. Administration Building 16x40
5. Pump House 14'x14'
6. Maintenance Building/Tool Storage, ~~to~~
Project Shop 40'x60'
7. Existing Barn 16'x20'
8. ~~4~~ ~~Existing~~ ~~Office~~ ~~Office~~ ~~10~~
9. Main Center 46'x60'

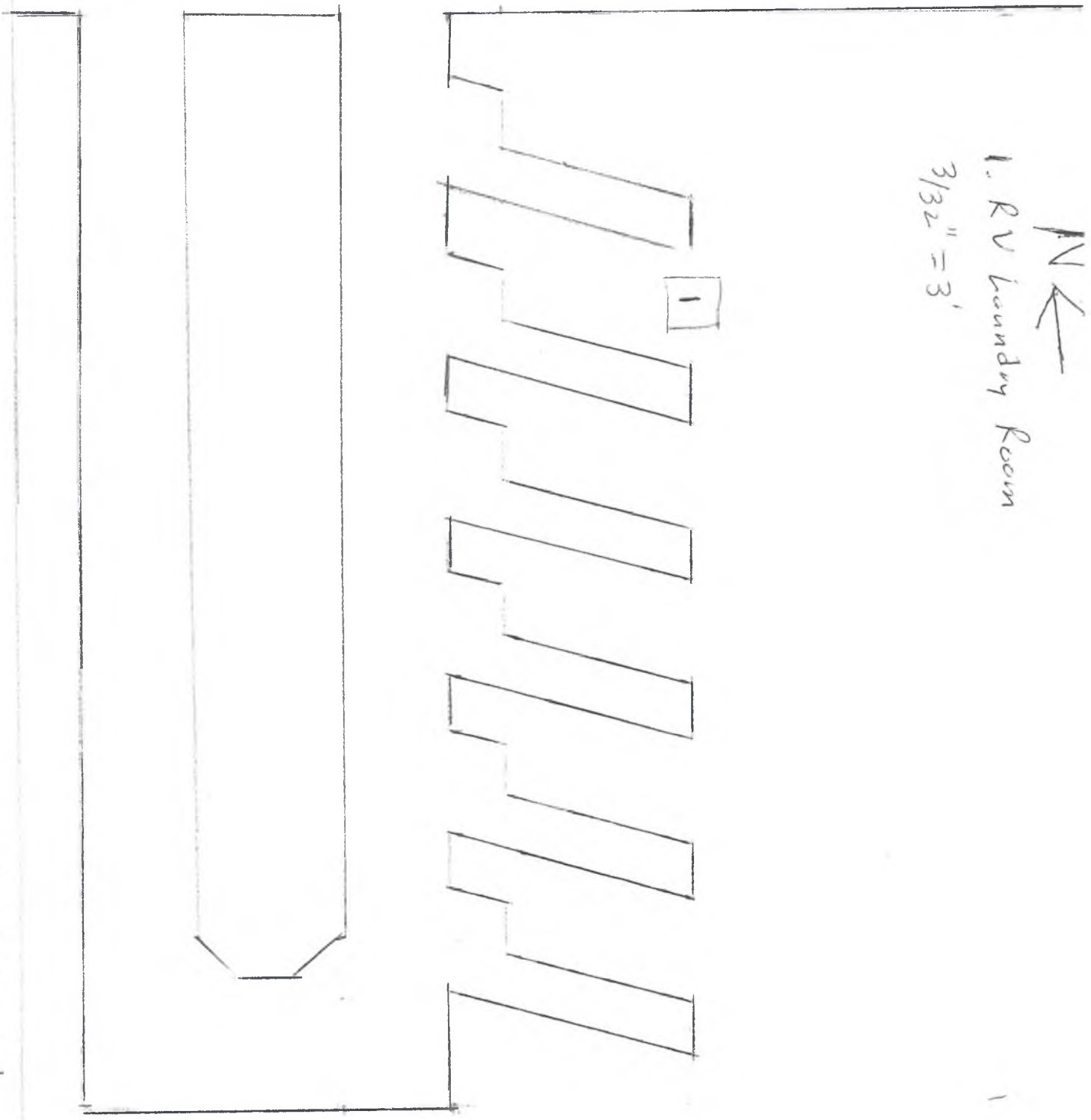
Black - Phase 1 ~~Roads~~ Roads
Red - Phase 2 Roads + Cabins
Blue - Phase 1 Buildings

RV Site Layout

Drive way + Road

MO ARK Road

N ←
1. RV Laundry Room
3/32" = 3'

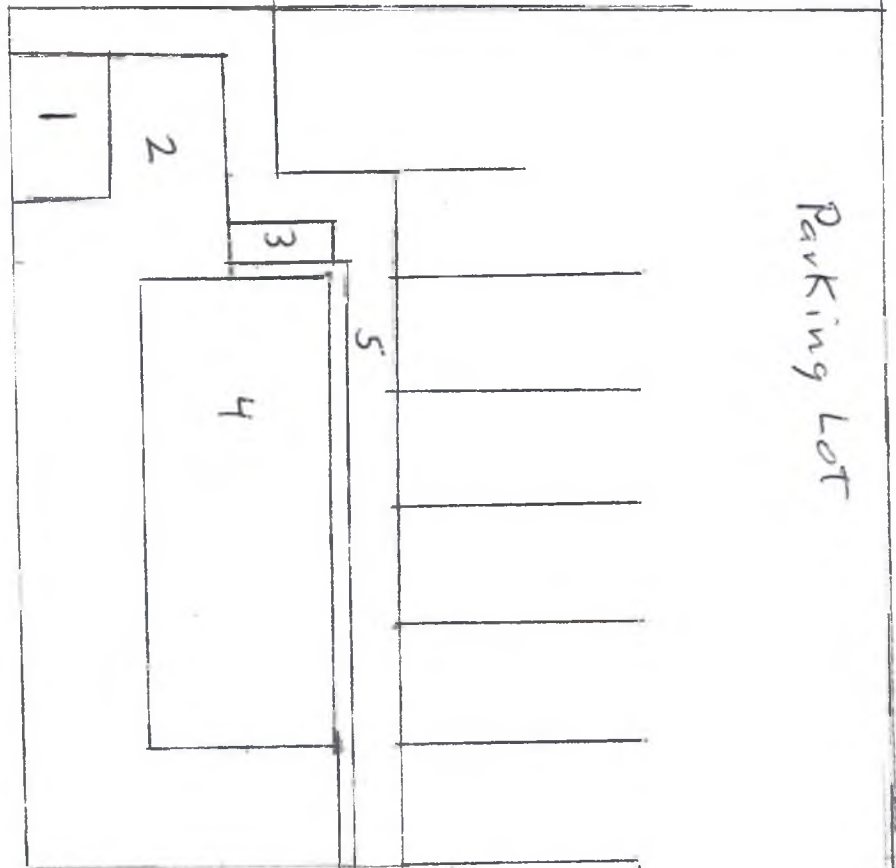


MOARK Road

Administration Area
+
Drive Way

Driveway and roadway

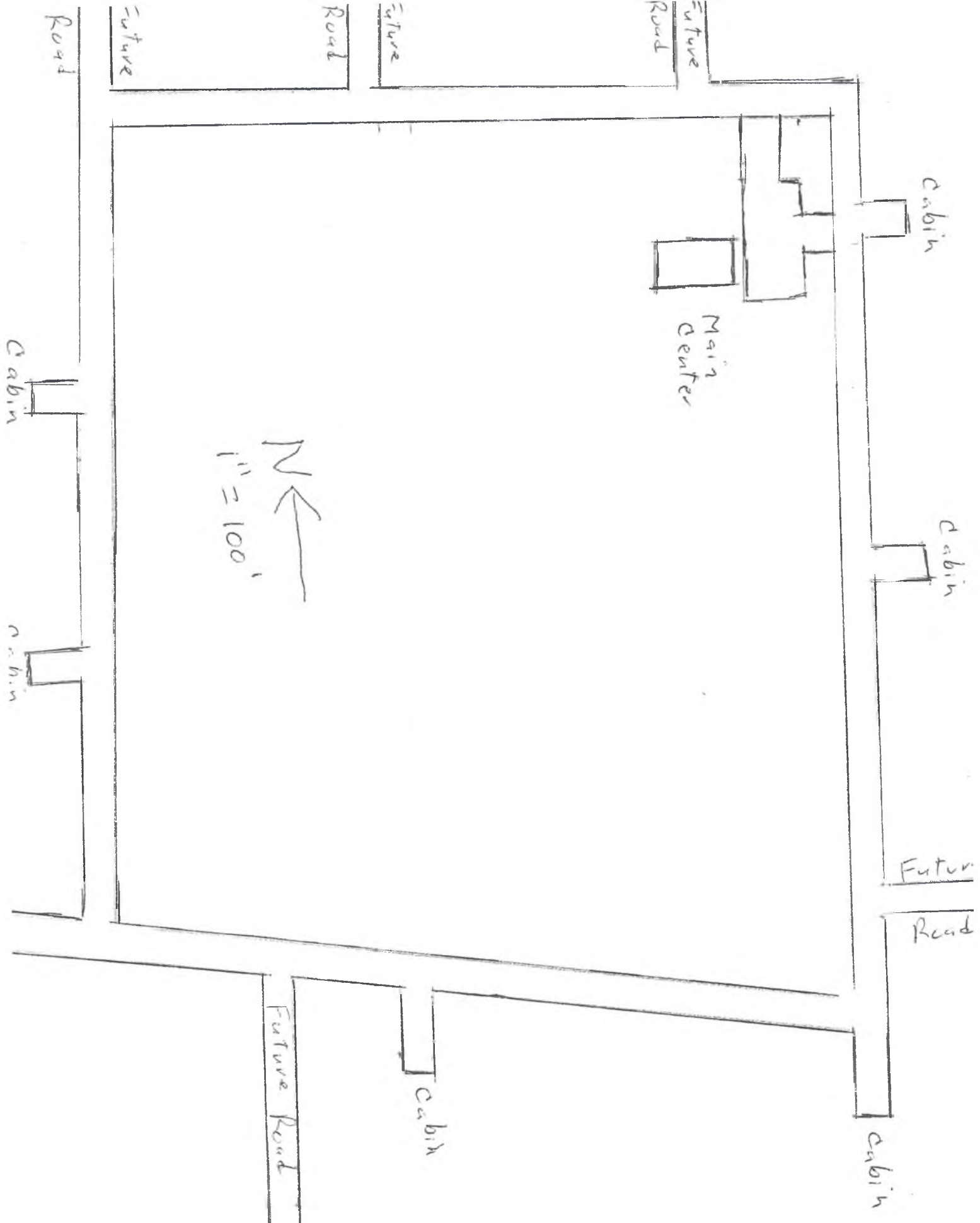
Parking Lot



- 1. Guard House
- 2. Deck
- 3. Handicap Ramp
- 4. Administration Building
- 5. Side walk

N ↑
1/8" = 2'

N ↑
1/8" = 2'



Cabin

Cabin

Future Road

Cabin

Main Center

N ←
1" = 100'

Cabin

Future Road

Future Road

Road

Future Road

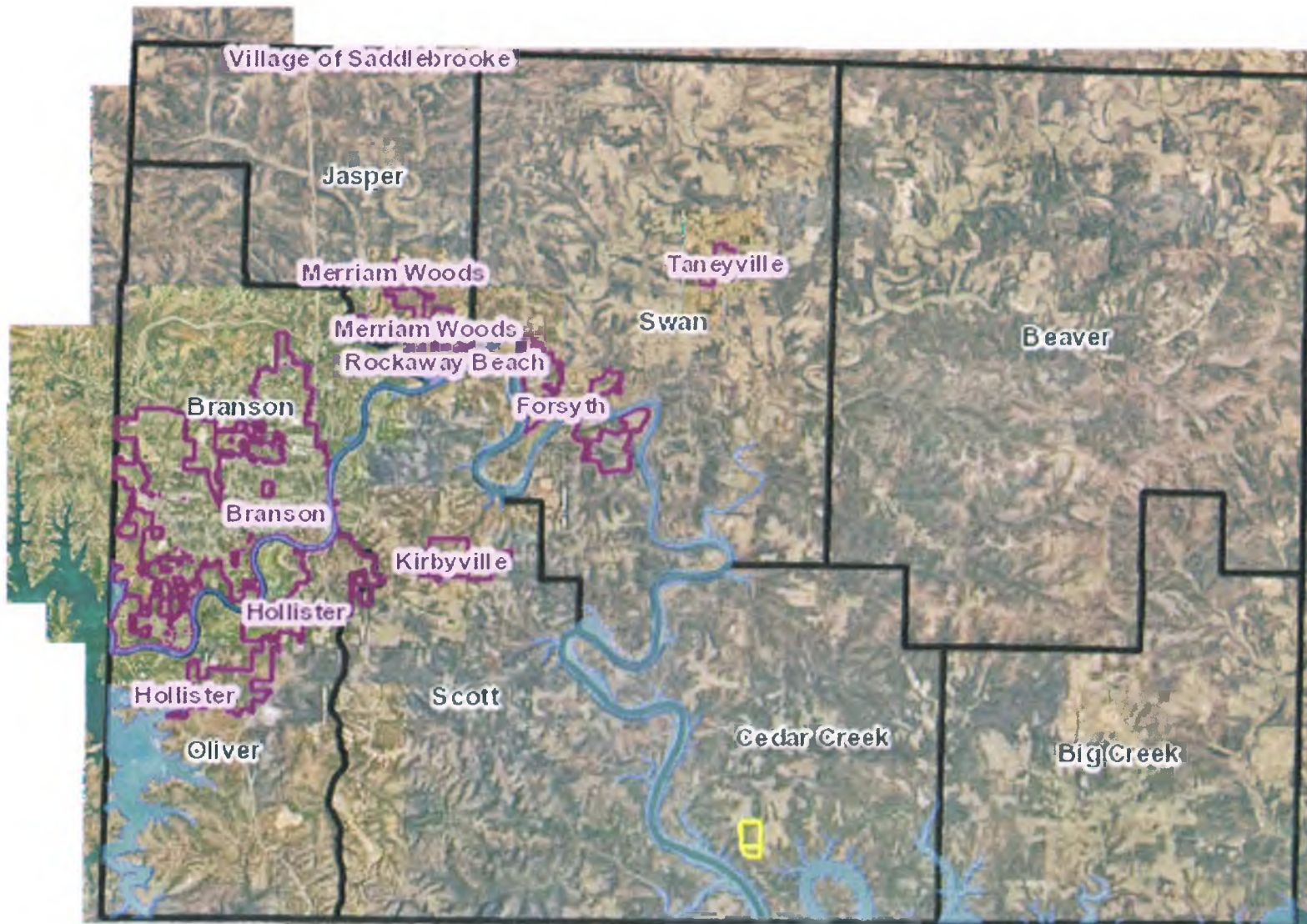
Road

Future Road

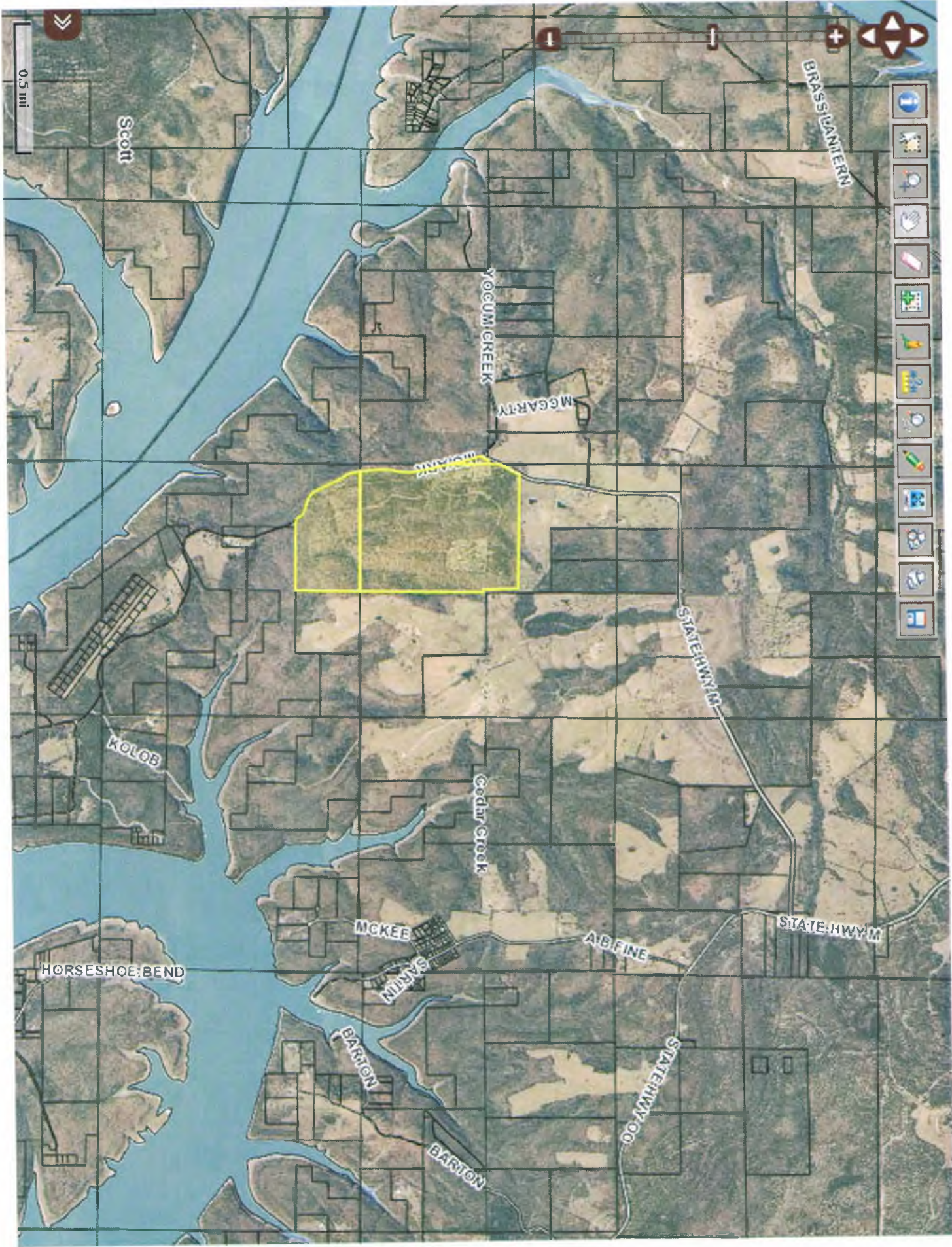
Road

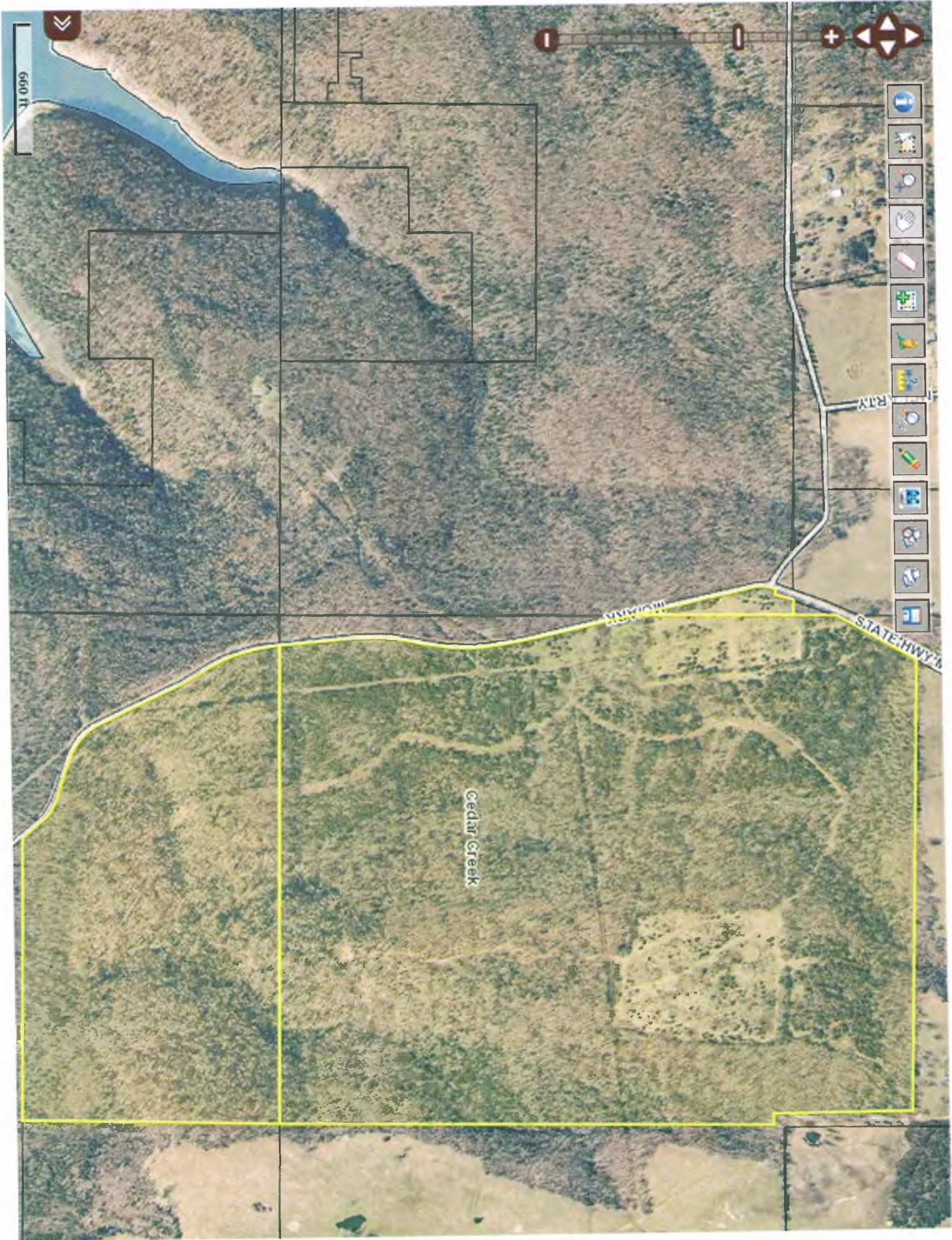
Cabin

Cabin



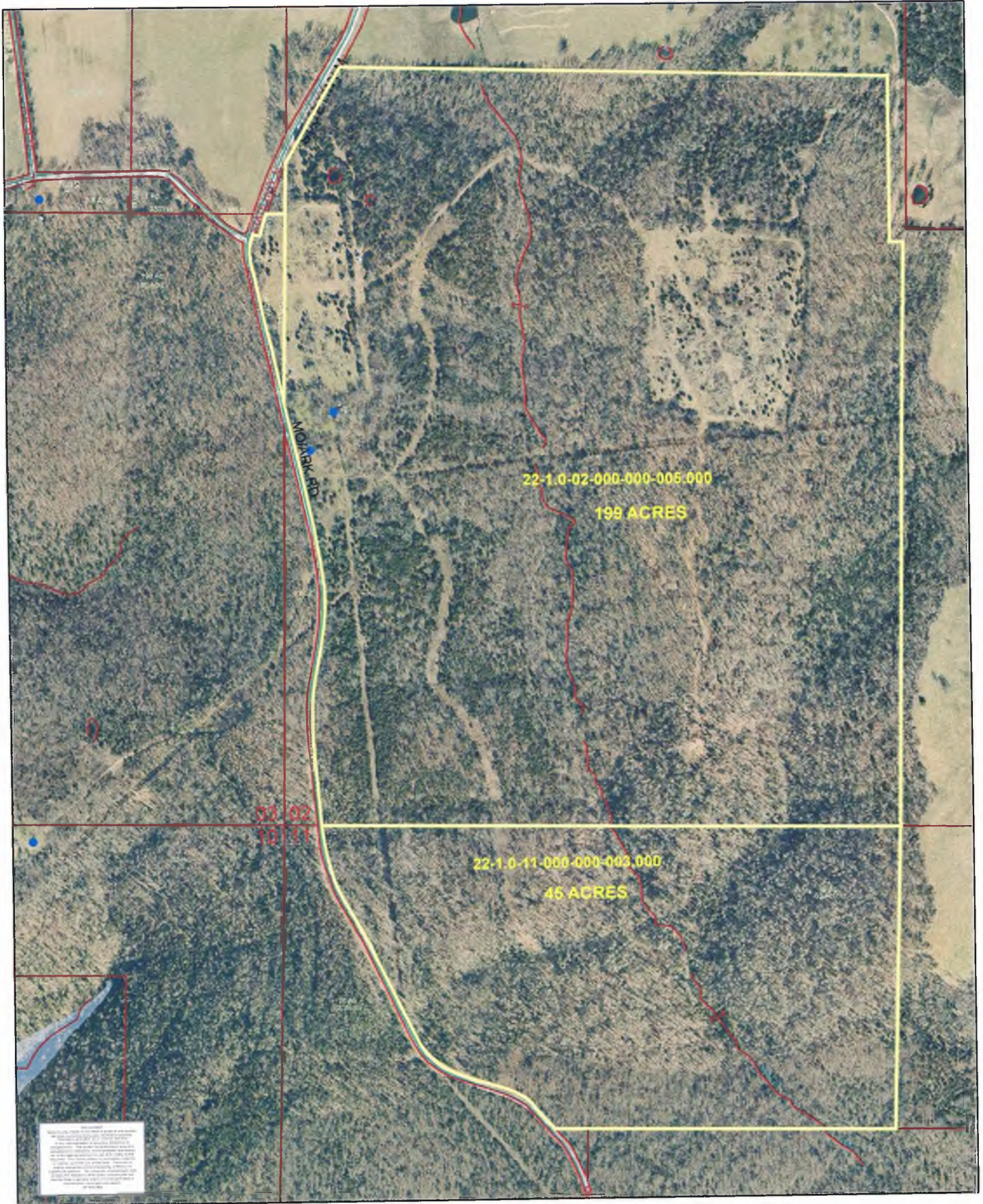
GUMI Camp USA
267 Mo / Ark Road
Division III Permit 2015-0004
Taney County GIS - Beacon







Gumi Camp USA





TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: March 9, 2015

CASE NUMBER: 2015-0005

PROJECT: Missouri Ridge Distillery

CURRENT OWNER: Thomas H. & Mayme Scott Foundation, Inc.

REPRESENTATIVES: Greg & Jolie Pope

LOCATION: The subject property is located at 7000 State Highway 248, Branson, MO; Branson Township; Section 2, Township 23, Range 22.

REQUEST: The representatives, Greg & Jolie Pope are requesting the approval of a Division III Permit authorizing the development of the Missouri Ridge Distillery, a small batch artesian distillery.

BACKGROUND and SITE HISTORY:

The subject property is an approximately 16.14 acre (per the Assessor's Information as provided via Beacon) meets and bounds described parcel of property. The property in question has been utilized agriculturally for a number of years and contains a barn constructed in 1947 (per the Assessor's Information). The property is currently an agricultural property containing horses.

The current application was approved for Concept on February 17, 2015.

GENERAL DESCRIPTION:

The representatives have indicated that they plan to construct an approximately 1,800 square foot (30' x 60') colonial style barn structure which will house the distillery. This distillery will be located in approximately the same location on the 16.14 acre tract as the existing barn. The existing barn is the

The representatives have indicated that the Missouri Ridge Distillery will be open to the general public from from 10:00 AM to 7:00 PM Monday through Sunday. They have also indicated that they would like to have the ability for the business to be open for private events from 7:00 PM to 12:00 Midnight. Product tasting will be allowed. During the Concept Hearing, the representatives indicated that a tasting is defined as one (1) measured ounce of product. The representative indicated that they will likely sell flavored shots by the drink.

The representatives have indicated that the Missouri Ridge Distillery will eventually employ between 10 and 15 people.

REVIEW:

Upon gaining Division III Permit approval the representatives will be required to obtain a Distilled Spirits Plant (DSP) Permit via the federal Alcohol and Tobacco Tax and Trade Bureau (TTB). The staff recommends that a condition be placed on the Division III Permit Decision of Record requiring submission of a copy of the DSP Permit.

Once the representatives have received an approved DSP Permit via the TTB, they will be required to obtain a Liquor Manufacturer-Solicitor license via the Alcohol & Tobacco Control Division of the Missouri Division of Public Safety. The staff recommends that a condition be placed on the Division III Permit Decision of Record requiring the submission of a copy of the State Permit as well.

The representatives have indicated that the Missouri Ridge Distillery will sell shots of the distilled product as a part of the business. The Taney County Development Guidance Code states that, "Any business, operation, or establishment that sells alcohol beverages by-the-drink and which exceed a 12% alcohol content shall be required to acquire a Special-Use permit. This requirement does not apply to package liquor sales or by-the-drink sales that do not exceed 12% alcohol content." Even though the representatives are seeking the approval for the Missouri Ridge Distillery via a Division III Permit, per the provisions enumerated above of the Development Guidance Code the sale of liquor by the drink would be viewed as requiring a Special-Use Permit which would not be transferable without Planning Commission approval.

The proposed location of the Missouri Ridge Distillery is in compliance with the provisions of Section 4.6.1. (**Alcoholic Beverage Sales**) of the Development Guidance Code, in which the establishment must be at least 1000 feet from any school or church,

The property in question will be served by a private well and an on-site wastewater treatment system. The on-site wastewater treatment system will be permitted via the Environmental Department.

The property falls within the jurisdiction of the Western Taney County Fire District. The Fire district will have a maximum seating capacity for the establishment, as well as life and safety regulations regarding the construction of the structure.

The most similar use listed within the parking provisions of the Development Guidance Code would likely be for the classification (restaurants, bars, clubs, bowling alleys and similar uses) which would require 1 space for every 3 fixed seats and/or 30 square feet of floor area used for assembly. Please note however, that the Fire District may have more restrictive parking requirements.

The project received a total score of -4 on the Policy Checklist, out of a maximum possible score of 51. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, utilities, traffic and conversion of agricultural land.

SUMMARY:

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

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management (Appendix B Item 3).
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Western Taney County Fire Protection District and the Taney County Health Department; 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. The Missouri Ridge Distillery shall be open to the general public from 10:00 AM to 7:00 PM Monday through Sunday. The business shall be open for private events from 7:00 PM to 12:00 Midnight.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of any Division II Permit, a copy of both the federal Alcohol and Tobacco Tax and Trade Bureau (TTB) Distilled Spirits Plant (DSP) Permit and also the Alcohol & Tobacco Control Division of the Missouri Division of Public Safety Liquor Manufacturer-Solicitor License shall be provided to the Planning Department office.
6. Prior to the issuance of the Division II Certificate of Conformance (C of C), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
7. The sale of alcohol by-the-drink exceeding 12% alcohol content 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.
8. No outside storage of equipment or solid waste materials.
9. This decision is subject to all existing easements.
10. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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

Environmental Policies

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

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

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	2	6
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

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

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

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Division III Relative Policy Scoring Sheet:
Eastern Taney County

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

Missouri Ridge Distillery		Permit#:	15-02		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -4

Maximum Possible Score= 51

Actual Score as Percent of Maximum= -7.8%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

February 25, 2015

Project: **Missouri Ridge Distillery**

Permit#: **15-02**

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	agricultural lands

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *February 25, 2015*

Eastern District Relative Policies: Division III Permit

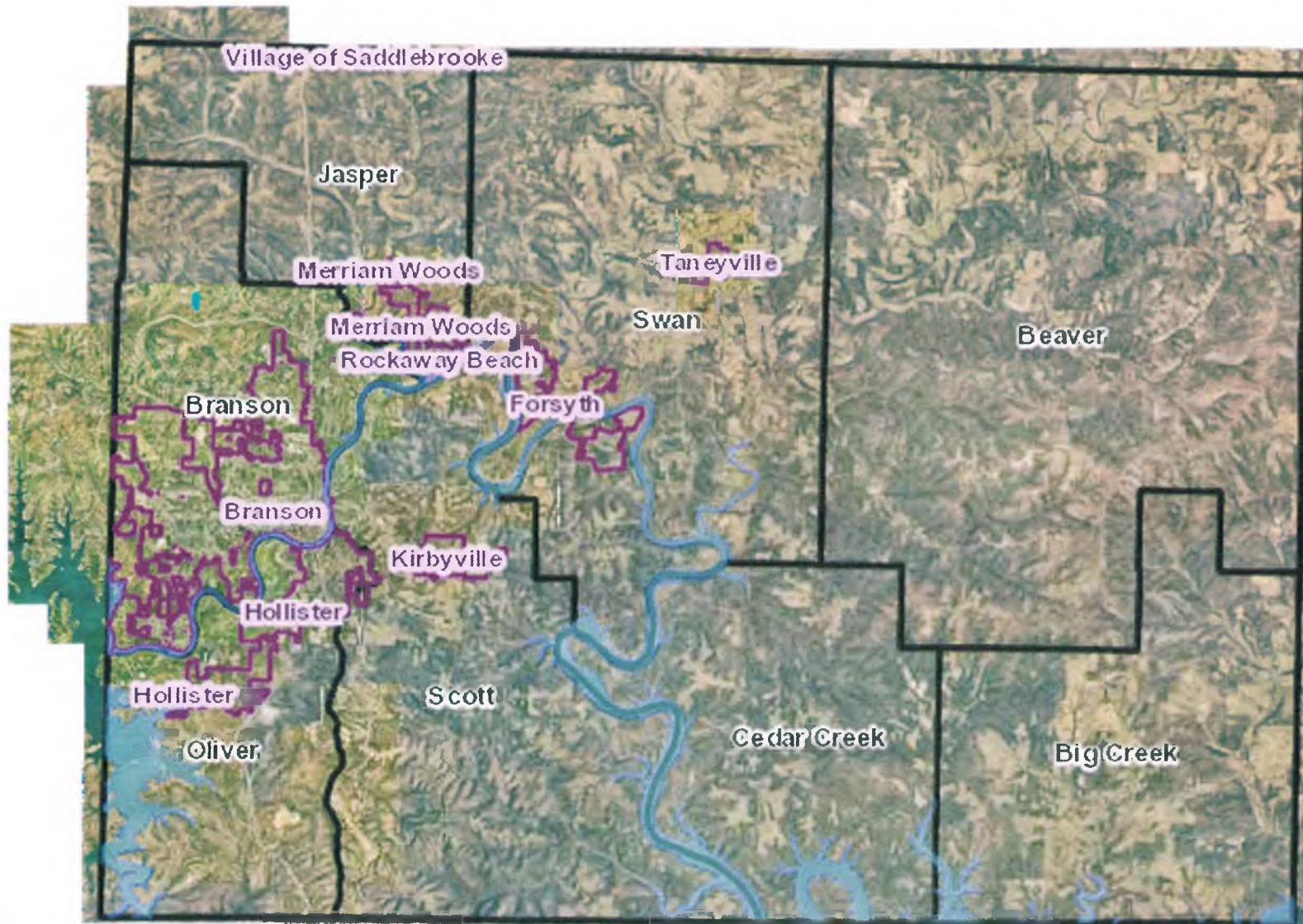
Project: **Missouri Ridge Distillery**

Permit: **15-02**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	51	-4	-7.8%	5	35.7%

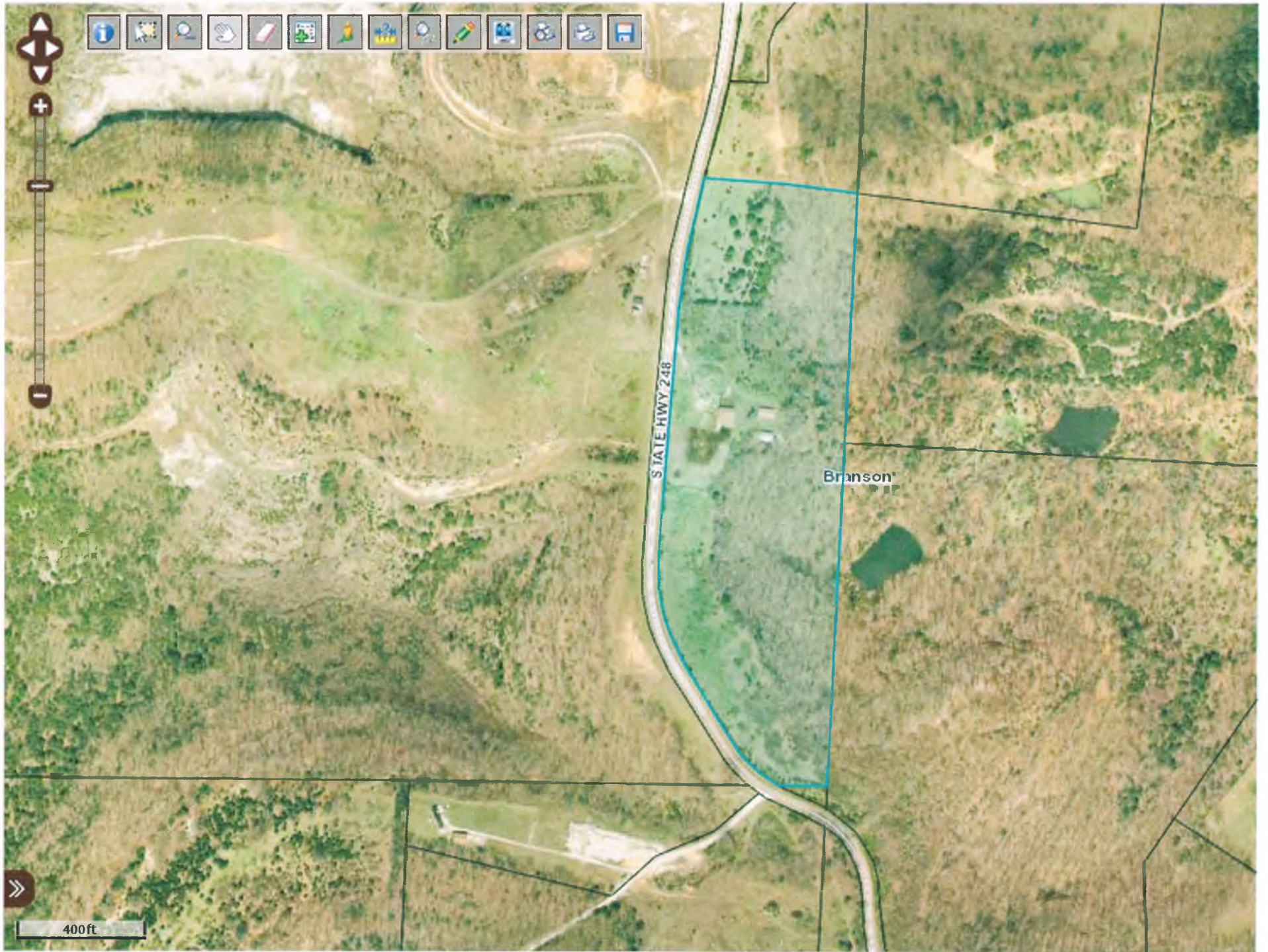
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	24	4	1	16.7%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	0		
diversification	8	8		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1	0	-2	1	100.0%
agricultural lands	0	-2		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *February 25, 2015*



Missouri Ridge Distillery
7000 State Highway 248, Branson, MO
Division III Permit 2015-0005
Taney County GIS - Beacon

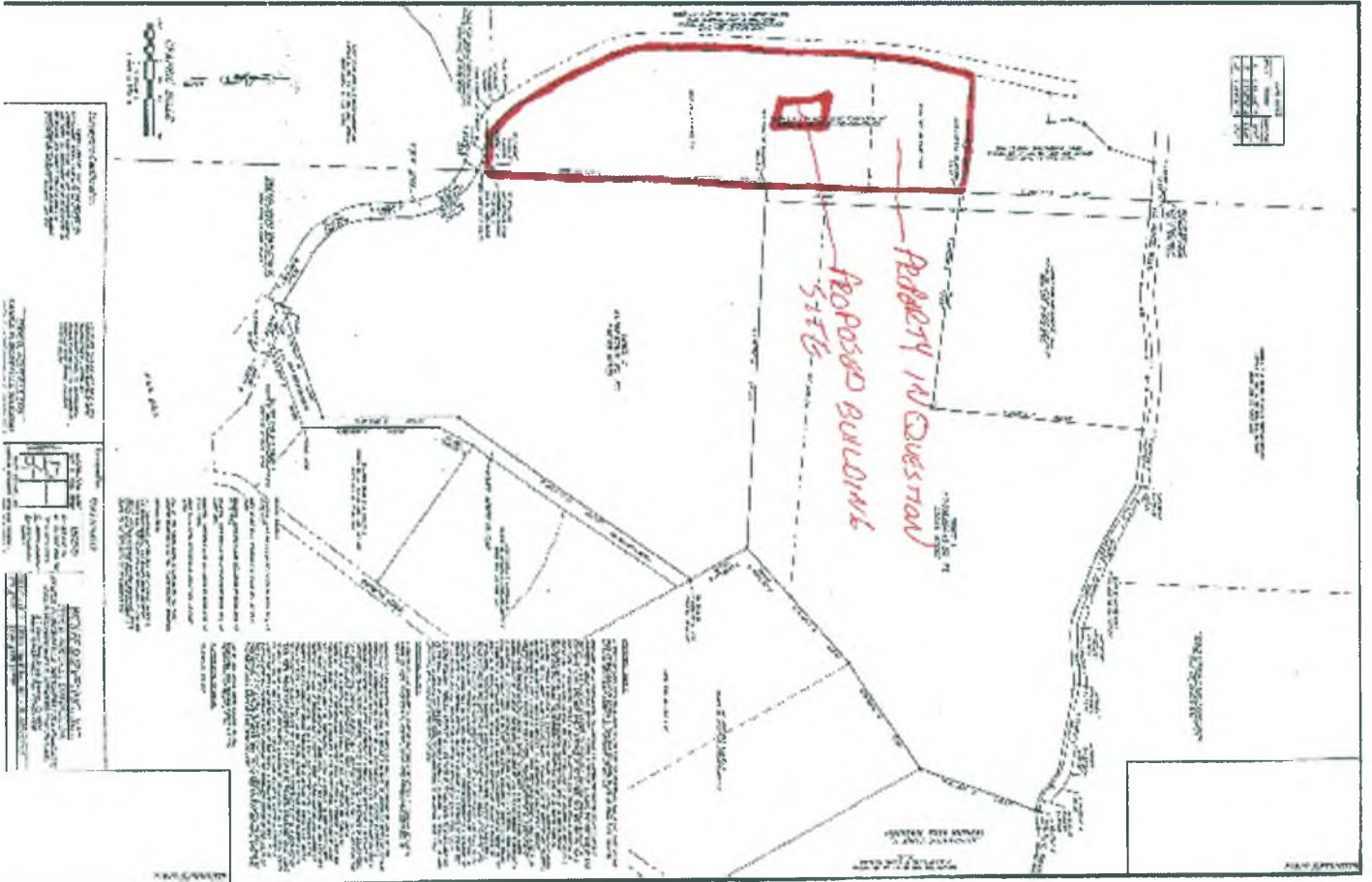






Missouri Ridge





NO.	DESCRIPTION	DATE
1
2
3



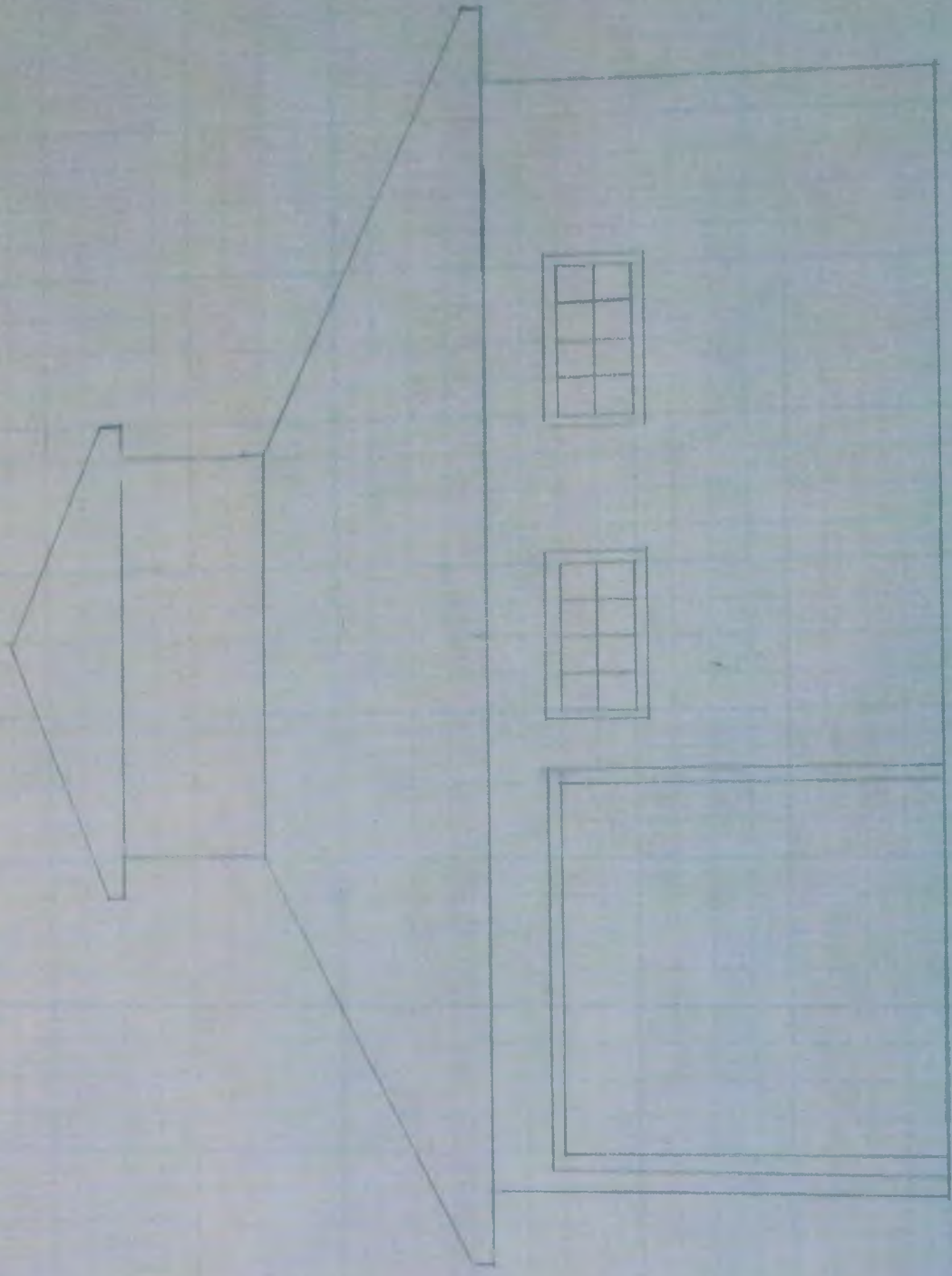
PROPERTY INFORMATION
 THE PROPERTY IS BOUND BY THE FOLLOWING PARCELS:
 TO THE NORTH BY PARCEL NO. 12345
 TO THE SOUTH BY PARCEL NO. 67890
 TO THE EAST BY PARCEL NO. 11111
 TO THE WEST BY PARCEL NO. 22222

EXISTING UTILITIES
 THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:
 WATER MAINS
 SEWER MAINS
 GAS MAINS
 TELEPHONE LINES

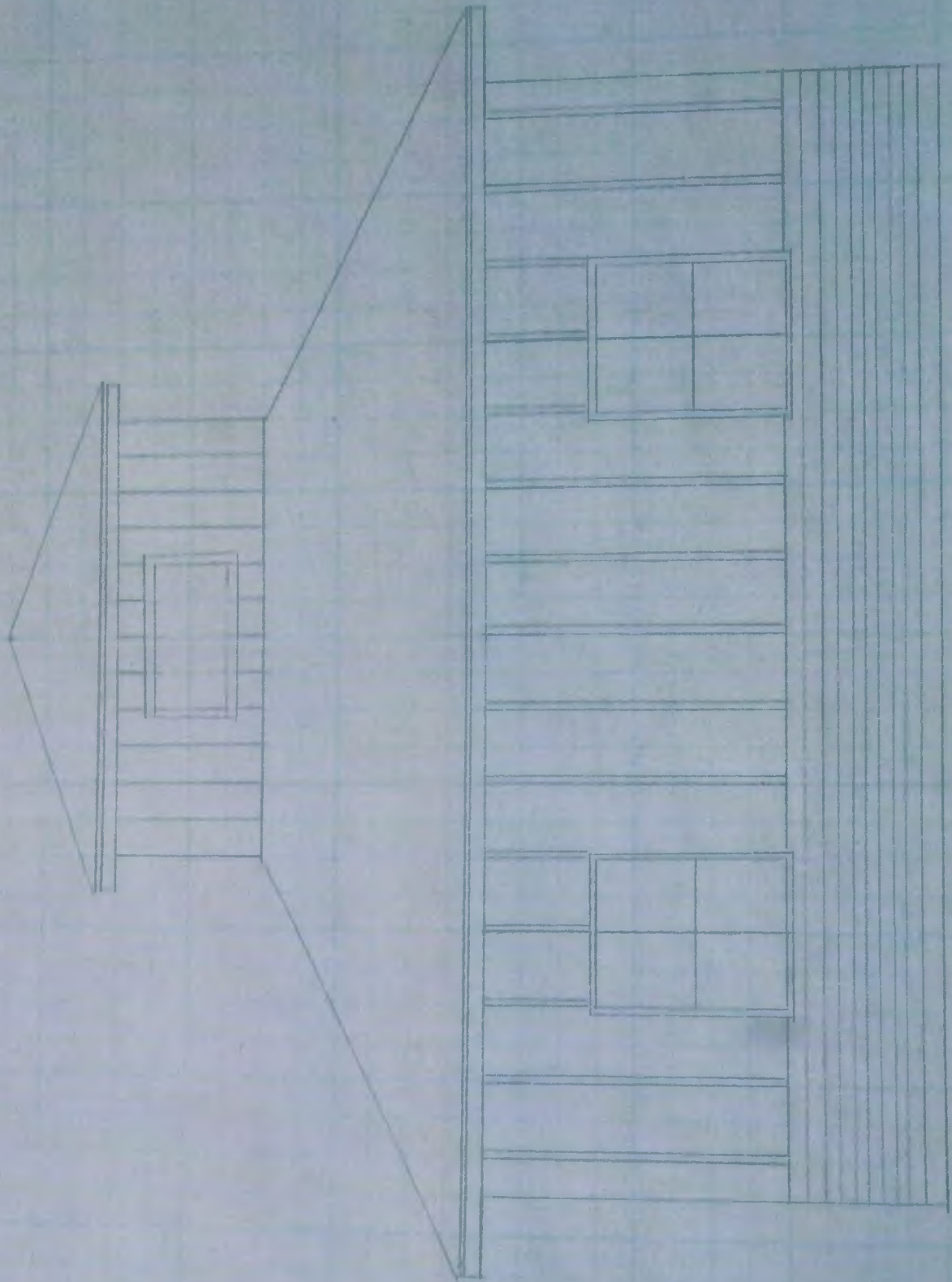
NO.	DESCRIPTION	DATE
1
2

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE PROPOSED BUILDING IS SHOWN IN RED.
 3. THE REBBERTY 10 QUESTION SITE IS SHOWN IN RED.
 4. ALL UTILITIES ARE SHOWN AS DASHED LINES.
 5. THE PROPERTY IS BOUND BY THE FOLLOWING PARCELS:
 TO THE NORTH BY PARCEL NO. 12345
 TO THE SOUTH BY PARCEL NO. 67890
 TO THE EAST BY PARCEL NO. 11111
 TO THE WEST BY PARCEL NO. 22222

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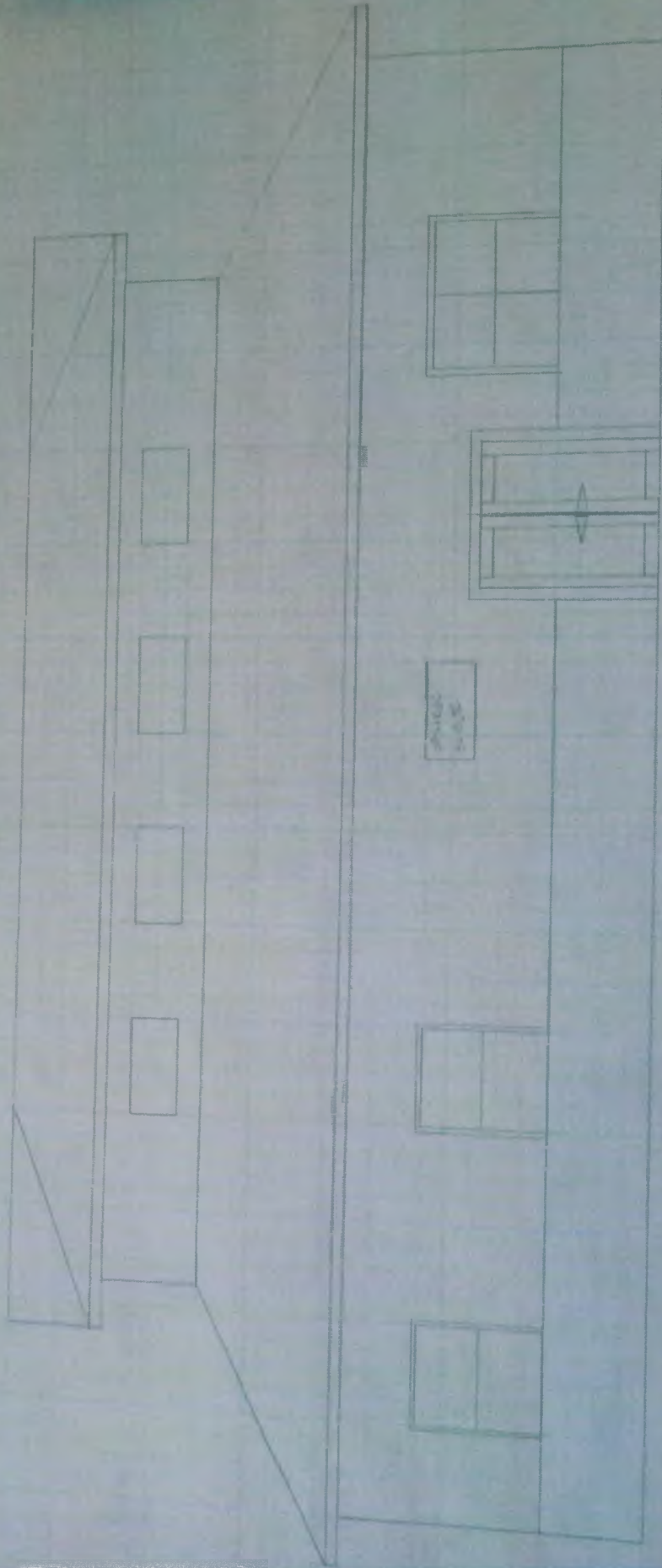


NORTH



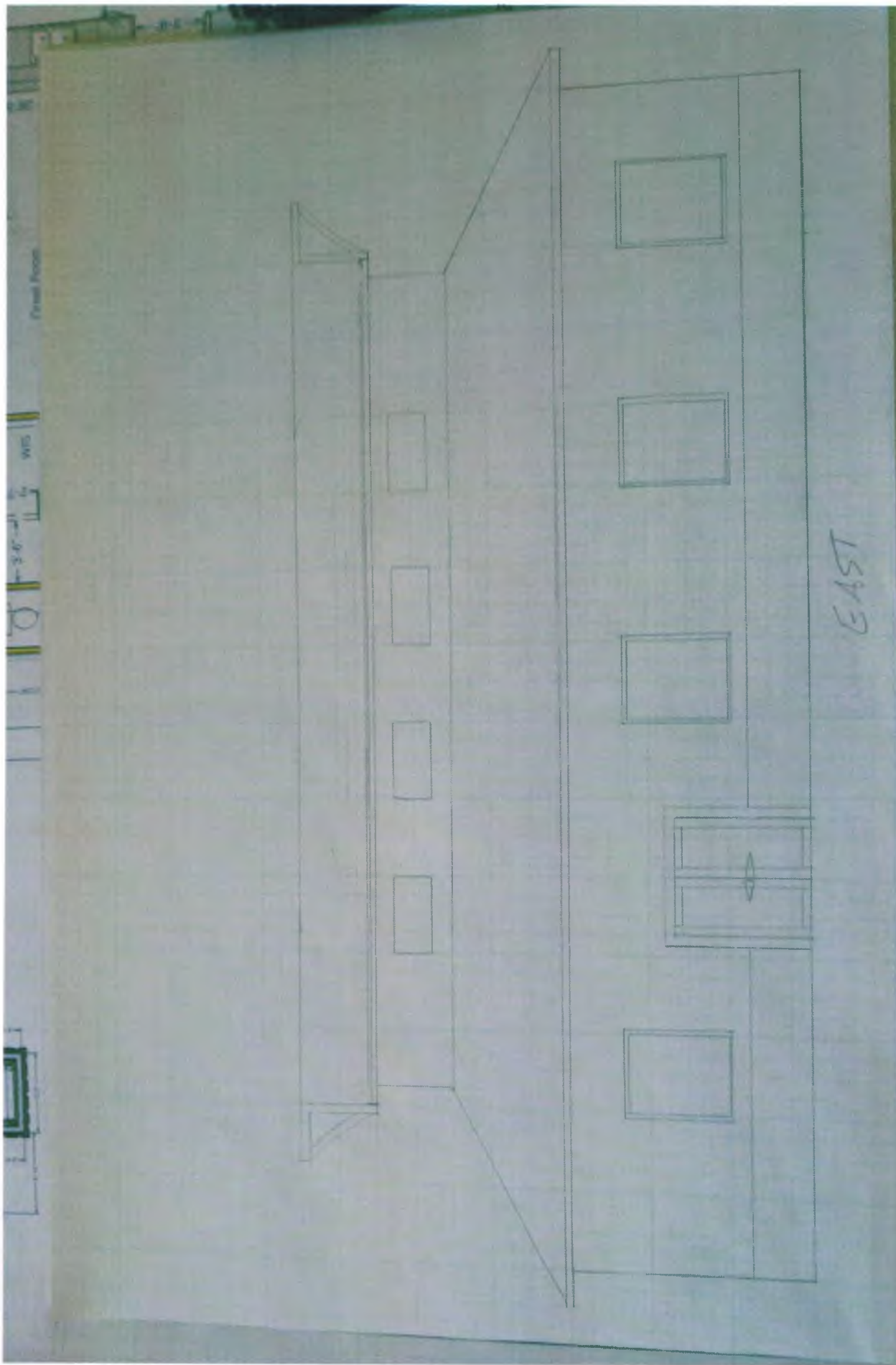
SOUTH

Final Plans
10
d.p. n
10' 10"
26-5-12



FRONT / WEST

NOTE:



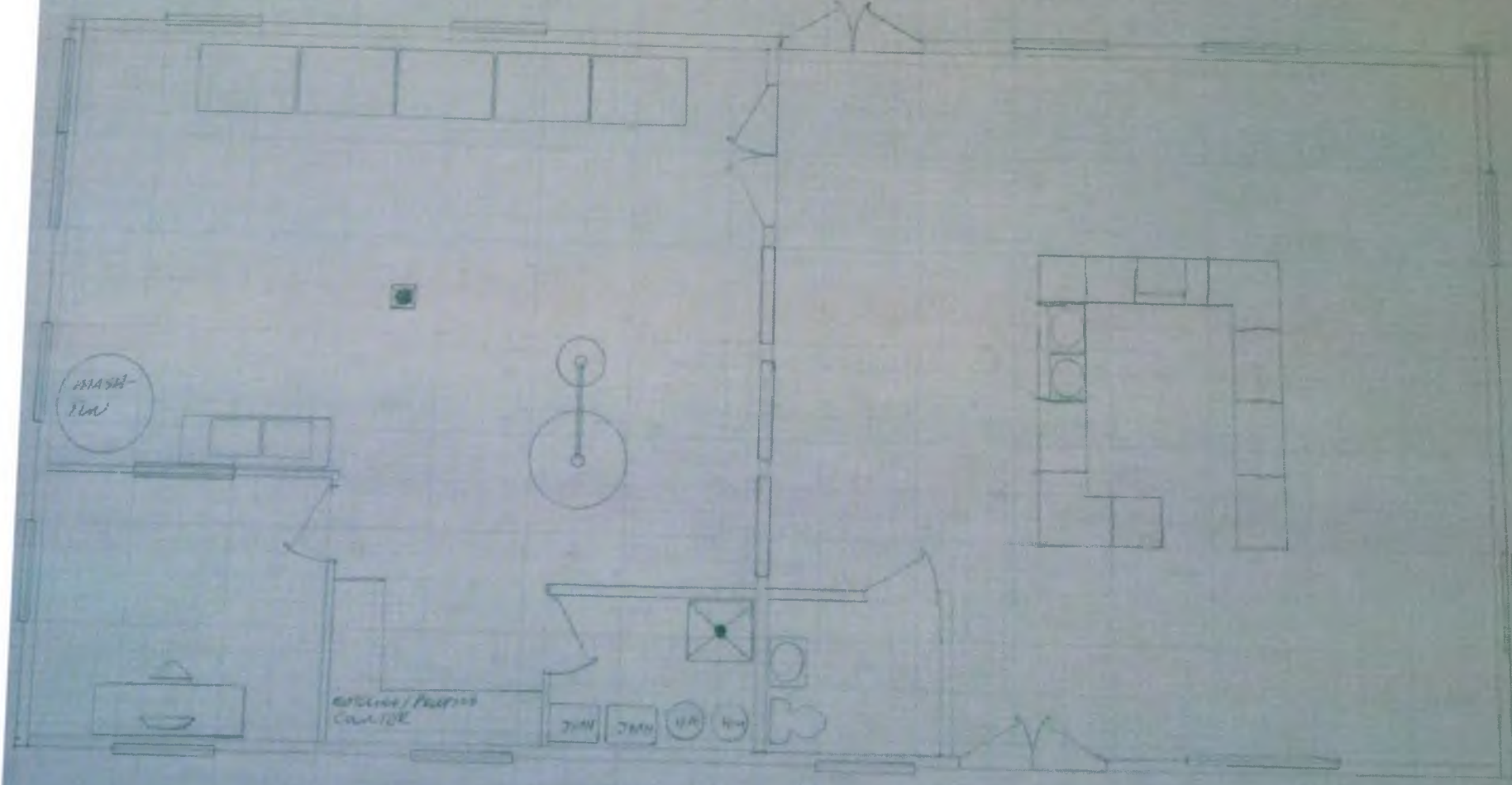
EAST

NOTE:

ALL CEILING HEIGHTS
UNLESS OTHERWISE N

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

← Z →



- 1 40' 2" OFFICE
- 9- 5' 5" SA
- 1 5' 5" MASH
- 16 2' 1" FLOOR
- 2 4' 2"

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
001	WOOD	1	15'	15'
002	WOOD	1	15'	15'
003	WOOD	1	15'	15'
004	WOOD	1	15'	15'
005	WOOD	1	15'	15'
006	WOOD	1	15'	15'
007	WOOD	1	15'	15'
008	WOOD	1	15'	15'
009	WOOD	1	15'	15'
010	WOOD	1	15'	15'

NOTE:

ALL CEILING HEIGHT