



## TANEY COUNTY PLANNING COMMISSION

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

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**OCTOBER 12, 2010, 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:

*Chole's Dream House*  
*Brass Lantern Resort*  
*Saddlebrooke Ridge*

Permit Renewal Request:

*Walkington Storage*

Old and New Business:

*Greg Altom*

Adjournment.



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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**CHOLE'S DREAM HOME**  
**OCTOBER 12, 2010**  
**#10-20**

Public Hearing for Chole's Dream Home in the Scott Township, Sec. 22 Twp. 23 Rng. 21.

The applicant, Alicia Britt Chole is requesting approval to operate a prayer retreat.

History: Approved for Concept September 20, 2010.

General Description: The subject property contains approximately 2.60 acres. The adjoining properties to the request consists of commercial, residential, and agriculture.

Review: The site consists of one single family residence serviced by individual septic tank and private well. The project received a -2 out of a possible 85. Policies receiving a negative score consist of: emergency water supply, use compatibility, screening/waste containers, emergency services, and traffic.

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 that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Utility easements and building line setbacks (Table 12)
  - d. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
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. The 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).

# Eastern District Relative Policies: Division III Permit

Project: Chole's Dream Home

Permit: 10-20

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	85	-2	-2.4%	5	20.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>5</b>	<b>-10</b>	<b>1</b>	<b>33.3%</b>
sewage disposal				
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	0		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>40</b>	<b>8</b>	<b>1</b>	<b>12.5%</b>
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	4		
utilities	0	0		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>			<b>2</b>	<b>28.6%</b>
preservation of critical areas	6	6		
screening of rooftop equip	0	0		
screening / waste containers	0	-3		
screening of outdoor equip	6	3		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	-6		
water systems	6	0		
<b>Importance Factor 2</b>			<b>1</b>	<b>20.0%</b>
residential landscape buffers	4	4		
right to operate	0	0		
residential privacy	4	0		
traffic	0	-4		
pedestrian safety				
usable open space	4	0		
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: September 27, 2010



**Project:** Chole's Dream Home

**Permit#:** 10-20

Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	emergency water supply
<b>Importance Factor 4:</b>	use compatibility
<b>Importance Factor 3:</b>	screening / waste containers emergency services
<b>Importance Factor 2:</b>	traffic
<b>Importance Factor 1:</b>	none

**Scoring by:** Jonathan Coxie / Bonita Kisse

**Date:** September 27, 2010



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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**BRASS LANTERN RESORT**  
**OCTOBER 12, 2010**  
**#10-21**

Public Hearing for Brass Lantern Resort in the Swan Township, Sec. 14 Twp. 22 Rng. 20.

The applicants, Daniel and Tammy Warner are requesting approval to replat property to create 6 lots.

History: Approved for Concept September 20, 2010.

General Description: The subject property contains approximately 2.84 acres and is located at 5133 Brass Lantern Road in the Johnnie B. Jones Subdivision Lot 14. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of six lots with 12 units. Lots 12 and 3 to be sold as residential lots with the option for structures on those lots to be placed in the nightly rental program. Lot 4 to be private for developer with nightly rental option Lot 5 to be treatment plant lot. Lot 6 to be condo style of ownership for 8 cabins to be whole ownership in a nightly rental program. Amenities will include a swimming pool, and new cabins. The project will be served by an individual well and treatment plant. The project received a -55 score on the policy checklist, out of a possible 103. Policies receiving a negative score consist of: right of way/roads, emergency water supply, waste disposal service, stormwater drainage use compatibility, utilities, pedestrian circulation, screening/waste containers, emergency services, residential landscape buffers, residential privacy traffic.

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 that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
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).

# Eastern District Relative Policies: Division III Permit

Project: Brass Lantern Resort

Permit: 10-21

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	103	-55	-53.4%	12	44.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-20</b>	<b>3</b>	<b>75.0%</b>
sewage disposal	10	5		
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>48</b>	<b>-24</b>	<b>4</b>	<b>44.4%</b>
stormwater drainage	8	-8		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification	8	0		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation	8	-8		
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>24</b>	<b>-3</b>		
preservation of critical areas	6	3		
screening of rooftop equip	0	0		
screening / waste containers	0	-3		
screening of outdoor equip	6	0		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments	6	0		
emergency services	0	-6		
water systems	6	3		
<b>Importance Factor 2</b>	<b>12</b>	<b>-8</b>		
residential landscape buffers	4	-2		
right to operate	0	0		
residential privacy	4	-2		
traffic	0	-4		
pedestrian safety				
usable open space	4	0		
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: September 27, 2010



**Project:** Brass Lantern Resort

**Permit#:** 10-21

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	right-of-way / roads emergency water supply waste disposal service
<b>Importance Factor 4:</b>	stormwater drainage use compatibility utilities pedestrian circulation
<b>Importance Factor 3:</b>	screening / waste containers emergency services
<b>Importance Factor 2:</b>	residential landscape buffers residential privacy traffic
<b>Importance Factor 1:</b>	none

**Scoring by:** Jonathan Coxie / Bonita Kissee

**Date:** September 27, 2010



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### **TANEY COUNTY PLANNING COMMISSION**

#### **DIVISION III STAFF REPORT**

#### **SADDLEBROOKE RIDGE**

**OCTOBER 12, 2010**

**#10-22**

Public Hearing for Saddlebrooke Ridge in the Jasper Township, Sec. 5 Twp. 24 Rng. 21.

The applicant, Quentin McGhee is requesting approval to replat a minor subdivision.

History: Approved for concept, September 20, 2010. The property was platted as a minor subdivision and the request is to replat five lots.

General Description: The subject property contains 57.98 acres. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of a replatting of existing Lots 1, 2, 3, 4, to facilitate a change in road placement and a replatting of lot 6 into a total of 6 lots of Saddlebrooke Ridge Subdivision located off Ridgerunner Road. The property will be serviced by individual septic and private well. The project received a -10 score on the policy checklist, out of a possible 37. Policies receiving a negative score consist of, emergency water supply, and usable open space.

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 that include plans for the following:
  - a. Sediment and erosion control (Appendix 8 Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts ( Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment of solid waste materials.
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).



**Project: Saddlebrooke Ridge**

**Permit: 10-22**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	37	-10	-27.0%	2	20.0%

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

Scoring by: *Jonathan Coxie / Bonita Kisse*  
 Date: *September 27, 2010*

**Project:** Saddlebrooke Ridge

**Permit#:** 10-22

Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	emergency water supply
<b>Importance Factor 4:</b>	none
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	usable open space
<b>Importance Factor 1:</b>	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *September 27, 2010*



BOOK PAGE  
**2008L61808**  
 12/17/2008 12:32:08PM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION



*Robert A. Dixon*  
 ROBERT A. DIXON

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SEPTEMBER 15, 2008**  
**WALKINGTON STORAGE**  
**#08- 51b**

On September 15, 2008 the Taney County Planning Commission (grantor) approved a request by Tri-Sons Properties, LLC (grantee) to construct storage units. In accordance with this approval a Division III Permit #08-51b is issued for the property located at the attached legal description.

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

Tri-Sons Properties, LLC is authorized to construct four storage buildings with a total of 76 units located at Walkington Lane. With nine members present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts and the Taney County Health Department (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. This decision is subject to all existing easements, and approval is contingent upon a road easement being in place.
6. A 50' easement is required and a replat of .3 of an acre for the office building.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached