



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, JUNE 13, 2011, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

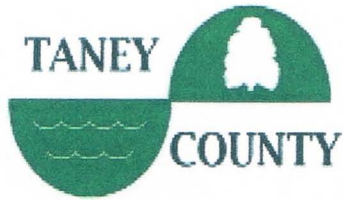
Public Hearings:

Emory Creek Replat of Lot 110
Simplicity Salon

Old and New Business:

Tentative

Adjournment.



**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
P.O. Box 383, Forsyth, MO 65653 (417) 546-7226**

Public Hearing for Lot 110 of Emory Creek Ranch, Phase 1 in the Jasper Township, Section 25, Township 24, Range 22.

Request: The applicant, Jason Morris of Southern Acceptance Group is requesting approval to replat Lot 110 of Emory Creek Ranch, Phase 1, creating a two (2) lot subdivision.

Hearing Date: June 13, 2011

History: Emory Creek Ranch, Phase 1 was originally approved and platted in 2004, with a number of lots being replatted in 2006 and 2007.

The current application was approved for Concept on May 16, 2011.

General Description: The subject property contains approximately 2.46 acres and is located on North Ridge Place and is currently identified as Lot 110 of Emory Creek Ranch, Phase 1. The property is currently vacant. The adjoining property is predominantly vacant and residential.

Review: The proposed subdivision would consist of a two lot subdivision, containing two 1.23 acre lots, allowing for the construction a single-family residence on each lot. The project will be served by an existing community well and sewer treatment plant.

The project received a score of 20 on the Policy Checklist, out of a maximum possible score of 33. No relative policies received a negative score.

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 letters from the Fire, Sewer, and Water Districts, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division I 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).

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 letters from the Fire, Sewer and Water Districts 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).

DESCRIPTION AND EXECUTION OF PLAT:

THE UNDERSIGNED SOUTHERN ACCEPTANCE GROUP, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED TRACT OF LAND.

DESCRIPTION:

ALL OF LOT 110 OF EMORY CREEK RANCH, PHASE I, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SIDE I, AT PAGES 105-108, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREAFTER BE KNOWN AS THE REPLAT OF LOT 110, EMORY CREEK RANCH, PHASE I. THIS PLAT DOES NOT INVOLVE THE CREATION OF ANY NEW ROADS OR STREETS. ALL UTILITY EASEMENTS SHOWN HEREON ARE RELINQUISHED AND DEDICATED TO THE USE OF THE APPROPRIATE UTILITY COMPANY.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____ 2011.

SOUTHERN ACCEPTANCE GROUP, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

BY: _____
JASON MORRIS, MANAGING MEMBER

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF TANEY

ON THIS _____ DAY OF _____ 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JASON MORRIS, MANAGING MEMBER OF SOUTHERN ACCEPTANCE GROUP, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MANAGING MEMBER, JASON MORRIS ACKNOWLEDGED SAID INSTRUMENT TO THE FREE ACT AND DEED OF SAID SOUTHERN ACCEPTANCE GROUP, L.L.C., AS THE MANAGING MEMBER OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL OR STAMP: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OFFICE OF TANEY COUNTY 911 ADMINISTRATOR:

APPROVED BY THE OFFICE OF TANEY COUNTY 911 ADMINISTRATOR THIS _____ DAY OF _____ 2011.

911 REPRESENTATIVE

TANEY COUNTY PLANNING COMMISSION CERTIFICATION:

APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2011.

CHAIRMAN:

THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT CODE.

ADMINISTRATOR:

EMORY CREEK RANCH, PHASE 1 LOT 110, THE REPLAT LOCATED IN THE SE1/4 OF SEC. 26, T24N, R22W OF THE 5th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI OWNED AND DEVELOPED BY SOUTHERN ACCEPTANCE GROUP, L.L.C.

CLASSIFICATION OF SURVEY:

"SUBURBAN SURVEY"

TITLE SOURCE:

SUBDIVISION PLAT RECORDED IN PLAT BOOK/SIDE I, AT PAGES 105-108

BASIS OF BEARING:

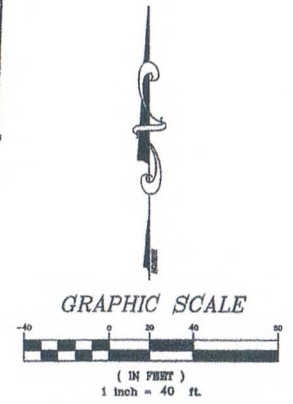
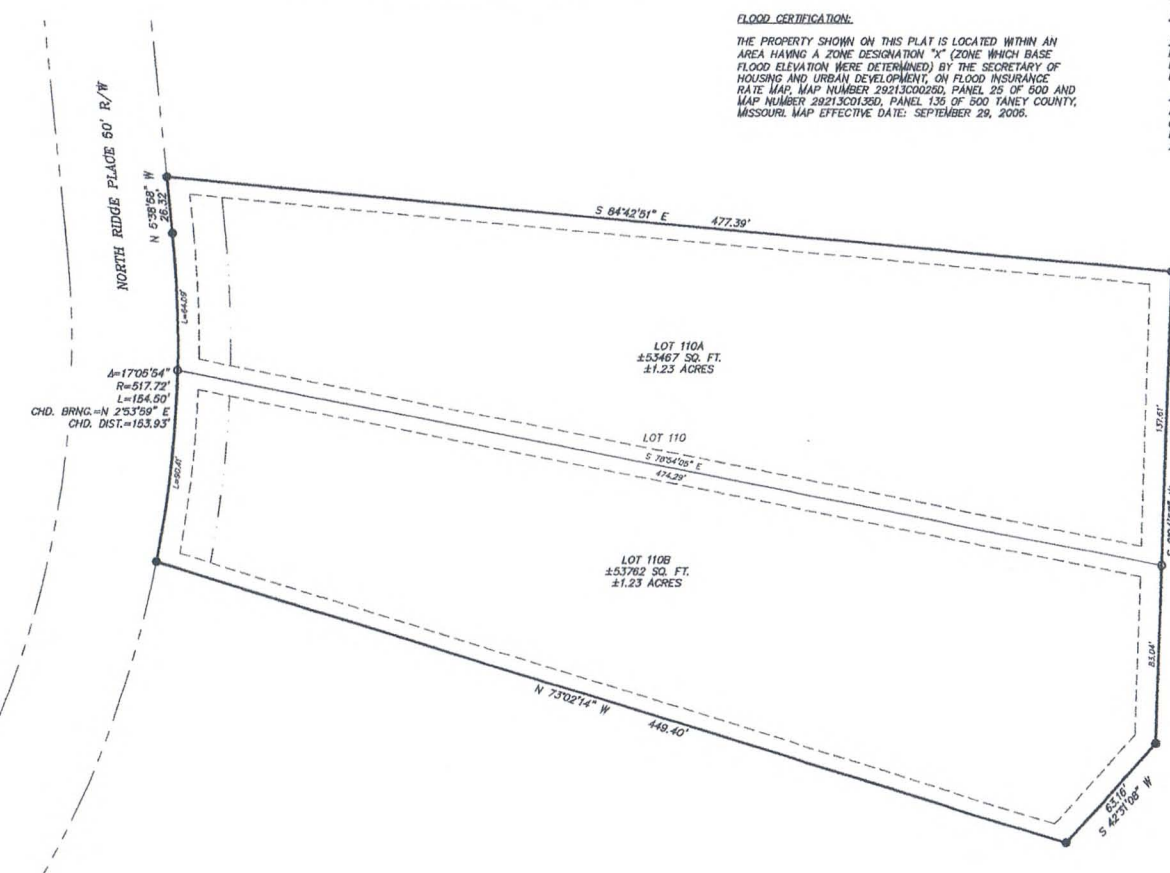
SUBDIVISION PLAT

FLOOD CERTIFICATION:

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (ZONE WHICH BASE FLOOD ELEVATION WERE DETERMINED) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP, MAP NUMBER 28213000250, PANEL 25 OF 500 AND MAP NUMBER 28213001350, PANEL 135 OF 500 TANEY COUNTY, MISSOURI, MAP EFFECTIVE DATE: SEPTEMBER 29, 2008.

PLAT NOTES:

- ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
- EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES.
- SETBACKS:
25 FEET OFF OF ALL SUBDIVISION ROADS 1/2 REQUIRED FRONT SETBACK OFF ALL SIDE CORNER LOT LINES, 7 FEET OFF ALL SIDE LOT LINES AND 10 FEET OFF ALL BACK LOT LINES.
- RESTRICTIVE COVENANTS ARE FILED FOR RECORD AND ARE RECORDED IN THE RECORDS OF TANEY COUNTY RECORDER'S OFFICE IN BOOK _____ AT PAGE _____ DATED _____ 20____



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF SOUTHERN ACCEPTANCE GROUP, L.L.C., THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: **SOUTHERN ACCEPTANCE GROUP, L.L.C.**

<p>SECTIONAL MAP R 22 W</p> <p>TANEY COUNTY, MO</p> <p>BASIS OF BEARINGS: SUBDIVISION PLAT SCALE: 1" = 40'</p>	<p>LEGEND</p> <ul style="list-style-type: none"> ○ - SET IRON PIN ● - EX. 1/2" IRON PIN □ - EXISTING STONE △ - CORPS MONUMENT ▲ - RIGHT-OF-WAY MARKER 	<p>WOLFE SURVEYING, INC.</p> <p>EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT) PATRICK W. BROWN (VICE PRESIDENT) JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY) 210 South Third Street, Branson, MO 65616 Phone: 417-334-8820 Fax: 417-334-8181</p>	
		<p>SHEET: 1 OF 1</p> <p>DATE: 04-27-11</p> <p>DRAWN BY: <i>hjd</i></p>	

Project: Emory Creek Ranch, Phase 1 - Replat Lot 1 Permit: 11-14

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	33	20	60.6%		

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	5		
sewage disposal	10	5		
off-site nuisances				
diversification				
emergency services				
right-of-way/roads	5	0		
emergency water supply	0	0		
waste disposal service				
waste disposal commitment				
Importance Factor 4	8	8		
slopes				
use compatibility				
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	3		
soil limitations				
building bulk/scale				
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	6	3		
Importance Factor 2	4	4		
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy	4	4		
traffic				
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
 Date: May 24, 2011

Project: Emory Creek Ranch, Phase 1 - Replat Lot 110

Permit#: 11-14

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

Scoring by: Bob Atchley / Bonita Kissee

Date: May 24, 2011



**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
P.O. Box 383, Forsyth, MO 65653 (417) 546-7226**

Public Hearing for Simplicity Salon in the Branson Township; Section 21, Township 23, Range 21.

Request: The applicant, Charlotte Roberts of Simplicity Salon is requesting approval of a Division III Permit to utilize an existing residence located at 857 Bee Creek Road as a beauty salon. If approved, the existing residence would serve as both a beauty salon and residence. A total of two salon chairs are proposed.

Hearing Date: June 13, 2011

History: The existing residence was constructed in 1968, prior to the adoption of countywide planning and zoning.

The current application was approved for Concept on May 16, 2011.

General Description: The existing residence is located on an approximately .45 acre tract of land. The adjoining property to both the north and south is residential.

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.

Per the provisions of Table J-2 of the Taney County Development Guidance Code 40 feet of natural vegetative buffer is required between a commercial use and adjoining residences. Since the entire property is only approximately 88 feet in width the staff is proposing that a privacy fence be erected to serve as buffering between the commercial use and the adjoining residential properties.

The applicant is proposing to construct a circle drive, in order to allow for a separate entrance and exit point. The applicant is also proposing the construction of six parking spaces, ensuring compliance with the parking requirements of the Development Guidance Code.

The property is currently served by a community well and central sewer.

The project received a score of -16 on the Policy Checklist, out of a maximum possible score of 47. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, waste disposal service, use compatibility, underground utilities, residential buffer screening and residential privacy.

Project: Simplicity Salon LLC

Permit: 11-15

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	47	-16	-34.0%	7	46.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	3	42.9%
sewage disposal	10	10		
off-site nuisances	0	-5		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-8	2	100.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	-4		
Importance Factor 3	6	3		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	3		
Importance Factor 2	8	-6	2	50.0%
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening	4	-2		
residential privacy	4	-4		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
Date: May 24, 2011

Project: **Simplicity Salon LLC**

Permit#: **11-15**

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility underground utilities
Importance Factor 3:	none
Importance Factor 2:	residential buffer / screening residential privacy
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *May 24, 2011*