



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, AUGUST 14, 2017 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Presentation of Exhibits

Public Hearing:

#17-27 *Granny's K9 Clip Joint*

#17-28 *Misty Mountain Dog Grooming*

#17-29 *Kings Ridge*

Old and New Business:

#16-01 *DOR, 2581 Jones Road Nightly Rental, William Nichols*

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: 08/08/2017

By: MP

Time: 10:00 am

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room

At the Taney County Courthouse and the office of Planning and Zoning.



Taney County Planning Commission
Division III Special Use Permit
Staff Report

HEARING DATE: August 14, 2017

CASE NUMBER: 2017-027

PROJECT: Granny's K9 Clip Joint

APPLICANT: Tanya White

LOCATION: The subject property is located at 342 Savage Road, Kirbyville, Missouri, Scott Township, Section 09, Township 22, Range 20.

REQUEST:

The applicant, Tanya White is seeking Planning Commission approval of a Division III Special Use Permit to continue a dog grooming business in her residence located at 342 Savage Road, Kirbyville, Missouri.

BACKGROUND and SITE HISTORY and REVIEW:

As per the Assessor's information, the property is listed as a three (3) acre lot in the Hunter's Pointe Subdivision. The 1998 double wide mobile home is where Tanya lives and will have her dog grooming business. The applicant has indicated that the dog grooming business will be by appointment only and she will take one dog at a time for a total of ten to twelve (10-12) dogs per month working up to a maximum of twenty (20) dogs per month. Tanya will not kennel dogs overnight.

The current application was approved for Concept July 24, 2017.

The project received a total score of -1 on the Policy Checklist.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit #2017-027, 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 home occupation shall involve no more than one employee outside the resident family (Appendix E, 4.4.1.).
3. No home occupation shall display a sign larger than a two (2) foot by four (4) foot unlighted nameplate (Appendix E, 4.4.3.).
4. The total area used for the home occupation shall not exceed one-third the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building (Appendix E, 4.4.6.).
5. This decision is subject to all existing easements.
6. A Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Appendix D, Step 6).

Parcel

Parcel ID 16-2.0-09-000-000-010.007
Property Address 342 SAVAGE RD
Tax Code 6CWX
Sec/Twp/Rng 9/22/20
Brief HUNTER'S POINTE HUNTER'S POINTE PRCL 1 ; SURVEY OF
Tax Description PT NWSE4
 (Note: Not to be used on legal documents)
School District Kirbyville
Fire District Western
City N/A
Deed 2017-7507 (2017-03-02)
Book/Page/Date

Owner

WHITE TANYA B & LESTER C
 210 RABBIT ROAD LT 249
 HOLLISTER, MO 65672

Land

Lot Dimensions 200 x 690 IRR
Lot Area 3.000 Acres

Improvements

Number	Description	Year Built	Base Area	Adjusted Area
1-1	Double Wide Mobile Home	1998	2052	2295
1-2	Garage	2010	720	720

Valuation

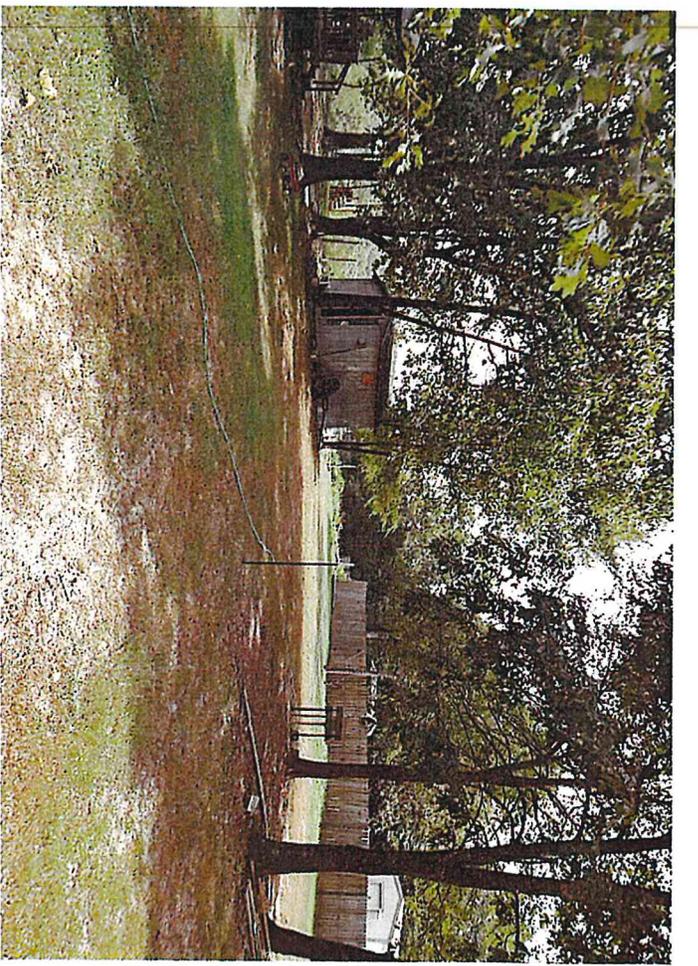
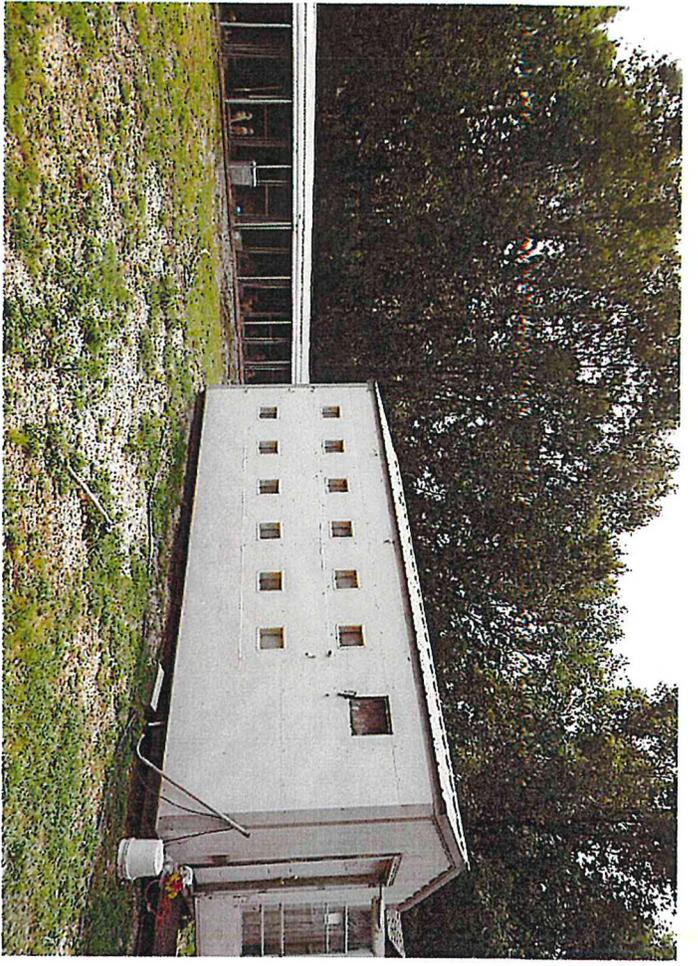
	Improvements	Land	Total	Assessed Total
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
Commercial	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$67,117.00	\$8,470.00	\$75,587.00	\$14,360.00
Total				\$14,360.00

Taney County makes no warranties, expressed or implied, as to the use of the data.

Last Data Upload: 7/28/2017 10:21:15 PM



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Taney County Planning Commission

Division III Permit Staff Report

HEARING DATE: August 14, 2017

CASE NUMBER: 2017-028

PROJECT: Misty Mountain Dog Grooming

APPLICANT: Verlin Haskins

REPRESENTATIVE: Sheila Bailey

LOCATION: The subject property is located at 20 Misty Mountain Road, Walnut Shade, Missouri, Jasper Township, Section 05, Township 24, Range 21.

REQUEST:

The applicant, Verlin Haskins, represented by Sheila Bailey, is seeking Planning Commission approval of a Division III Permit to use an existing metal building as a dog grooming business located at 20 Misty Mountain Road, Walnut Shade, Missouri.

BACKGROUND and SITE HISTORY:

The property located at 20 Misty Mountain Road is a 62.3 acre parcel with an existing RV park, Misty Mountain Sheep Skin Store, a mobile home, a single family residence and the twenty four (24) x forty (40) metal building to be used for the dog grooming business.

The current application was approved for Concept July 24, 2017.

The project received a total score of zero (0) on the Policy Checklist.

REVIEW and GENERAL DESCRIPTION:

The representative, Sheila Bailey, has indicated the existing metal building will be used to kennel the dogs inside while the dogs wait to be groomed. Dogs will be dropped off and picked up the same day and the proposed days and hours of operation will be Monday through Friday, open from eight (8) am to five (5) pm. Saturday will be by appointment only.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit #2017-028, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
 2. No outside storage of equipment or solid waste materials.
 3. This decision is subject to all existing easements.
 4. Business will be conducted Monday through Friday eight (8) am to five (5) pm and Saturday by appointment only.
-
5. A Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Appendix D, Step 6).

Parcel

Parcel ID 05-3.0-05-000-000-006.000
 Property Address 139 MISTY MTN RD
 Tax Code 4CWX
 Sec/Twp/Rng 5/24/21
 Brief Tax Description MISTY MOUNTAIN SUB, LT 2
 (Note: Not to be used on legal documents)
 School District Branson
 Fire District Western
 City N/A
 Deed Book/Page/Date 2007-14379 (2007-03-14)

Owner

HASKINS VERLIN E & CONNIE J
 DBA: DBA MISTY MOUNTAIN SHEEPSKIN CO & RV PARK
 139 MISTY MOUNTAIN RD
 WALNUT SHADE, MO 65771-9169

Land

Lot Dimensions 2226.95 X 1800.74
 Lot Area 62.300 Acres

Improvements

Number	Description	Year Built	Base Area	Adjusted Area
1-1	Store	1990	1200	1260
1-2	Residence	1950	936	962
1-3	Mobile Home	1997	924	924
1-4	Utility	2008	576	605
1-5	Utility Hookup	1992	10	10
1-6	Utility Hookup	1992	8	8
1-7	Mobile Home	1983	980	980
2-1	Shed	1986	468	468
2-2	Garage	2002	960	960
2-3	Garage	2003	2160	2160

Valuation

	Improvements	Land	Total	Assessed Total
Agricultural	\$1,360.00	\$9,369.00	\$10,729.00	\$1,290.00
Commercial	\$27,861.00	\$9,148.00	\$37,009.00	\$11,840.00
Residential	\$89,903.00	\$8,000.00	\$97,903.00	\$18,600.00
Total				\$31,730.00



Taney County Planning Commission

Division III Permit Staff Report

HEARING DATE: August 14, 2017

CASE NUMBER: 2017-029

PROJECT: Kings Ridge

APPLICANT: Vacation World

REPRESENTATIVE: Charlie Engram and Brad Moncado

LOCATION: The subject property is located off Stinger Drive, Branson, Missouri, Branson Township, Section 21, Township 23, Range 21.

REQUEST:

The applicant, Vacation World, represented by Charlie Engram and Brad Moncado, is seeking Planning Commission approval of a Division III Permit allowing the development of 35 acres into a nightly rental community located off Stinger Drive, Branson, Missouri.

BACKGROUND and SITE HISTORY:

As per the Assessor's information, the thirty five (35) acres is part of a forty six (46) acre parcel listed as Pt Lot 2 Bee Creek Apartments. The property will be served by Public Water District #3 and sewer will be provided by Branson Public Works Department.

The current application was approved for Concept July 24, 2017.

The project received a total score of 10 on the Policy Checklist.

REVIEW and GENERAL DESCRIPTION:

The nightly rental community will be held in condo style ownership and each home will be between five (5) and eight (8) bedrooms. The proposed project will have the following included: Private Development, indoor pool, resort style outdoor pool and beach/deck area, community area with restrooms, various outdoor activities, picnic area, walking trail and green space.

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

Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom and one (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.”

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit #2017-029, 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 Western Taney County Fire Protection District.
3. A valid Missouri Department of Revenue Sales Tax License number shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. This Decision is subject to all existing easements.
5. Each condo residence shall accommodate (sleep) no more than the maximum occupancy, “The maximum occupancy for a nightly rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom”. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.

6. Compliance with the provisions the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and Erosion Control Plan (Appendix H, Item 4)
 - b. Stormwater Management (Appendix H, Item 5)
 - c. Land Grading Permit for all non-agricultural land disturbances of over one (1) acre (Appendix F)
 - d. Utility easements and building line setbacks (Table 1)
 - e. Improvements with scale of building, streets, onsite parking and utilities (Appendix J)
 7. The current contact information for each condo shall be posted on the property and on file in the Taney County Planning office.
 8. Total condo style ownership dwellings will be 65 with five (5) to eight (8) bedrooms each dwelling.
 9. A Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Appendix D, Step 6)
-

Kings Ridge

Intentionally Designed - Vacation Nightly Rental Community – With Declaration of Condominium

Kings Ridge has been in the planning stages for many months, and we are proud to present our concept of the only intentionally designed vacation rental only community in the Midwest, for vacation nightly rental owners, by vacation nightly rental owners.

Kings Ridge, is seeking a Division III permit, under the Taney County guidance code, as vacation nightly rental only community in the Branson, Missouri, just North of the Branson city limit off Bee Creek road to Stinger Road. This proposed 35 acre area will include:

- 65 dwellings, between 5 and 8 bedrooms, in this condominium development, designed with a vacationing family in mind.
- Private development
- Indoor pool
- Resort style outdoor pool and beach/deck area
- Community area with restrooms
- Various outdoor activities
- Picnic areas
- Walking trail
- Green space, and more.

The developers have done initial evaluation that this acreage can be serviced, and will work with the developer and engineers including:

- PWSD-3 for water that includes a 12 inch water line that enters the property on the south west part of the property as well as a 8 inch water service available off Bee Creek Road.
- City of Branson Sewer, with connection options including the lift station on the northeast part of the property, or connection on the east side adjacent to Stinger road and partially on our property.
- Empire District Electric, which services the property.
- to letter of capacity from Kendall Powell.
- Storm water management officials, to meet state standards, and to determine whether on not there is a necessity for storm sewer piping or retention.
- Stinger road – Steve Babbett at Tri Lakes Title is underwriting this road access with a title policy, of which gives us confidence that it is for public use.

- Western Taney County Fire Protection requirements, including fire protection sprinklers, extinguishers, and CO2 detectors.

Kings Ridge will develop our area as vacation nightly rentals under the guidance code of Taney County, including:

Maximum occupancy requirements of two people per bedroom plus two additional people per dwelling.

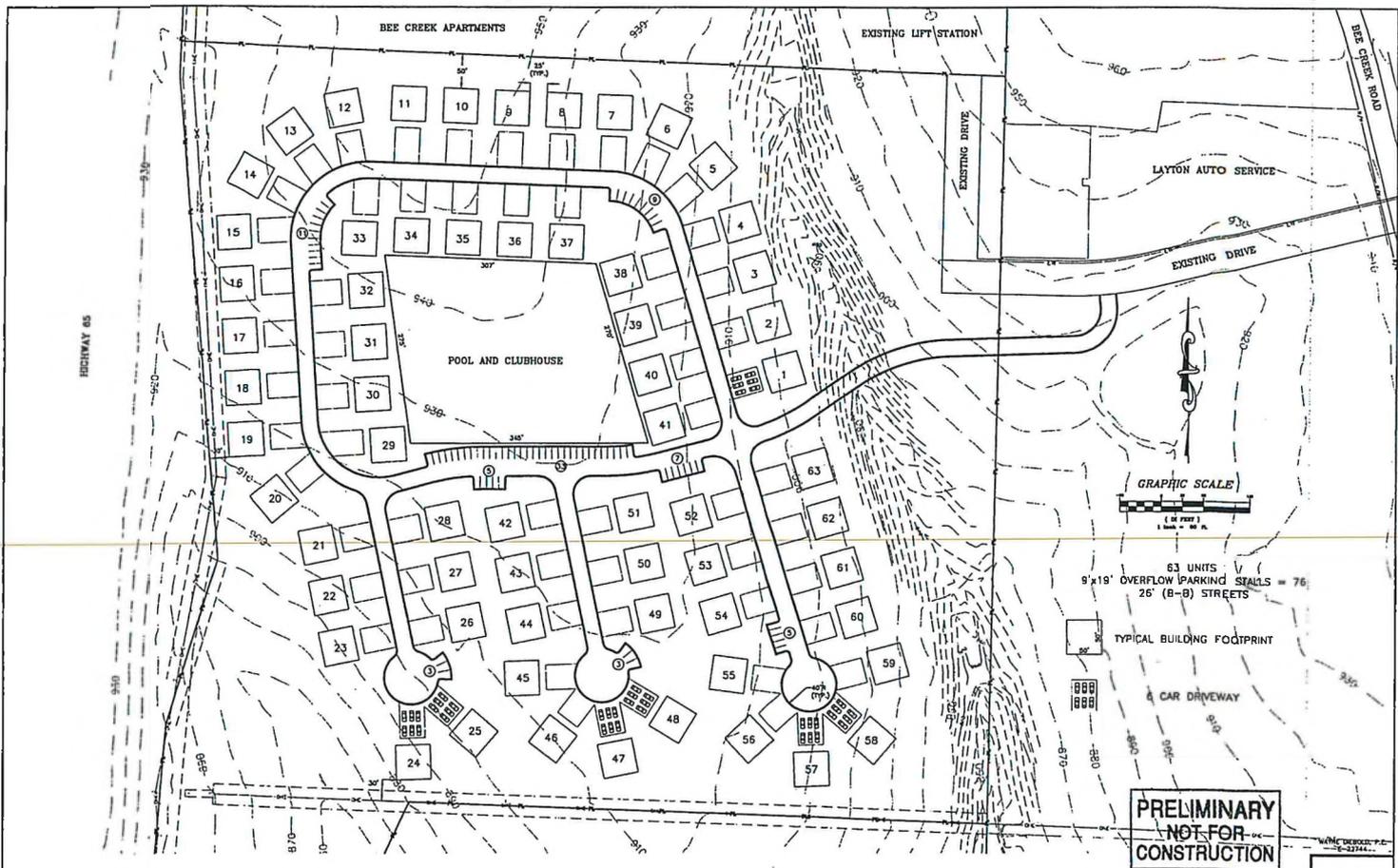
Proper parking requirements

Designated trash/disposal area

Lighting & Safety

Fire District Compliance

Missouri Dept Of Revenue Compliance



**PRELIMINARY
NOT FOR
CONSTRUCTION**

ROZELL ENGINEERING CO. 2404 STATE HWY. 248 SUITE 4
 ENGINEERING SECTION INC., P.C. BRANSON, MISSOURI 65616
 (417) 334-4141 FAX 334-4181

SITE PLAN EXHIBIT
 KINGS RIDGE TANEY COUNTY, MISSOURI

1 OF 1

Parcel

Parcel ID 08-5.0-21-000-002-012.000
 Property Address
 Tax Code 4CWX
 Sec/Twp/Rng 21/23/21
 Brief Tax Description BEE CREEK APARTMENTS BEE CREEK APARTMENTS PT LT 2
 (Note: Not to be used on legal documents)
 School District Branson
 Fire District Western
 City N/A
 Deed Book/Page/Date 2015-18527 (2015-04-17)

Owner

VACATION WORLD
 245 S WILDWOOD DR
 BRANSON, MO 65616

Land

Lot Dimensions
 Lot Area 46.000 Acres

Valuation

	Improvements	Land	Total	Assessed Total
Agricultural	\$0.00	\$0.00	\$0.00	\$0.00
Commercial	\$0.00	\$0.00	\$0.00	\$0.00
Residential	\$0.00	\$61,184.00	\$61,184.00	\$11,620.00
Total				\$11,620.00

No data available for the following modules: Improvements.

Taney County makes no warranties, expressed or implied, as to the use of the data.

Last Data Upload: 8/1/2017 10:34:17 PM



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TANEY COUNTY PLANNING COMMISSION
DIVISION III SPECIAL-USE PERMIT - DECISION OF RECORD
PROJECT: 2581 JONES ROAD VACATION RENTAL
APPLICANTS: ESTATE OF PAMELA HALL – MICHAEL MCLANE (PERSONAL REPRESENTATIVE)
REPRESENTATIVES: WILLIAM & LINDA NICHOLS
MARCH 21, 2016
PERMIT# 2016-0001

On March 21, 2016 the Taney County Planning Commission (grantor) approved a Division III Special-Use Permit request by Pamela Hall (grantee) (represented by William & Linda Nichols) authorizing the utilization of the existing, five (5) bedroom, single-family residence, located at 2581 Jones Road, Ridgedale, MO, for nightly rental. In accordance with this approval, Division III Special-Use Permit #2016-0001 is issued for the property located at the legal description below:

A tract of land situated in the SE1/4 of Section 23, Township 21 North, Range 22 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southeast corner of said SE1/4; thence N87°53'21"W along the South line of said SE1/4, 532.00 feet for a new point of beginning; thence continue N87°53'21"W, along said South line, 612.65 feet; thence N1°19'13"E, 681.88 feet to a point on the Southerly right-of-way line of an existing road; thence along said right-of-way line as follows: S89°42'00"E, 21.19 feet; thence along a 8.1502 degree curve to the left, 76.03 feet (said curve having a radius of 703.05 feet); thence N84°06'11"E, 104.90 feet; thence along a 3.0412 degree curve to the left, 174.47 feet (said curve having a radius of 1084.10 feet); thence N78°47'50"E, 30.99 feet; thence along a 4.9535 degree curve to the right 95.34 feet (said curve having a radius of 1156.75 feet); thence N83°31'11"E, 10.91 feet; thence along a 2.5104 degree curve to the left, 106.16 feet (said curve having a radius of 2282.49 feet); thence S1°19'13"W (leaving said right-of-way line), 781.11 feet to the new point of beginning.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. . . .

The following Decision of Record details this approval and lists all applicable conditions:

William & Linda Nichols are authorized to utilize the existing, five (5) bedroom, single-family residence, located at 2581 Jones Road, Ridgedale, MO, for nightly rental (Parcel # 19-6.0-23-000-000-020.000). With all nine (9) Planning Commissioners present, the Planning Commission approved Division III Special-Use Permit # 2016-0001 by unanimous vote.

The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
 2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Revenue and the Environmental Division of the Planning 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. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
 4. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repair or replace said system ensuring capacity for the total number of people that may be accommodated via nightly rental.
-
5. No outside storage of equipment or solid waste materials.
 6. This decision is subject to all existing easements.
 7. This residence shall accommodate (sleep) no more than twelve (12) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
 8. The 2581 Jones Road Vacation Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the representative to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
 9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

In signing this Decision of Record, I understand that any breach in the terms of the Division III Special-Use Permit Decision of Record will result in the revocation of this permit. I further agree to abide by and comply with all of the requirements of the Taney County Planning Commission and the Taney County Development Guidance Code.

Signature: _____
William Nichols, Representative

As the Designated official for the Taney County Planning Commission, I hereby issue the foregoing document as the Permit and Decision of Record as detailed above.



Bob Atchley, Administrator

STATE OF MISSOURI)

S.S On this _____ day of _____, 2016

COUNTY OF TANEY)

Before me personally appeared Bob Atchley and William Nichols to me known to be the persons described in and who executed the foregoing instrument.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in Forsyth, Missouri the day and year first above written. My term of office as a Notary Public will expire on February 6, 2018.

Bonita Kisse-Souttee, Notary Public

Scott Starrett

From: Ray Vorbeck [ray.vorbeck@gmail.com]
Sent: Monday, August 07, 2017 11:12 AM
To: P&Z
Cc: Scott Starrett
Subject: Attention All Commissioners

My name is Ray Vorbeck. My wife and I own a home in the Fieldstone section of Branson Creek. We have lived in this home for over 6 years. Prior to that we lived in a condo at Branson Landing.

We are concerned about the degradation of our neighborhood and the encroachment of daily rental homes. The folks who rent homes may be wonderful folks but the traffic they entice are not familiar with our neighborhood and they are creating problems including safety of our residents, overcrowding of homes, far beyond the design capability of the home, infrastructure overload and a general lackadaisical attitude toward appearance.

The picture below is our home. Last month we spent \$156 on water. Much of that is lawn maintenance. I'm not complaining. We want our home to look nice and we owe that to the neighborhood as well.

The picture below is the front then the same shot of the house across the street. Note laundry hanging from the wrought iron gate? The same goes for the rear of the house. Wet bathing clothes and towels fly like banners. This creates a trashy appearance that does not speak well for our homes.

Notice the lawn of the house. Burned up both front and side. They must be saving money by cutting back on their watering!

Our small pool is frequently overcrowded which is both a safety and health issue. Not to mention using the fence as a clothes rack.

The overcrowding of these rentals must also be a safety and fire risk.

Nightly rentals are causing home values to drop precipitously.

We are not complainers or campaigners. We're just folks who want to live safely in a neighborhood where we know the neighbors and they us. We are a community. These nightly rentals have turned our pleasant neighborhood into an area that is not a compelling area to live, raise kids or retire.

Please consider rescinding all nightly rentals and return us our neighborhood. Please do not allow any more of these outsiders to buy homes below market value and then rent them to who knows whom?

If you doubt the veracity of any of this or if you've not had an opportunity to visit our once beautiful neighborhood, we would be happy to host all of the commissioners and interested parties to a coffee and tour of Fieldstone. Let me know & I'll make the arrangements.

Thank you for your attention and your service to all the communities of Taney County.