



TANEY COUNTY PLANNING COMMISSION

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website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, OCTOBER 13, 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:

Elise's Color Me Sassy Hair Salon
Branson View Campground & Ziplines

Old and New Business:

Tentative

Adjournment.



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

HEARING DATE: October 13, 2015

CASE NUMBER: 2015-0019

PROJECT: Elise's Color Me Sassy Hair Salon

APPLICANT: Elise Tilley

REPRESENTATIVE: Edna Hunter

LOCATION: The subject property is located at 4228 S. State Highway 125, Protem, MO; Big Creek Township; Section 32, Township 22, Range 17.

REQUEST: The applicant, Elise Tilley is requesting the approval of a Division III Permit authorizing a beauty salon use within a small building, located at 4228 S. State Highway 125, Protem, MO .

BACKGROUND and SITE HISTORY:

The subject is +/- 54.00 acres in size (per the Assessor's information as contained within Beacon and contains an existing residence and barn. Both the residence and barn were constructed prior to the adoption of the Development Guidance Code.

The applicant is now requesting the Planning Commission approval of the Division III Permit authorizing a beauty salon use within a small building. The building in question has been placed between the existing residence and barn.

The current application was approved for Concept on September 21, 2015.

GENERAL DESCRIPTION:

The applicant has indicated that the proposed beauty salon will offer hair, skin and nail services. The beauty salon building has been placed between the single-family residence and the barn. The applicant will be the sole employee of the beauty salon.

REVIEW:

Per the provisions of Section 4.4.8 *Limitations on Home Occupations* of the Taney County Development Guidance Code, "Home occupations shall not include... barbershop/beauty salons..." Therefore the application is a Division III commercial proposal.

The applicant is proposing to utilize the existing circle drive, off of State Highway 125 as the entrance to the salon.

Parking will be provided for the salon use via the existing circle drive. The applicant has indicated that additional parking may also be provided near the salon building.

The adjoining property immediately to the north is primarily vacant and light residential. The adjoining property immediately to the south and east is State Highway 125 with predominately vacant and light residential properties further to the south and east. The adjoining property to the west is vacant and light residential.

The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 37. The relative policies receiving a negative score consist of emergency water supply and utilities.

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
2. Compliance letter from the Protem Rural Fire District, if applicable.
3. No outside storage of equipment or solid waste materials related to the operation of Elise's Color Me Sassy Hair Salon.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x		
no adverse impact to any designated critical area	2	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	2	8
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=	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=				
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			

Elise's Color Me Sassy Hair Salon		Permit#:	15-19		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
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	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	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			

Elise's Color Me Sassy Hair Salon

Permit#:

15-19

**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= -1

Maximum Possible Score= 37

Actual Score as Percent of Maximum= -2.7%

Number of Negative Scores= 2

Negative Scores as % of Total Score= 5.7%

Scoring Performed by:

Bob Atchley / Bonita Kisse-Souttee

Date:

October 1, 2015

Project: Elise's Color Me Sassy Hair Salon

Permit#: 15-19

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse-Soutee

Date: October 1, 2015

Eastern District Relative Policies: Division III Permit

Project: **Elise's Color Me Sassy Hair Salon**

Permit: **15-19**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	37	-1	-2.7%	2	20.0%

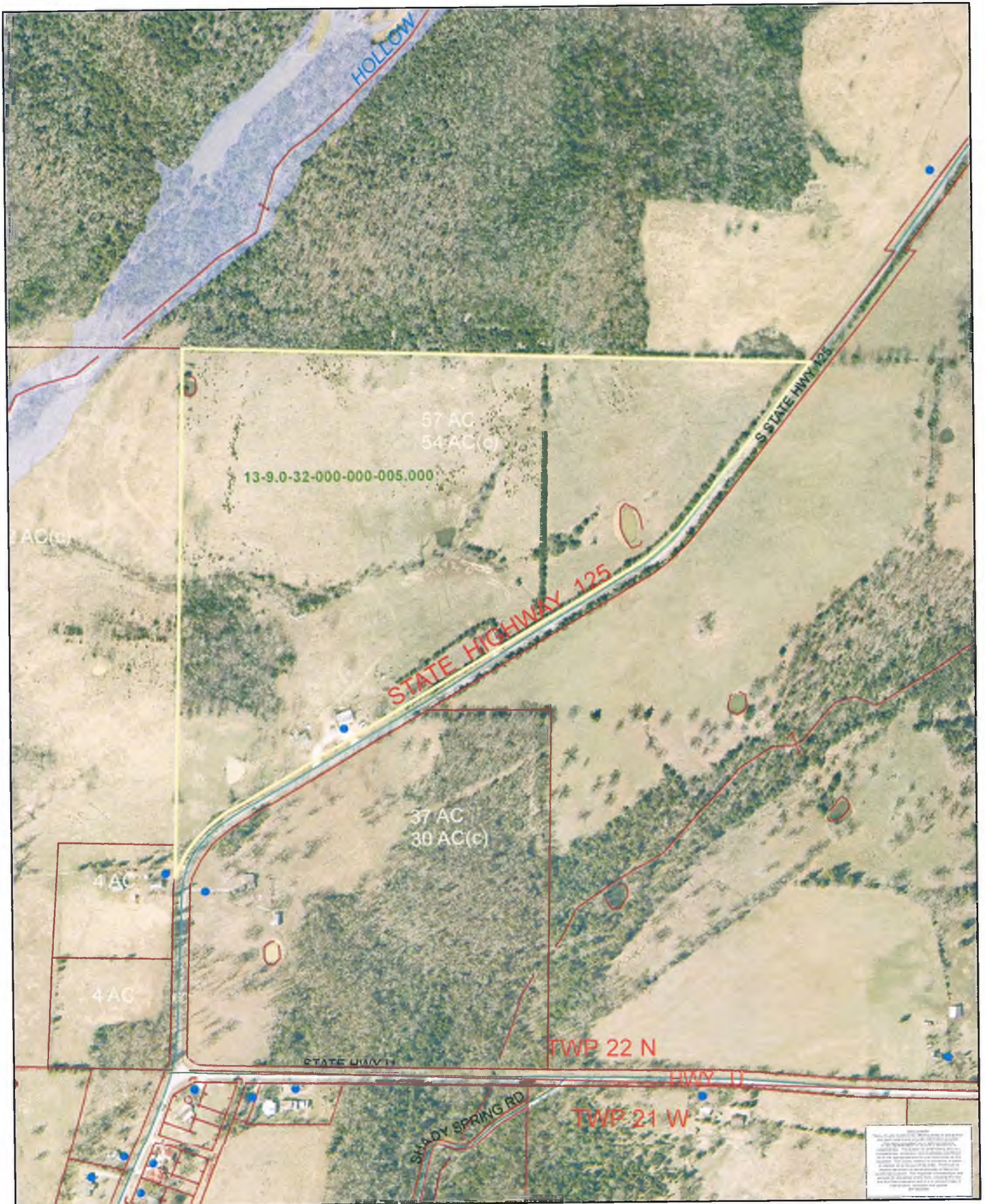
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-5	1	50.0%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
Importance Factor 4	16	4	1	25.0%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas				
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	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

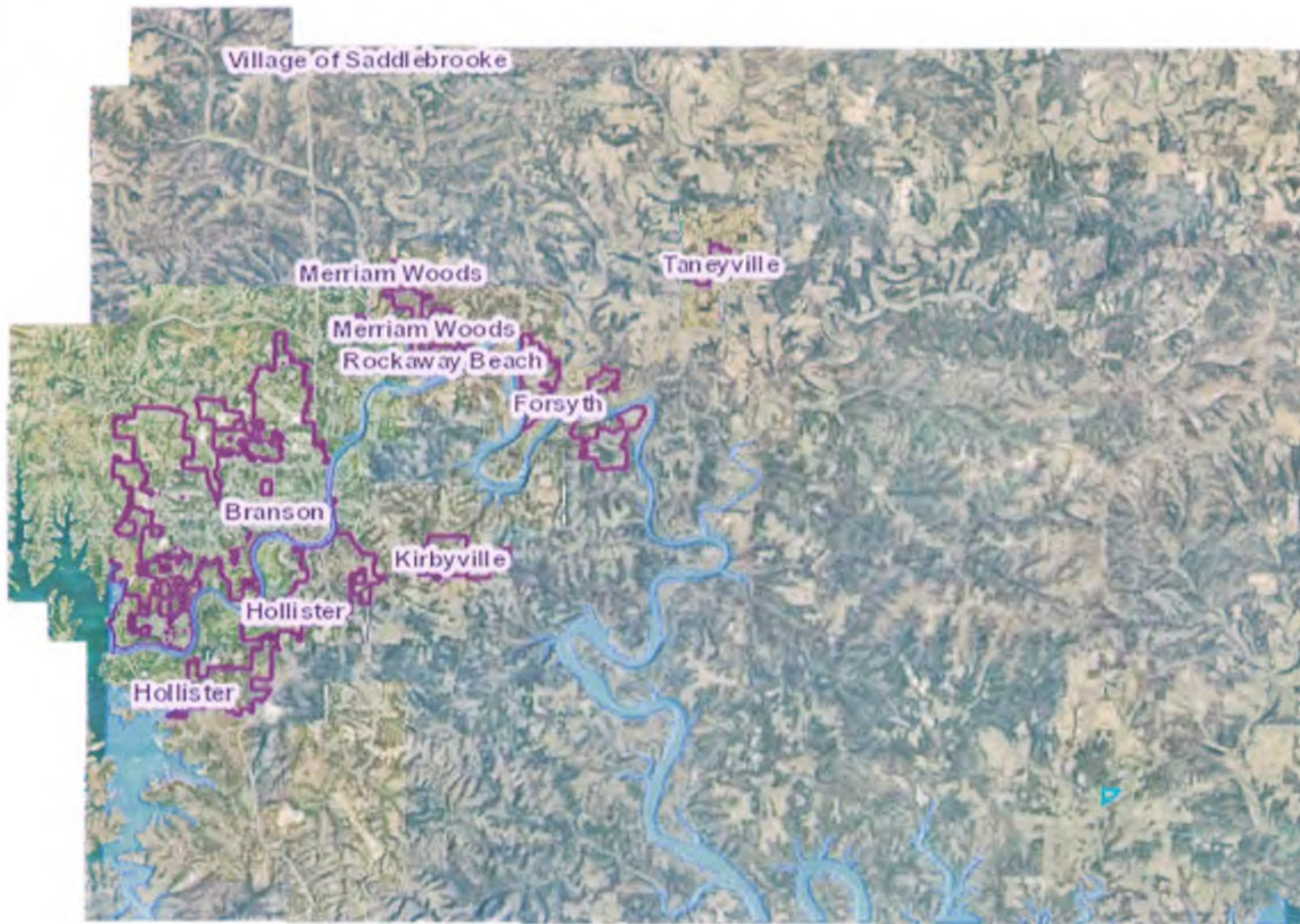
Scoring by: *Bob Atchley / Bonita Kisse-Soutee*

Date: *October 1, 2015*



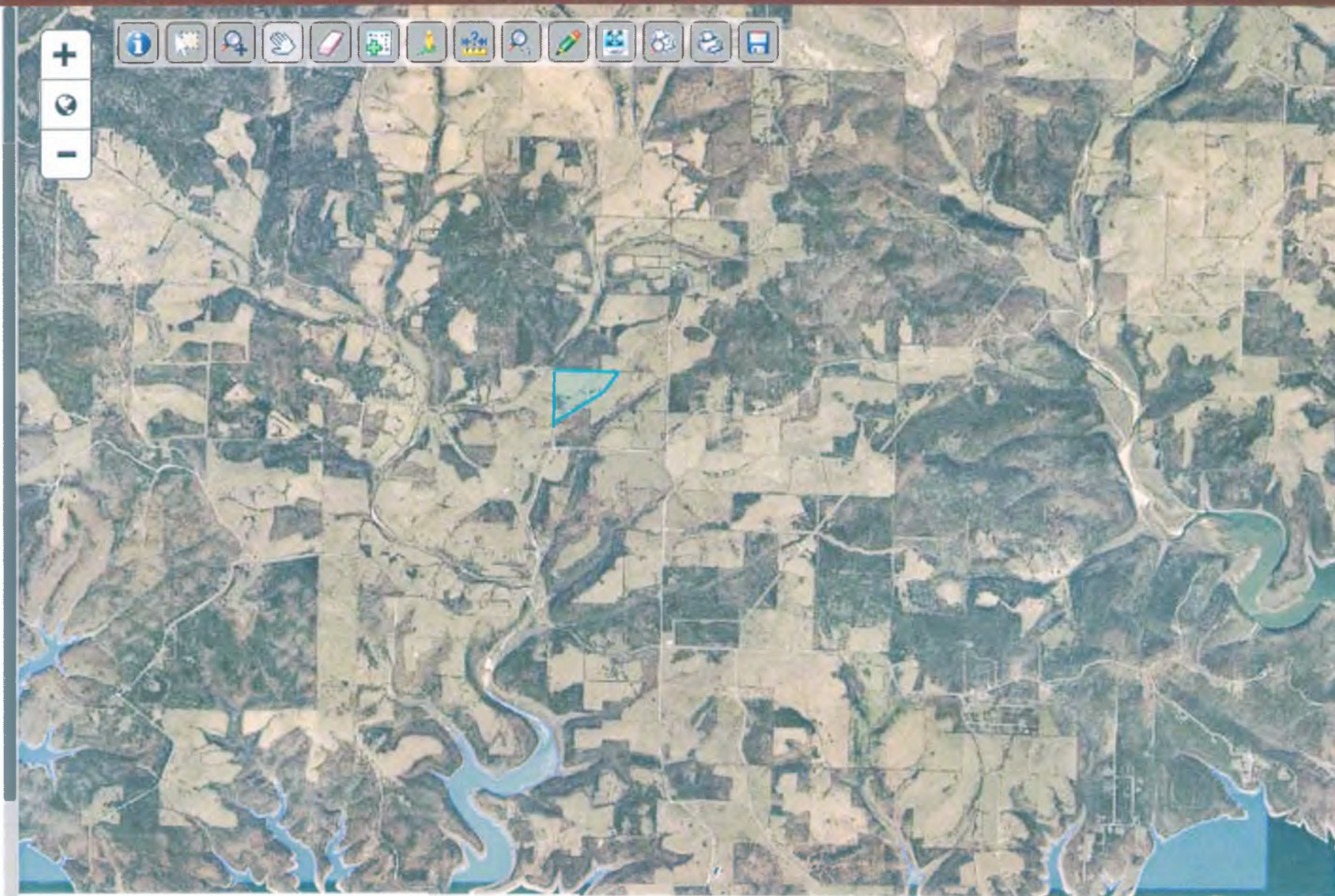
Elise's Color Me Sassy Hair Salon

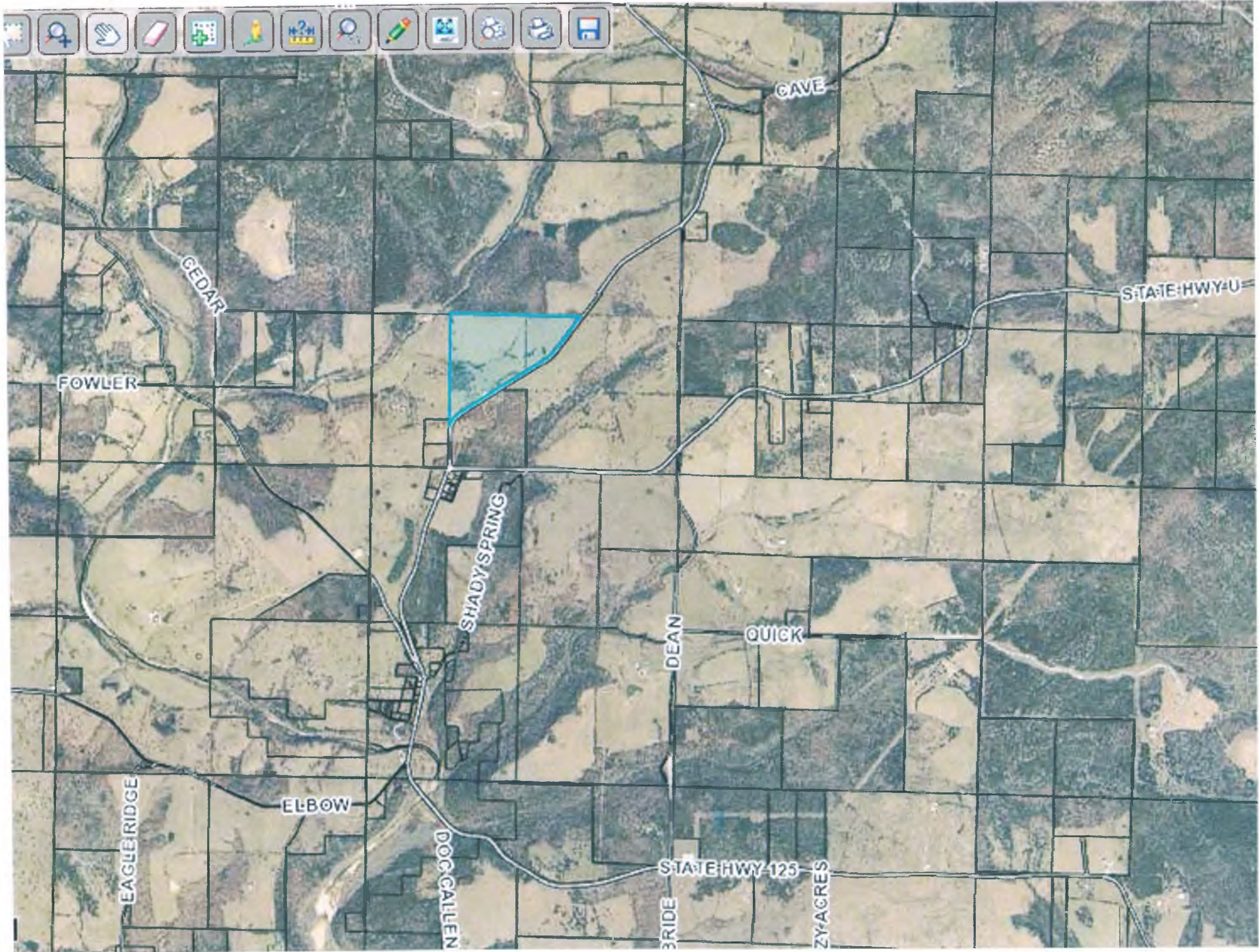


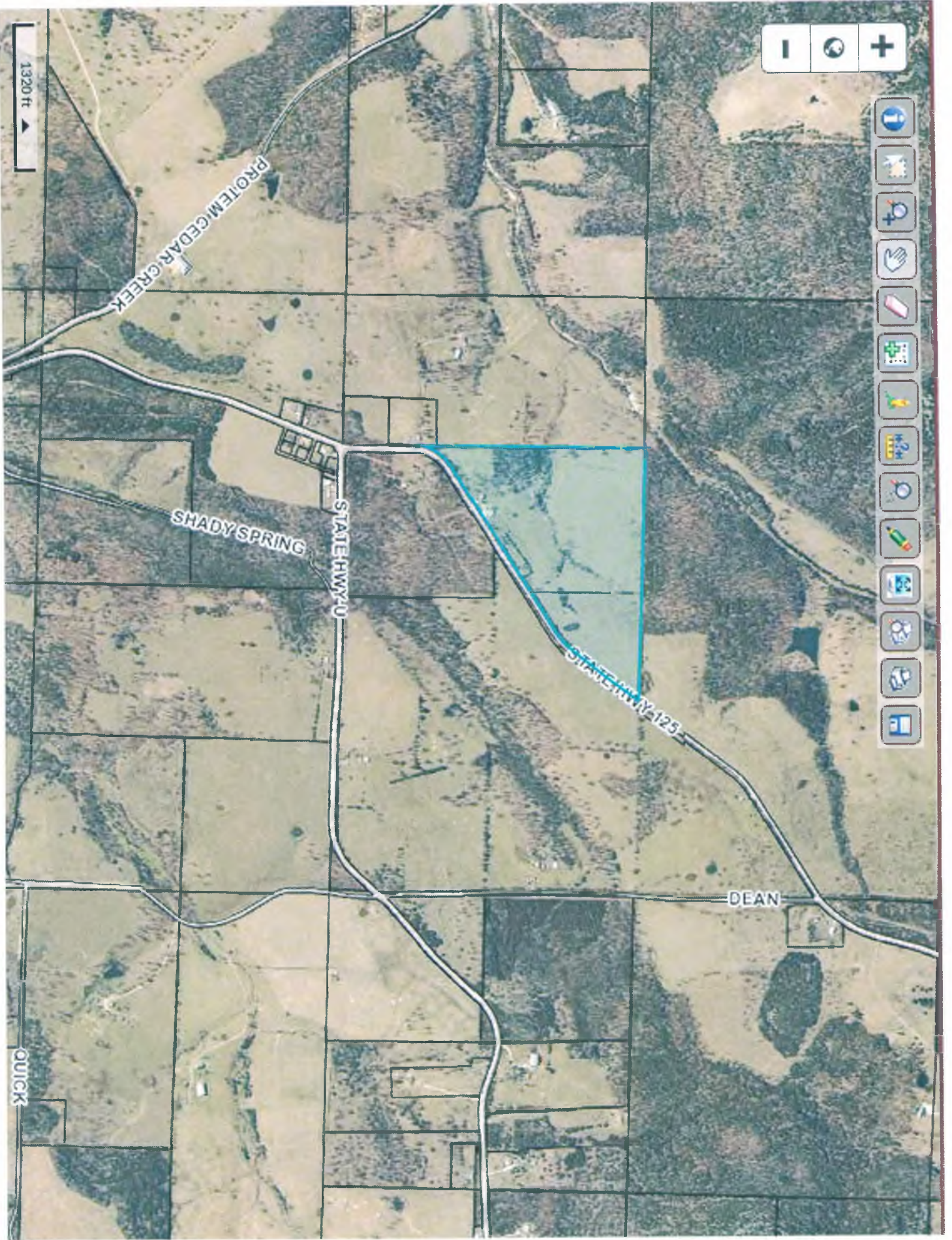


Elise's Color Me Sassy Hair Salon
4228 South State Highway 125, Protem, MO
Division III Permit 2015-0019
Taney County GIS - Beacon

Search Comp Search Results Comp Results Report











400 ft

STATE HWY 73







**Elise's Color Me Sassy Hair Salon
4228 South State Highway 125, Protem, MO
Division III Permit 2015-0019
Pictometry – View from the North**



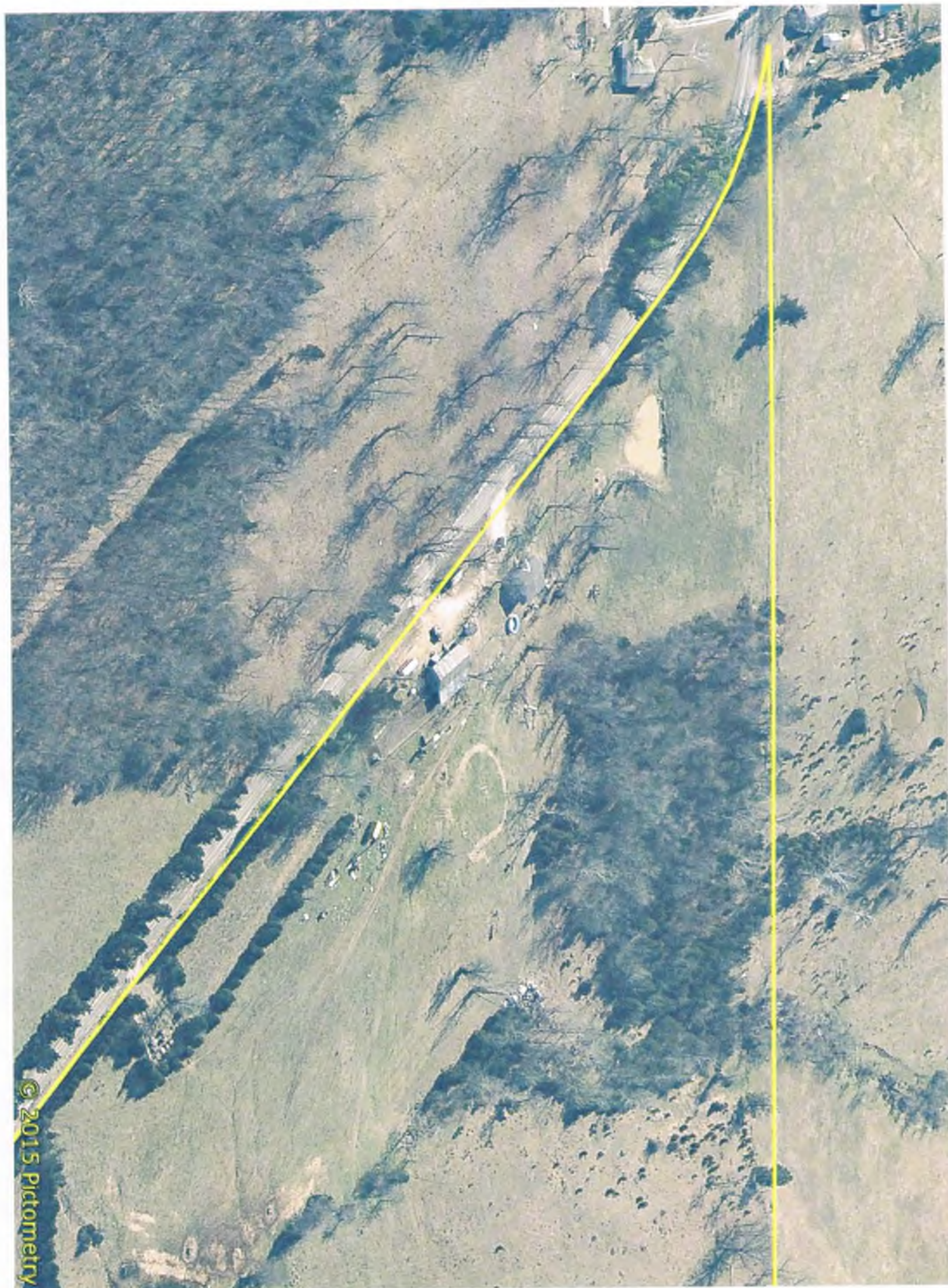


**Elise's Color Me Sassy Hair Salon
4228 South State Highway 125, Protem, MO
Division III Permit 2015-0019
Pictometry – View from the South**



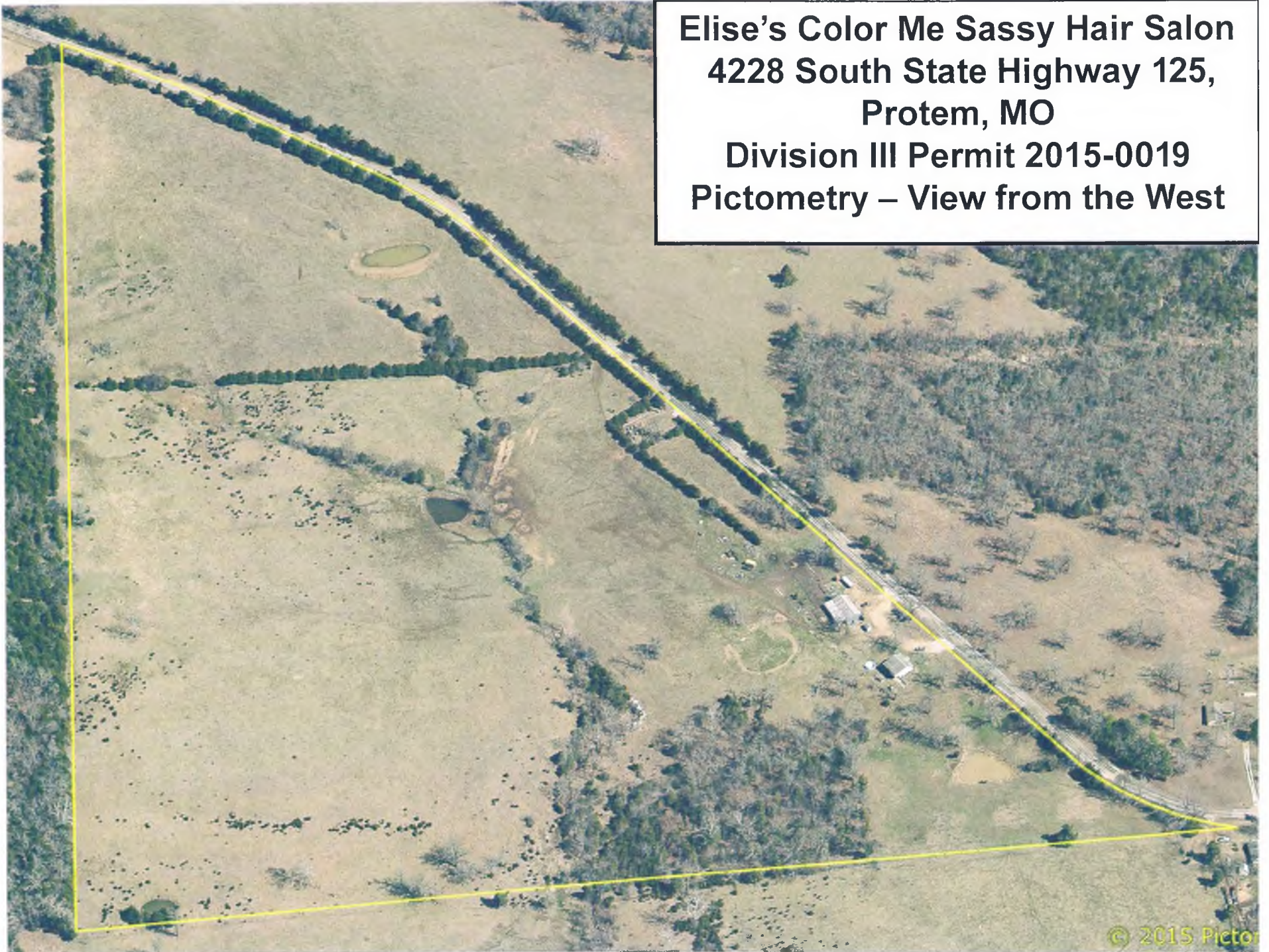


**Elise's Color Me Sassy Hair Salon
4228 South State Highway 125, Protem, MO
Division III Permit 2015-0019
Pictometry – View from the East**



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**Elise's Color Me Sassy Hair Salon
4228 South State Highway 125,
Protem, MO
Division III Permit 2015-0019
Pictometry – View from the West**





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TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: October 13, 2015

CASE NUMBER: 2015-0020

PROJECT: Branson View Campground & Zip Lines

APPLICANT: Andrew Darby

REPRESENTATIVE: Dan Boone

LOCATION: The subject property is located at 2362 N. State Highway 265, Branson, MO; Branson Township; Section 3, Township 22, Range 22.

REQUEST: The applicant, Andrew Darby is requesting the approval of a Division III Permit to allow for the development of a Zip Line Attraction.

BACKGROUND and SITE HISTORY:

On November 15, 1968 a portion of the property in question was platted as the Compton Ridge Manor Subdivision with the filing of the plat with the Recorder of Deeds office.

On May 14, 1990 the Planning Commission approved Division III Permit 1990-0100, authorizing the development of a 90 space RV Park, with other buildings; referenced as the Branson View Campground. The owner of the property sought to also vacate the Compton Ridge Manor Subdivision at the time that the Division III Permit was issued. However, the staff report from that Division III file indicates that there was not an established process at the time for vacating a subdivision.

The subject property consists of two parcels of property as shown via Beacon, containing both meets & bounds described property and also the Compton Ridge Manor Subdivision (which was never developed). The property in question is a total of +/- 33.67 acres in size (per the Assessor's information as contained within Beacon). Parcel # 18-2.0-03-000-000-016.000 is indicated within Beacon as containing +/-28.78 acres. Parcel # 18-2.0-03-000-000-017.000 is indicated within Beacon as +/- 4.89 acres in size.

The applicant is now requesting the Planning Commission approval of the Division III Permit authorizing the addition of the zip line attraction to the existing, permitted RV Park use.

The current application was approved for Concept on September 21, 2015.

GENERAL DESCRIPTION:

The representative has indicated that the proposed Zip Line Attraction will consist of a series of towers to be linked via zip line. The representative has further indicated that the exact locations of the supports or structures will be determined by a structural engineer that is evaluating the topography of the property. The towers are to be the only structures added to the site.

The conceptual site plan indicates that the Zip Line Attraction will originate at the existing building, which contains an office, retail store and restrooms. The Zip Line Attraction will terminate near an existing service road. Riders will be driven back to the top of the hill via the service road. The applicant has indicated that the existing office, retail store and restrooms can service visitors to the Zip Line Attraction. The applicant and representative have indicated that they envision minimum removal of trees with some limbs being trimmed on trees.

REVIEW:

As stated above, the proposed Zip Line Attraction will originate near the existing building (containing an existing office, retail store and restrooms) and terminate near an existing service road. The representative has indicated that the existing parking area in front of the store and also near the pool will be utilized to accommodate the zip line customer traffic. The parking provisions of the Development Guidance Code do not specifically address a zip line use. The current parking at the site is fairly limited; however, there would be adequate space on the approximately 33.67 acre property for additional parking if need in the future.

The applicant is proposing to utilize the existing entrances to the Branson View Campground, off of State Highway 265.

There are existing restroom facilities within the building which will serve visitors to the Zip Line Attraction. The Branson View Campground is currently served by a Wastewater Treatment Facility (WWTF) regulated by the Missouri Department of Natural Resources (MoDNR). The staff recommends that a condition be placed on the permit requiring the applicant to provide documentation from the MoDNR indicating that the existing WWTF will have adequate capacity to serve both the existing RV campground and also the proposed Zip Line Attraction.

The representative has indicated that the Branson Landing Zip-Line will create a number of year-round and part-time jobs. Jobs will also be created via the planning, design and construction of the project.

The adjoining property immediately to the north is the Vineyards condominium development which is located within municipal limits of the City of Branson. The adjoining property immediately to the south is warehouse with vacant property being located further to the south. The adjoining property to the east is predominantly vacant. The adjoining property immediately to the west is State Highway 265; with commercial, office and residential uses being located further to the west.

The project received a total score of 11 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, and slopes.

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
2. The applicant shall submit compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Natural Resources and the Missouri State Fire Marshall's office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Documentation shall be provided to the Planning Department from the Missouri Department of Natural Resources indicating that the existing wastewater treatment facility will have adequate capacity to serve the addition of the Zip Line Attraction. Said documentation shall be submitted prior to issuance of Certificates of Conformance.
4. A copy of the Missouri State Fire Marshall's Amusement Ride Operating Permit shall be provided to the Planning Department prior to the issuance of Division II Certificates of Conformance.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Branson View Campground & Zip Lines		Permit#:	15-20		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	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					
SOIL LIMITATIONS		n/a=	x		
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4	-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	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

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

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

Branson View Campground & Zip Lines		Permit#:	15-20		
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=			
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	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	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 PATTERNS		n/a=			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3	1	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			

Branson View Campground & Zip Lines		Permit#:	15-20		
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				
minimal landscaped buffering, but compensates with expanse of land	1				
minimal landscaped buffering	0	3	2	6	
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				
traffic flow increases expected but manageable using existing roads and road accesses	-1	2	0	0	
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment	0				
structure size and/or access may impede but not hinder serviceability	-1	5	0	0	
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				
50 ft. right-of-way	0				
40 ft. right-of-way	-1	5	1	5	
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				
community well / water system meeting DNR requirements	1				
private wells meeting DNR requirements	0	3	1	3	
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				
fire hydrant system with limited coverage	-1	5	-2	-10	
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development	2				
paved walkways provided throughout development / maybe shared with bicycles	1				
designated walkways provided but unpaved	0	4			
no pedestrian walkways, but green space provided for pedestrian use	-1				
no designated pedestrian walkway areas	-2				

Branson View Campground & Zip Lines		Permit#:	15-20		
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	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 11

Maximum Possible Score= 51

Actual Score as Percent of Maximum= 21.6%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 17.6%

Scoring Performed by:

Bob Atchley & Bonita Kisseo/Soutco

Date:

October 1, 2015

Project: **Branson View Campground & Zip Lines**

Permit#: **15-20**

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

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*

Date: *October 1, 2015*

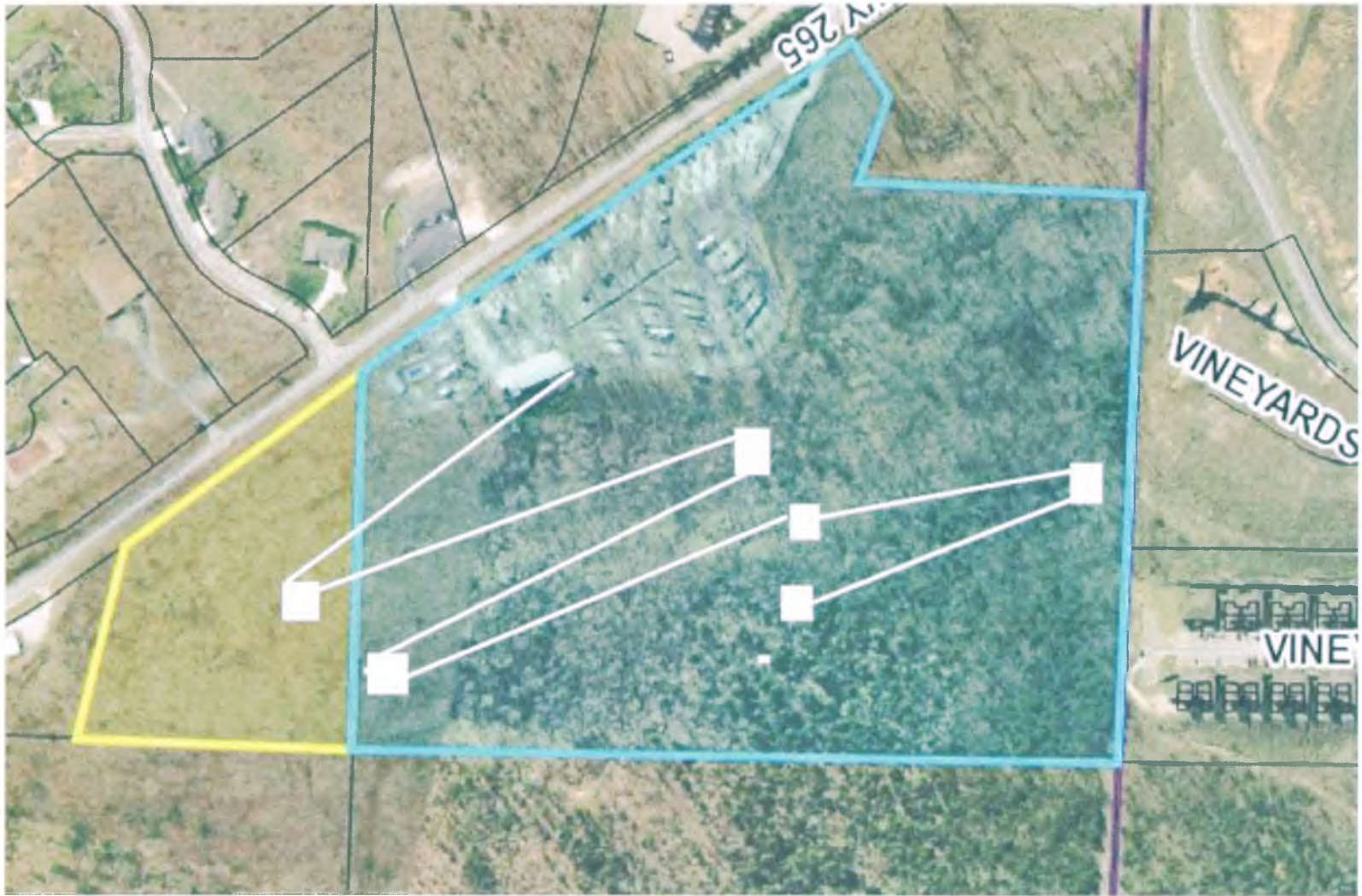
Project: Branson View Campground & Zip Lines

Permit: 15-20

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	51	11	21.6%	3	17.6%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	2	28.6%
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4	1	33.3%
slopes	0	-4		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	18	12		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm	0	0		
right to operate				
mixed-use developments				
development patterns	6	3		
development buffering	6	6		
water system service	6	3		
Importance Factor 2				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley & Bonita Kissee/Soutee
 Date: October 1, 2015



COMPTON RIDGE MANOR
Taney County, Missouri



DESCRIPTION AND EXECUTION

A tract of land situate in the County of Taney, State of Missouri, being a part of the NE 1/4 Sec 3 Twp 22N Rng 22W and more particularly described as follows: Beginning at a point on the Easterly Right-of-Way line of Mo Rte 265, said point being S88°10' 25.0" and S88°20E 608.5' from the corner of said NE 1/4 Sec 3; thence N83°40E 105.8'; thence S72°30E 270.0'; thence S36°20E 724.0'; thence S88°20W 270.5' to the Easterly R-Of-W line of said Mo Rte 265; thence N88°20W along said R-Of-W line 350.0' to the point of beginning.

Said land has been subdivided as shown on this plat, herewith filed, to be hereafter known as COMPTON RIDGE MANOR.

Witness our hands and seals this 15th day of November 1968.

Mildred M. Raymond
Mildred M. Raymond

ACKNOWLEDGEMENT

State of Missouri
County of Taney

On this 15th day of November 1968, before me personally appeared Mildred M. Raymond and Mildred M. Raymond to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and set my official seal at my office in Warrens, Mo. the day and year first above written.

My commission expires: April 17th, 1972
Ruel A. Osullivan
NOTARY PUBLIC

FILED

NOV 15 1968
M. G. RHODES
Recorder of Deeds
TANEY COUNTY

Book 10 Page 18

CERTIFICATION

I certify that I have surveyed the tract described herein and subdivided the same as shown, Iron pins set at all lot corners.

John W. Elmore
John W. Elmore
Mo. LS-157
Kimberling City, Mo.
10/25/68

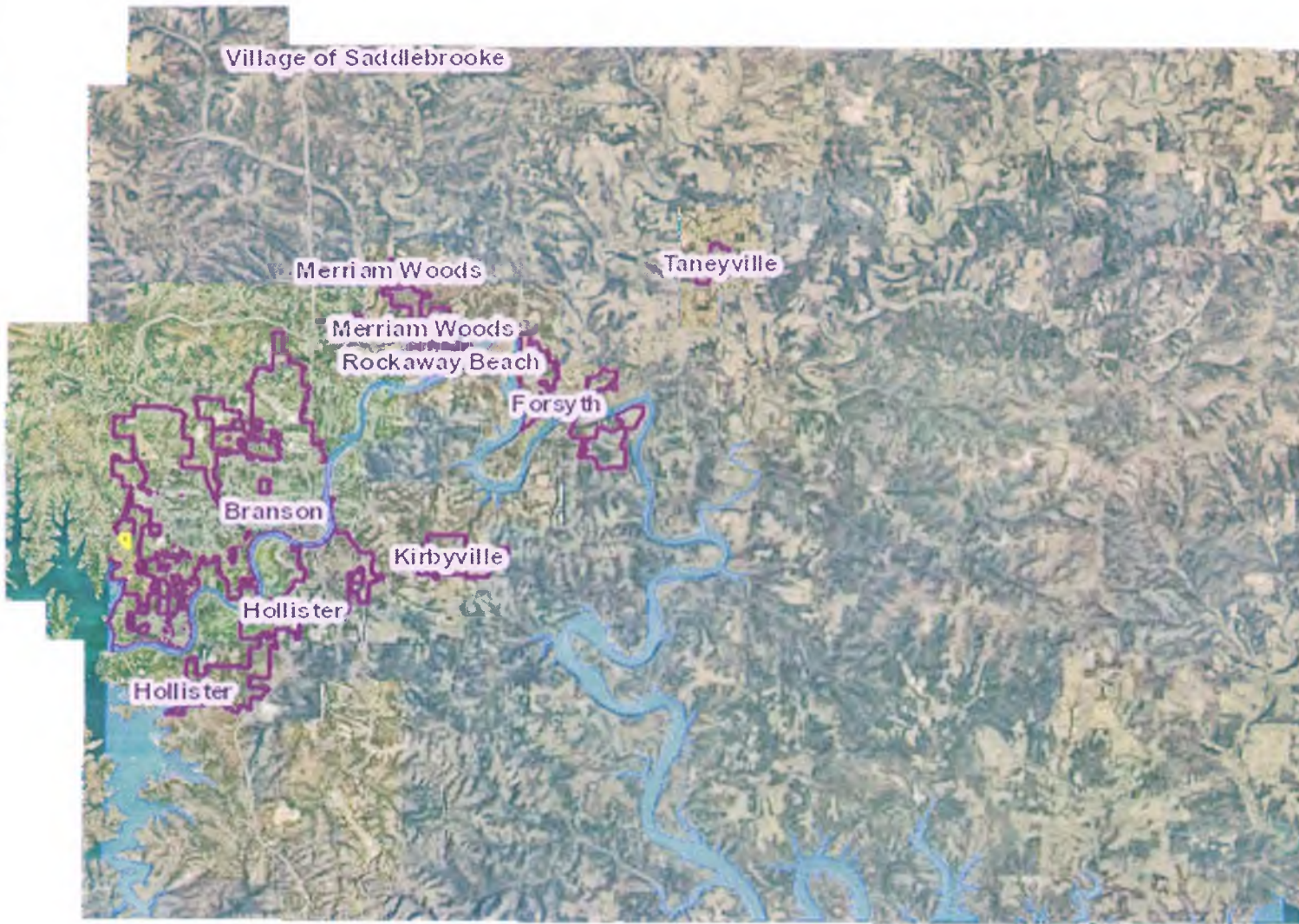


Branson View Campground & Ziplines



Map created using GIS software. All rights reserved. This map is for informational purposes only and does not constitute a warranty or guarantee of accuracy. The user assumes all responsibility for the use of this map. The Missouri Department of Conservation is not liable for any errors or omissions in this map.

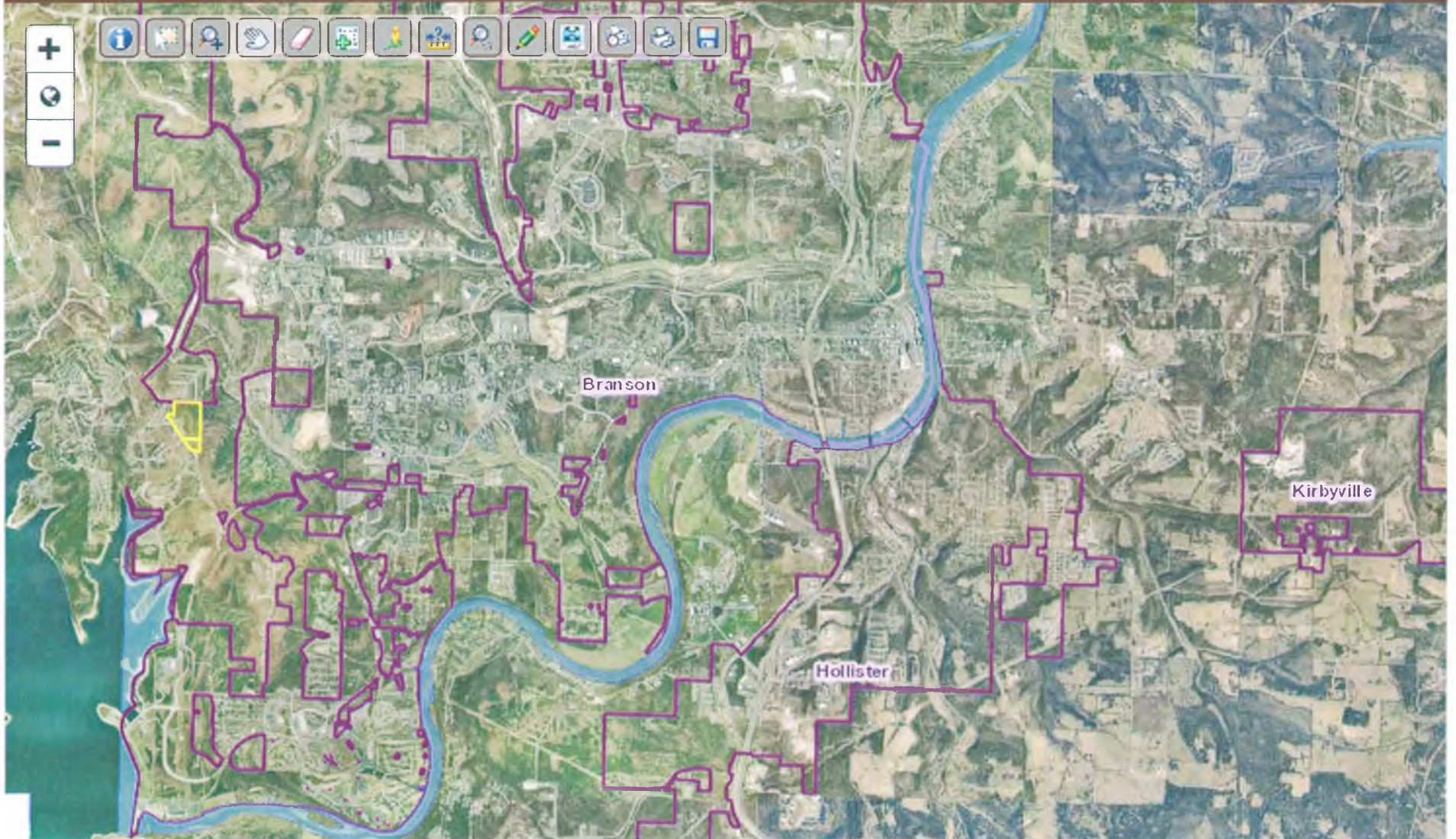


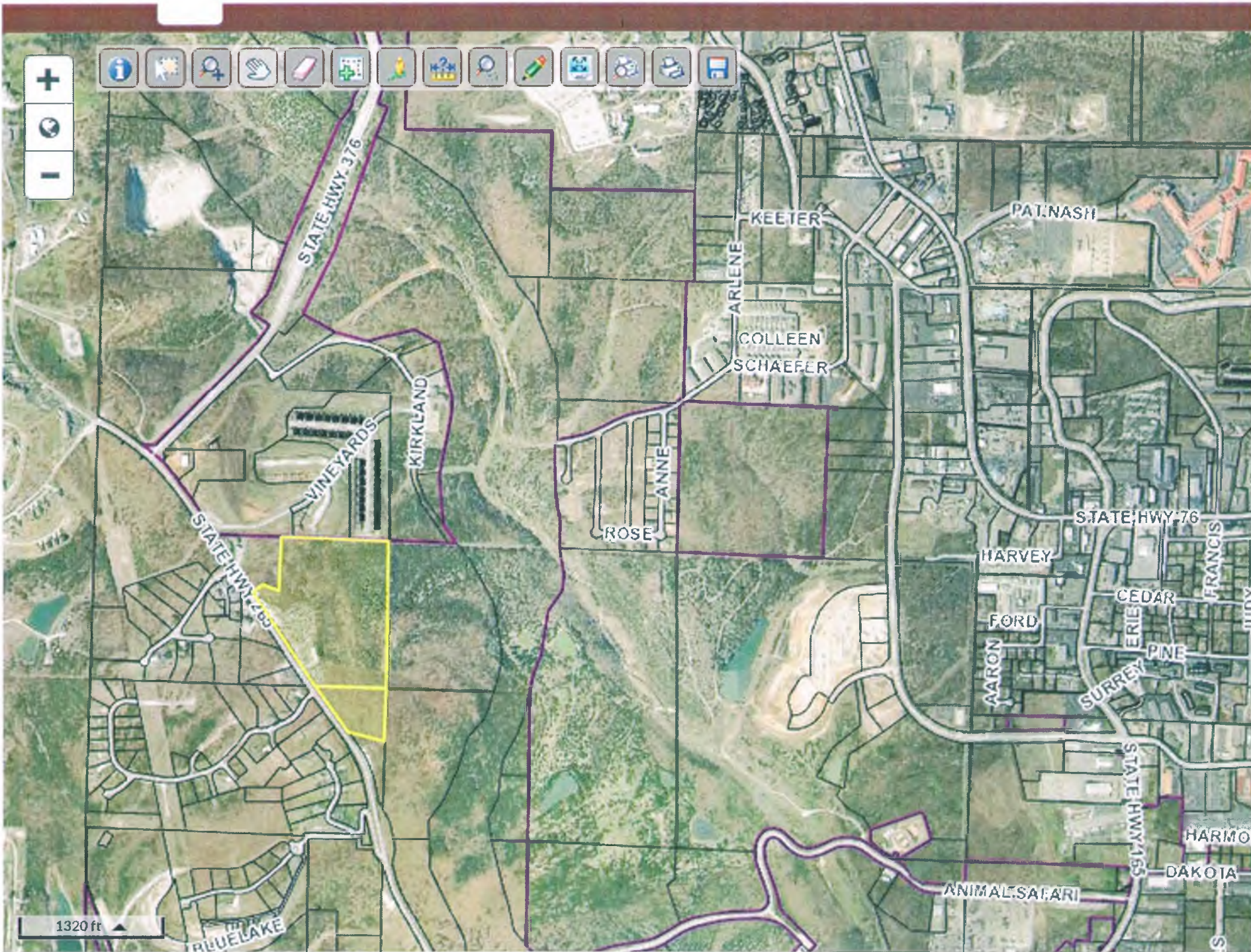


Branson View Campground & Ziplines
2365 State Highway 265, Branson, MO
Division III Permit 2015-0020
Taney County GIS - Beacon

Beacon™ Taney County, MO

Layers Map Search Comp Search Results Comp Results





10+



STATE HWY 376

KEETER

PAT NASH

ARLENE

COLLEEN SCHAEFER

KIRKLAND

VINEYARDS

ROSE

ANNE

STATE HWY 76

HARVEY

FRANCIS

STATE HWY 489

CEDAR

FORD

ERIE

PINE

AARON

SURREY

STATE HWY 155

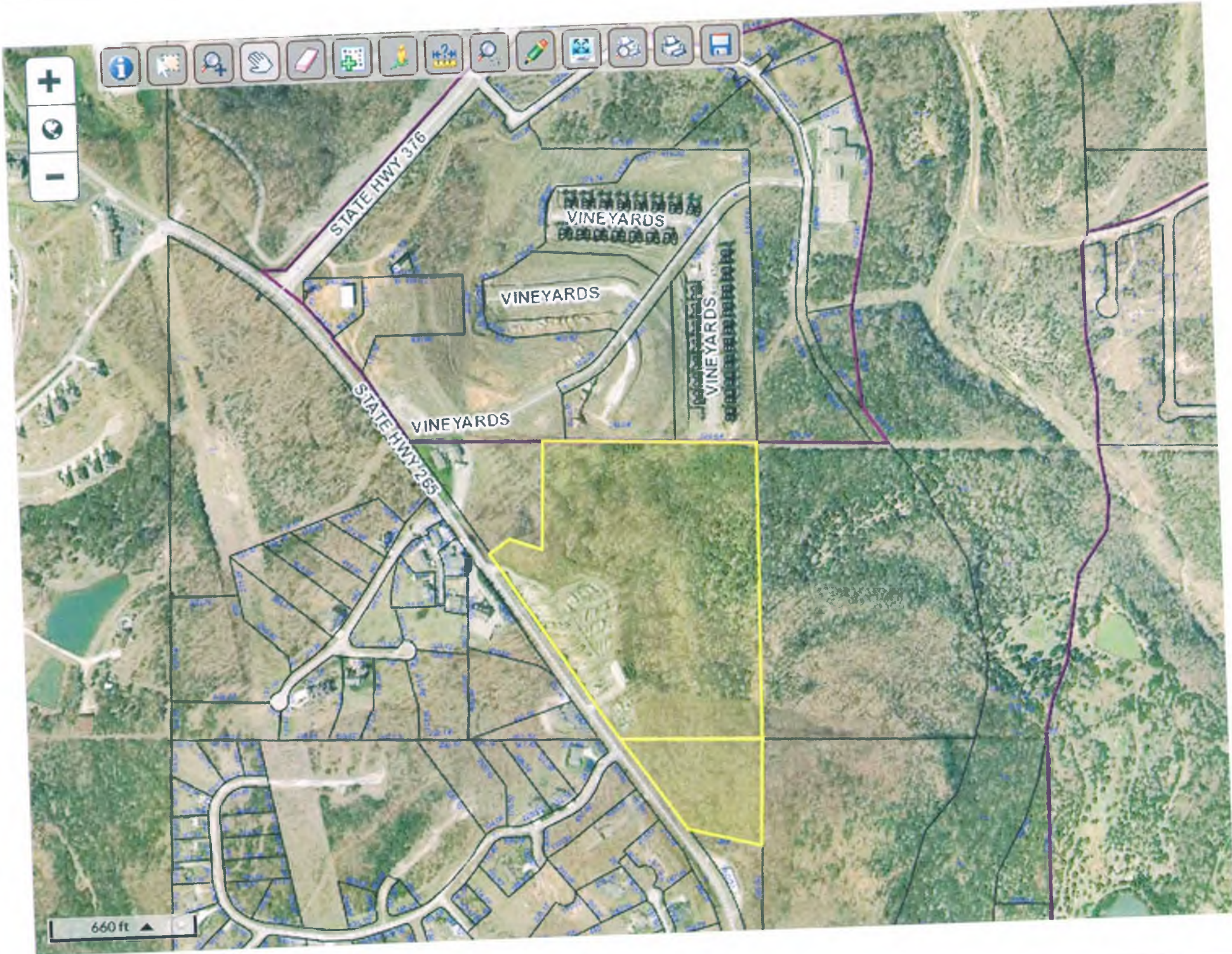
HARMON

DAKOTA

ANIMAL SAFARI

1320 ft

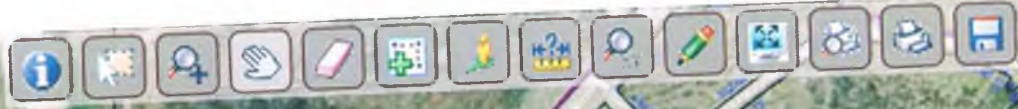
TRUDELAKE



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STATE HWY 376

VINEYARDS

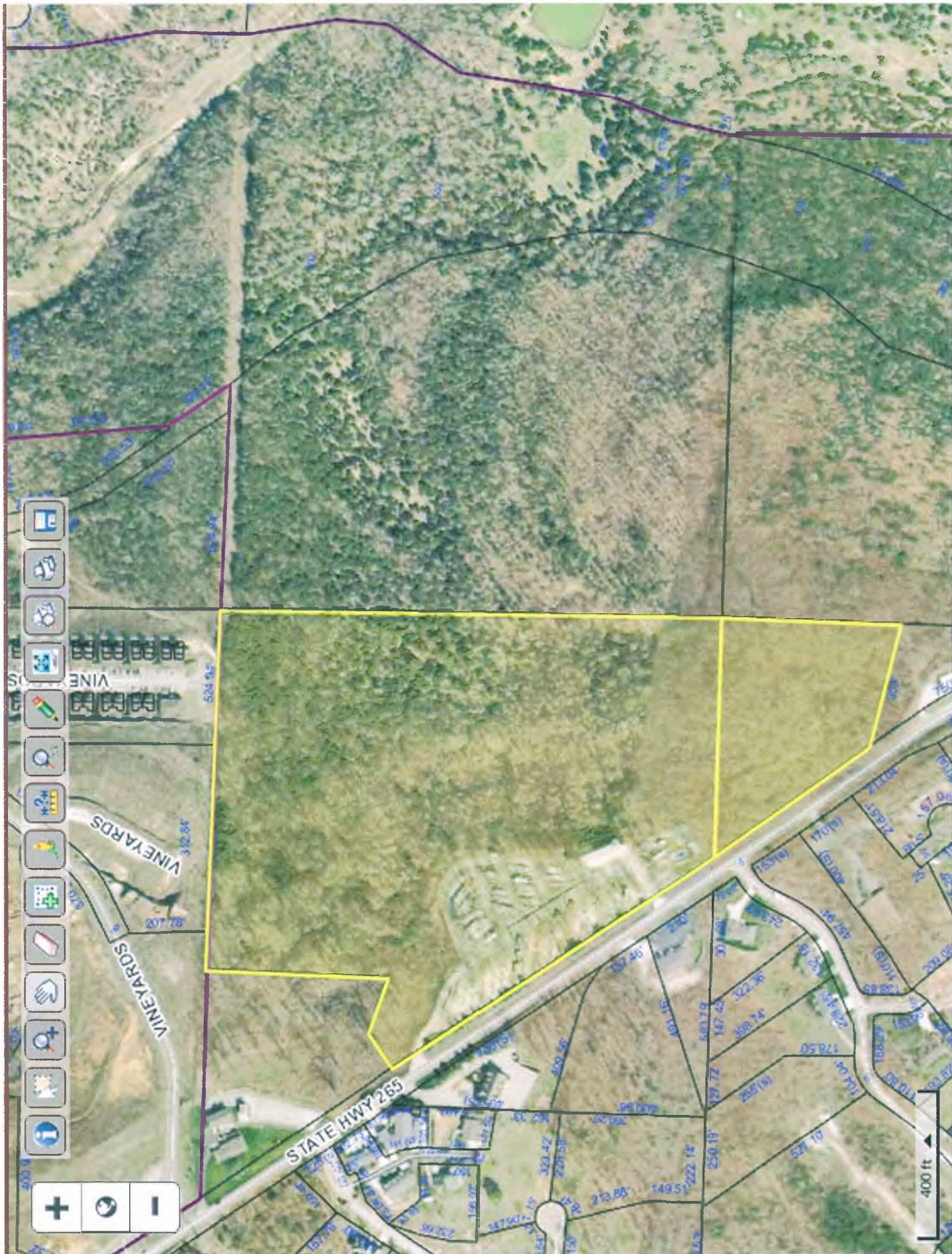
VINEYARDS

VINEYARDS

STATE HWY 265

VINEYARDS

660 ft



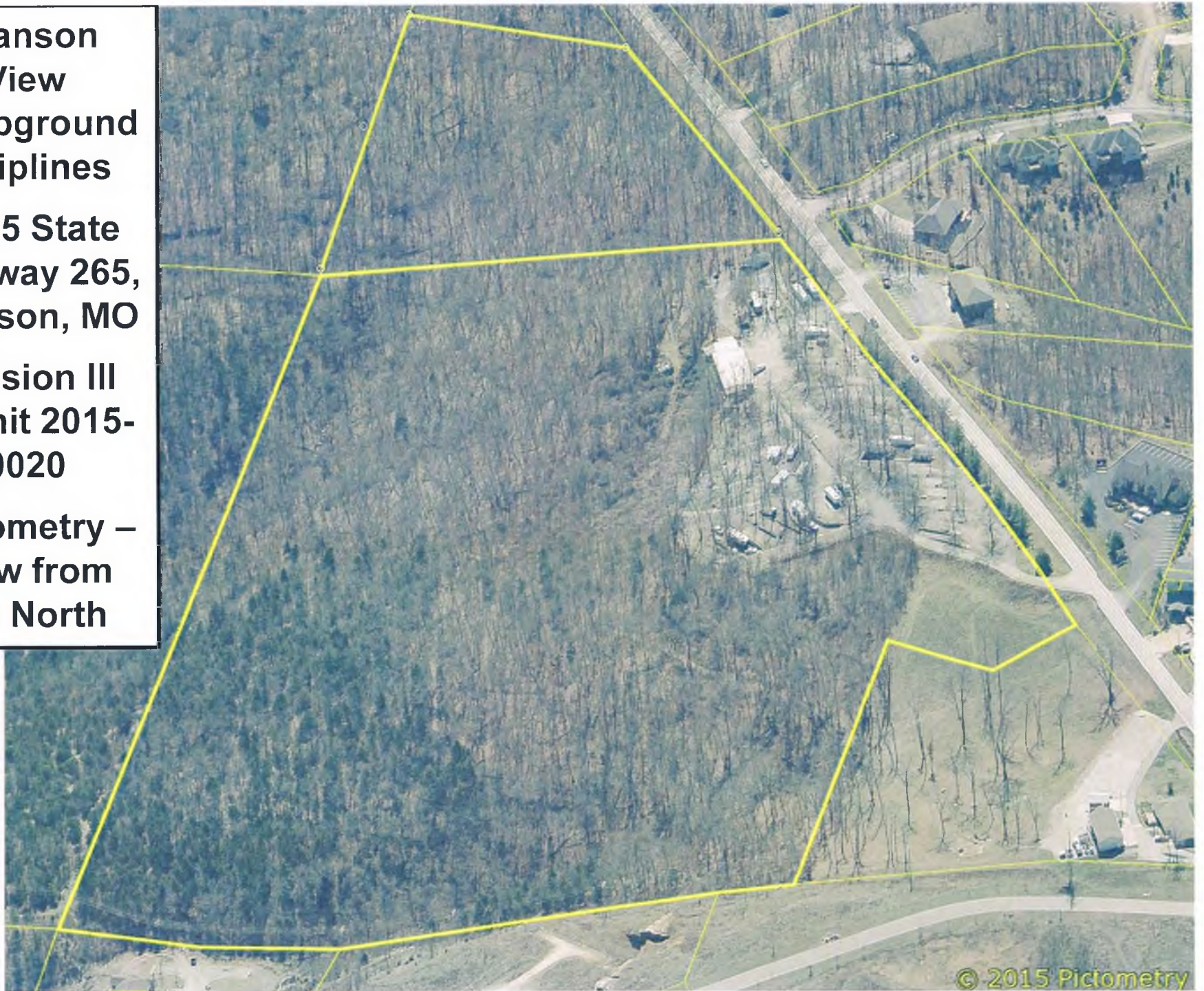


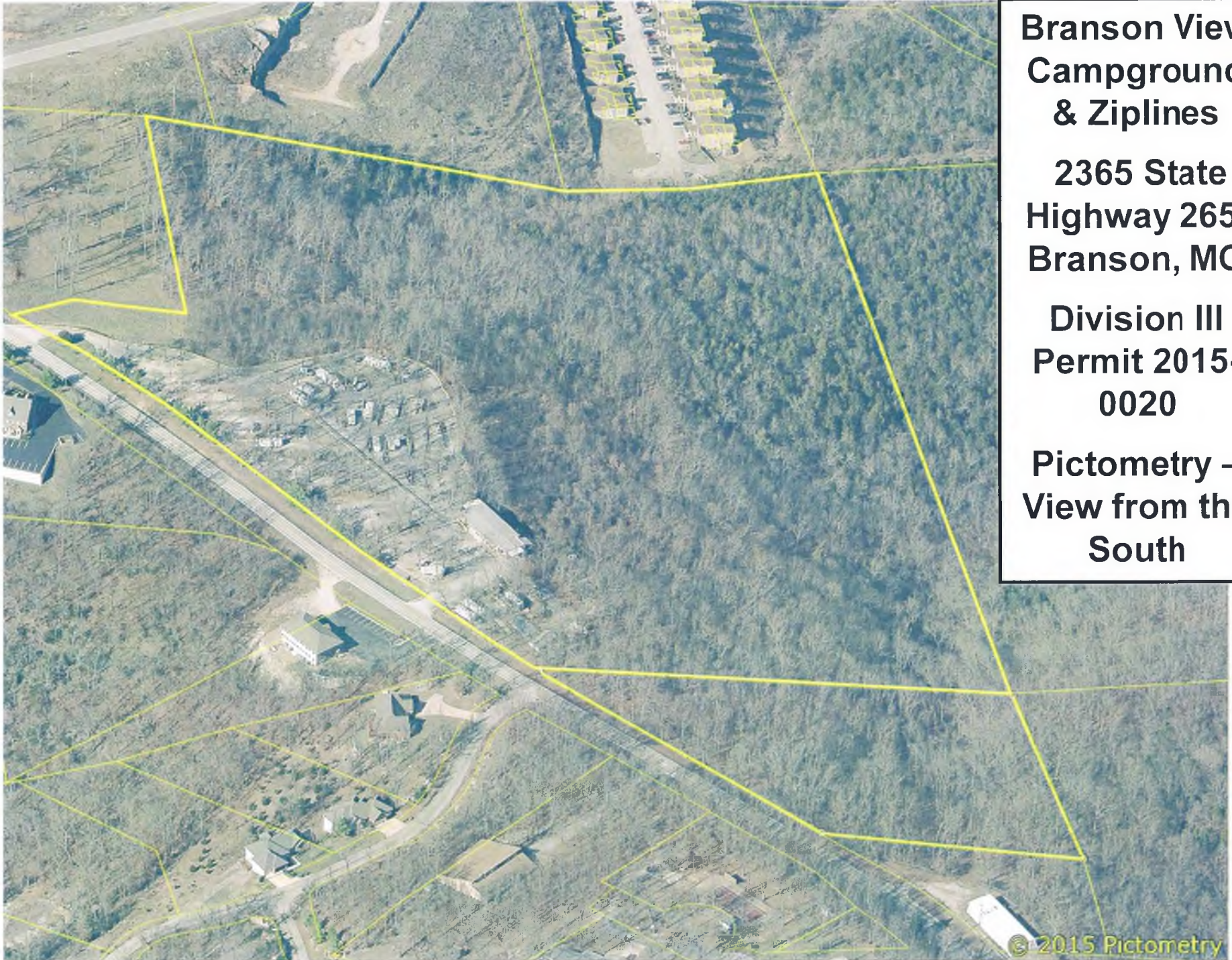
**Branson
View
Campground
& Ziplines**

**2365 State
Highway 265,
Branson, MO**

**Division III
Permit 2015-
0020**

**Pictometry –
View from
the North**





**Branson View
Campground
& Ziplines**

**2365 State
Highway 265,
Branson, MO**

**Division III
Permit 2015-
0020**

**Pictometry –
View from the
South**



**Branson View Campground & Ziplines
2365 State Highway 265, Branson, MO
Division III Permit 2015-0020
Pictometry – View from the East**



Branson View Campground & Ziplines
2365 State Highway 265, Branson, MO
Division III Permit 2015-0020
Pictometry – View from the West

NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

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

Applicant: Andrew Darby
Proposed Development: Additional Ziplines

Property Location: 2362 St. Hwy 265

Hearing Location: Taney County Courthouse
Time: 6:00 PM Date: 10-13-15

Phone: 417-546-7225

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