



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 REGULAR MEETING MONDAY, DECEMBER 17, 2012, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits*

Review and Action:

Minutes, November 2012

Final Votes:

*McKissack Residential Partners II, LTD
MckBudd Vacation Rentals, LLC
Mountain Country Propane Bulk Plant
Crawford's Towing
LeMoine Bed and Breakfast*

Concepts:

Riggs Nightly Rental

Old and New Business:

Complaint Discussion

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, NOVEMBER 13, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Ronnie Melton, Ray Edwards and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

Public Hearing:

Copper Run Distillery; a request by James Blansit to add the sale of liquor by the drink to his existing distillery business located at 1901 Day Road. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Blansit addressed the size of the back porch, which will be 12' x 18'. The health department has given the site a 100% rating. He brought a map of the parking lot which will hold 50 cars. A handicapped access is provided in front of the business. Paul Kirk who lives in the neighborhood stated that he couldn't hear the music, or had not noticed any problems. He also expressed concerns regarding traffic volume, intoxicated drivers, hours of operation, and noise abatement. Mr. Treese asked if Mr. Kirk had ever heard any noise from previous private events, and he stated that he had not. Mr. Blansit addressed the concerns. Mr. Atchley stated that the change in the original request was to sell liquor by the drink. Mr. Blansit stated that he has the same concerns regarding safety of the neighborhood involving traffic and intoxication. His employees have taken the state certification regarding dealing with customer intoxication, and measures are taken to ensure the public safety. They don't push the private parties, and won't have them any more than once a month. Shuttle busses can be used for those types of events. Mr. Caudill clarified that this establishment will not be considered a bar type situation. After discussion this project will proceed to final vote next week.

Old and New Business:

Dave Faucett, Southwest Missouri Council of Governments, Suitability Analysis; Mr. Faucett presented a breakdown of grant funds available that would cover a land use map. He also presented a power point presentation of objectives and data layers. A score sheet will be developed to rate the importance of each map layer for the Planning Commission at the work session in December.

Mr. Caudill asked how this would help the Planning Department. Mr. Atchley stated this would help with the development of a a future land use map for the master plan.

Mr. Atchley reported that language has been developed for nightly rentals to peruse at the work session.

Adjournment:

With no other business on the agenda for November 13, 2012 the meeting adjourned at 7:00 p.m.



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AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 19, 2012, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards, Steve Adams and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

Review and Action:

Minutes: October 2012, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Ray Edwards. The vote to approve the minutes was unanimous.

Final Vote:

Copper Run Distillery; request by James Blansit to add liquor by the drink sales to his existing distillery business located at 1901 Day Road. Mr. Atchley read the staff proposed conditions for the decision of record. Mr. Blansit was present to address any questions. Mr. Pingleton clarified last meetings items in question. There was no discussion from the Commission. Mr. Caudill made a motion to approve based upon the decision of record. Seconded by Ronnie Melton. The vote to approve was unanimous.

Concepts:

McKissack Residential Partners II, LTD; a request to utilize an existing single family dwelling as a nightly rental located at 129 Spruce Dr. Mr. Atchley presented location maps and clarified the request. Mr. Davis, representing the applicant addressed, parking, wastewater, and water.

Mountain Country Propane Bulk Plant; a request to allow Mountain Country Propane to place a bulk plant on property located at 6795 E. Hwy. 76. The applicant explained the location and clarified the request. Mr. Pingleton discussed the requirement of the privacy fence next to the residential property. The fire department

has inspected and approval given, and permits have been obtained from the state according to the applicant. An entrance off the state highway with a circle drive through the property is planned. Mr. Pingleton informed the applicant that if he does not want to do the vegetative buffer or privacy fence a variance would have to be obtained. The applicant will visit with the staff Tuesday regarding his options.

Crawfords Towing; a request by Paul Simon to allow Crawford's Towing to utilize adjoining property for parking located at 1919 Bee Creek Road. Mr. Atchley presented location maps of the site. Mr. Anderson, explained the plans for the property. Mr. Pingleton explained the requirement of fencing or vegetative buffer next to the residential property. Mr. Anderson plans a chain link with slats, 6' tall. With no discussion this project will proceed to public hearing December 10.

Avina Group, LLC; a request by Juan Carlos Avina to operate a dry cleaning business at 2116 St. Hwy. 248. Mr. Atchley presented a location map and explained the plans. The Planning Commission did not feel this was enough of a change to the property to warrant Division III approval. No permits will be issued.

Eden's Ark; a request by Bill Hinkle to operate an animal park business located at 415 Hines Road. Mr. Atchley presented a location map of the property and clarified the request. The applicant further explained his plans to operate an exotic animal park with tours. USDA regulates this type of operation. Mr. Pingleton asked what kind of animals would be on the property. The applicant explained the type of fencing planned. There will be a walk through section. Fence lines will not be cleared. The closest residence is less than a mile away. Mr. Haes asked about the road width. Mr. Hinkle stated that he has an easement to widen the road. Mr. Haes stated that the road leading into the property should have at least a 50' easement, and the road would need to be at least 24' wide. Mr. Pingleton suggested the applicant secure the rights of way. Mr. Stewart asked what would happen to the wildlife if the business failed. Mr. Hinkle explained that rules have become more strict on these types of businesses and the state does periodic inspections to ensure compliance. Evidence of compliance to these rules must be copied to the planning department. Discussion followed regarding obtaining easements and cost of construction of the road. This project will proceed to public hearing next month.

His House, LLC; a request by MFI Resources, LLC to operate a bed and breakfast at 105 Black Oak Dr. Mr. Atchley presented a location map of the site. Mr. LeMoine explained the request and reported the structure has five bedrooms and adequate parking, wastewater and water to the property. The applicant farther indicated that two additional bedrooms will be created for a total of seven bedrooms. There is already a privacy fence on the adjacent residential property. Mr. Pingleton stated that this fence could be torn down by that property owner and that some type of privacy must be placed by this property owner. Mr. LeMoine stated that there is a lot of vegetation next to the property. Mr. Stewart stated that if there is 25' it would be enough. After discussion this project will proceed to public hearing next month.

MckBudd Vacation Rentals, LLC; a request by Valerie Budd to operate a nightly rental business from an existing structure located at 924 Jones Road. Mr. Atchley presented location maps of the request. Mr. Davis, representing the applicant explained that this site is owned by the same group as the McKissack request. He explained the wastewater, well, and parking. Mr. Davis will bring back to the next meeting information regarding if the driveway belongs to this property.

Old and New Business:

Dave Faucett will be at the work session next month, December 3. Mr. Atchley presented suggested discussion items to be reviewed at that meeting.

Adjournment:

With no other business on the agenda for November 19, 2012 the meeting adjourned at 7:30 p.m.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: December 10, 2012

CASE NUMBER: 2012-0020

PROJECT: McKissack Residential Partners Nightly Rental
(Running Bear Lodge)

APPLICANT: Linda McKissack – (McKissack Residential Partners II LTD)

REPRESENTATIVE: Tim Davis

LOCATION: The subject property is located at 129 Spruce Drive, Ridgedale, MO; Oliver Township; Section 24, Township 21, Range 22.

REQUEST: The applicant, Linda McKissack is requesting approval of a Special Use Permit in order to utilize an existing, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

Division I Permit # 2003-0201 was issued on June 3, 2003 for the construction of an approximately 1,408 square foot single-family residence. The property is served by a community well and an individual septic system. Per the information contained within the Septic Permit file, the on-site waste water treatment system was sized for a two (2) bedroom home.

The current application was approved for Concept on November 19, 2012.

GENERAL DESCRIPTION:

The subject property (approximately 29,000 square foot lot) contains an approximately 1,408 square foot single-family residence (per the Assessor's information) located at 129 Spruce Drive, Ridgedale, MO, known as Lots 71, 72 and 73, Block 63, in Ozarks Paradise Village, South Addition. The residence is currently being advertised as the Running Bear Lodge via Rent BransonCabins.com, as a three (3) bedroom, two (2) bathroom cabin.

REVIEW:

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) days.” Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. During the Concept Hearing, the representative indicated that the property in question has been operating as a nightly rental for the last five (5) years and will accommodate up to eight (8) people.

The property is currently served by a community well and an on-site wastewater treatment system. The Septic Permit indicates that the on-site wastewater treatment system was designed to serve a two (2) bedroom home. However, the floor plans indicate that a third bedroom is located in the loft area. Scott Starrett, with the On-site Wastewater Permitting Division has indicated that the septic permit shows 900 square feet of trench. A three bedroom home sleeping 8 people would require 1,200 square feet of trench if built today. There was some confusion between the State, Counties and leach pipe manufactures on the square footage reduction factor for using SB3 pipe and peanut pipe. Mr. Starrett's recommendation is to let the owner be aware the system needs to be watched for signs of failure and regularly pumped to maintain the system. Per the State Health Department regulations our office cannot require the wastewater treatment system to be upgraded, unless grossly undersized, until such time that evidence off septic failure presents itself.

The residence is in compliance with the setback requirements. The existing parking area meets the requirements of the Taney County Development Guidance Code which requires a total of 2 parking spaces (1.5 spaces per two-bedroom dwelling unit with ½ space added for each additional bedroom).

The only adjoining single-family residence is located to the southwest, at 134 Walnut Drive. Therefore the staff recommends that buffering be provided between the property in question and this adjoining residence to the southwest.

On April 16, 2012 the Planning Commission approved a request by Valerie Budd authorizing the utilization of an existing cabin at 150 Walnut Drive, Ridgedale, MO for nightly rental (within the same subdivision as the current request).

On October 15, 2012 the Planning Commission approved a request by Gary McSpadden Ministries authorizing the utilization of the existing single-family residence, located at 956 Jones Road, Ridgedale, MO for nightly rental (also within the same subdivision as the current request).

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

SUMMARY:

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office and Missouri Department of Revenue; 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 Merchant's License via the Taney County Collector's Office, shall be provided to the Planning Department if the applicant owns more than one (1) nightly rental property.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. A twenty-five (25) foot wide vegetative buffer shall be maintained between the nightly rental structure and the adjoining residence to the south-west.
7. This residence shall accommodate (sleep) no more than eight (8) persons per night.
8. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the three (3) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
9. 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).

McKissack Residential Partners Nightly Rental		Permit#:	12-20		
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=	x		
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=	x		
cannot cause impact		0	2		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Division III Relative Policy Scoring Sheet: 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			

McKissack Residential Partners Nightly Rental		Permit#:	12-20		
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=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
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=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

McKissack Residential Partners Nightly Rental		Permit#:	12-20		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	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 INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

McKissack Residential Partners Nightly Rental		Permit#:	12-20		
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= -6

Maximum Possible Score= 39

Actual Score as Percent of Maximum= -15.4%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 27.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

November 29, 2012

Project: McKissack Residential Partners Nightly Rental

Permit#: 12-20

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *November 29, 2012*

Project: McKissack Residential Partners Nightly RePermit: 12-20

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	-6	-15.4%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	2	28.6%
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	0		
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	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 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	0		
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
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
 Date: November 29, 2012

Bob Atchley
Taney County Planning

Bob,

After reviewing permit #03-182 for 129 Spruce RD Ridgedale, MO it shows 900 sq ft of trench for a 2 bedroom home. A 2 bedroom home sleeping 8 people would require 1,200 sq ft of trench if built today. There was some confusion between the State, Counties and leach pipe manufactures on the sq ft of reduction factor for using SB2 pipe and peanut pipe. This is not an issue to be taken care of until a system fail. I did a visual inspection on 11/28/2012 of the onsite area and did not see any evidence of failure. My recommendation would be to let the owner be aware the system needs to be watched for signs of failure. Also the tank should be regularly pumped to maintain the system. I did a visual inspection of the onsite area and did not see any evidence of failure.

Scott Starrett 11/28/2012

Scott Starrett
On-site Wastewater Permits
Division I&II Inspector
Code Enforcer
Taney County Planning
(417) 546-7225

[Branson Vacation Cabins and Rentals](#)

Vacation Cabins in Branson

- [Home](#)
- [Branson Vacation Cabins](#)
 - [Moose Lodge](#)
 - [Three Bear Lodge](#)
 - [Ole Hickory](#)
 - [Moose Preserve](#)
 - [Riley's Retreat](#)
 - [Camp Budd](#)
 - [Bearfoot Lodge](#)
 - [Trophy Buck](#)
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- [Attractions](#)

RUNNING BEAR 3 bedroom 2 bathroom

Tucked in the woods! Create memories with your family and friends worth repeating! Running Bear Lodge as our other cabins are decorated beautifully with rustic elegant appointments to enhance your Branson premium log cabin vacation rental experience. Located within 10 miles of Branson Landing, 3 miles to the closest public Lake Tablerock marina, and about 20 minutes to Silver Dollar City this cabin is in an incredible location experience Branson Shows, beauty and Branson entertainment.

Enjoy the luxury cabin retreat with the 3 bedroom 2 full bathrooms. After your fun filled Branson day you can enjoy the wood burning fireplace in the cozy bright family room. The newly remodeled kitchen offers granite and stainless steel appliances and two dining options. You will also enjoy making memories on the huge back deck which holds a very large hot tub. The backyard is fenced in so that if you do have children you will know they cannot wander off in all the woods that back up the property.

Running Bear boasts with extremely comfortable beds and decor. Two of the bedrooms have queen size beds and the third room offers a King bed. The fully equipped large kitchen has everything you should need to enjoy a meal. Just bring the food and beverages! Each of our cabins also has a washer

and dryer as well.

Enjoy the sprawling front covered front porch as well along with the all wood log cabin decorated in a rustic elegance. No drywall in any of our cabins, a true log cabin experience for you.

King, Queen, Queen, 1 pull out couches, separate dining/kitchen table as well as kitchen island eating

SHOW ME CABIN AVAILABILITY







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

HEARING DATE: December 10, 2012

CASE NUMBER: 2012-0025

PROJECT: McKBudd Vacation Rentals - Nightly Rental
(Deer Tracks Lodge)

APPLICANT: Valarie Budd & Linda McKissack – (McKBudd
Vacation Rentals, LLC)

REPRESENTATIVE: Tim Davis

LOCATION: The subject property is located at 924 Jones Road,
Ridgedale, MO; Oliver Township; Section 24,
Township 21, Range 22.

REQUEST: The applicants, Valarie Budd & Linda McKissack are
requesting approval of a Special Use Permit in order
to utilize an existing, single-family residence for
nightly rental.

BACKGROUND and SITE HISTORY:

Division I Permit # 2003-0030 was issued on January 17, 2003 for the construction of an approximately 2,069 square foot single-family residence. The property is served by a community well and an individual septic system.

The current application was approved for Concept on November 19, 2012.

GENERAL DESCRIPTION:

The subject property (approximately 11,600 square foot lot) contains an approximately 2,069 square foot single-family residence (per the Assessor's information) located at 924 Jones Road, Ridgedale, MO, known as Lots 8 and 9, Block 53, in Ozarks Paradise Village, South Addition. The residence is currently being advertised as the Deer Tracks Lodge via Rent BransonCabins.com, as a three (3) bedroom, three (3) bathroom cabin.

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

SUMMARY:

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

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office and Missouri Department of Revenue; 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 Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department if the applicant owns more than one (1) nightly rental property.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. A recorded copy of an easement, located on Lot 7, Block 53, in Ozarks Paradise Village, South Addition (containing the existing circle drive) shall be provided to the Planning Department.
7. This residence shall accommodate (sleep) no more than twelve (12) persons per night.
8. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the three (3) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
9. 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).

McKBudd Vacation Rentals - Nightly Rental		Permit#:	12-25		
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=	x		
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=	x		
cannot cause impact		0	2		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

McKBudd Vacation Rentals - Nightly Rental		Permit#:	12-25		
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			

McKBudd Vacation Rentals - Nightly Rental		Permit#:	12-25		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
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=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

McKBudd Vacation Rentals - Nightly Rental		Permit#:	12-25		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	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 INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=		x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION n/a=		x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES n/a=					
all utilities are provided underground up to each building / structure		2	4	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= -6

Maximum Possible Score= 39

Actual Score as Percent of Maximum= -15.4%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 27.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

November 29, 2012

Project: McKBudd Vacation Rentals - Nightly Rental

Permit#: 12-25

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *November 29, 2012*

Project: McKBudd Vacation Rentals - Nightly Rental Permit: 12-25

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	-6	-15.4%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	2	28.6%
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	0		
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	4		
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 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	0		
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
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
 Date: November 29, 2012

Bob Atchley
Taney County Planning
11/28/2012

Bob,

After reviewing permit #03-017 for 924 Jones RD Ridgedale, MO it is hard to determine the exact sq ft of trench installed. The soils evaluator calls for 240 sq ft per bedroom but show 480 sq ft as a total for 3 bedrooms. He also calls for using the County minimums of 200 sq ft per bedroom? It looks like there is 400-600 sq ft of trench. For a 3 bedroom home sleeping 12 people it would require 1,440 sq ft of trench or something advanced if the space is limited. The soil evaluation was a .5 gallons/day/sq ft. The sq ft of trench is close to the amount needed for a 3 bedroom home. There was some confusion between the State, Counties and leach pipe manufactures on the sq ft of reduction factor for using SB2 pipe and peanut pipe. This is not an issue to be taken care of until a system fails. I did a visual inspection of the area of the onsite system on 11/28/2012 and did not see any evidence of failure.

My recommendation would be to let the owner be aware the system needs to be watched for signs of failure. Also the tank should be regularly pumped to maintain the system.



Scott Starrett
On-site Wastewater Permits
Division I&II Inspector
Code Enforcer
Taney County Planning
(417) 546-7225

[Branson Vacation Cabins and Rentals](#)

Vacation Cabins in Branson

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 - [Ole Hickory](#)
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Deer Tracks

Create memories worth repeating! Deer Track Lodge, as our other cabins area a premium log cabin vacation rental experience. Located within 10 miles of Branson Landing, 3 miles to the closest public Lake Tablerock marina, and about 20 minutes to Silver Dollar City.

Enjoy the luxury cabin retreat in the 3 bedroom 3 full bathrooms in Deer Tracks Lodge. You will have much room to visit with family or friends in the approx 1900 sq ft cabin that features a separate dining room as well as an eat in kitchen huge counter. After your day of visiting a famous Branson Show you can enjoy the wood burning fireplace in the spacious family room.

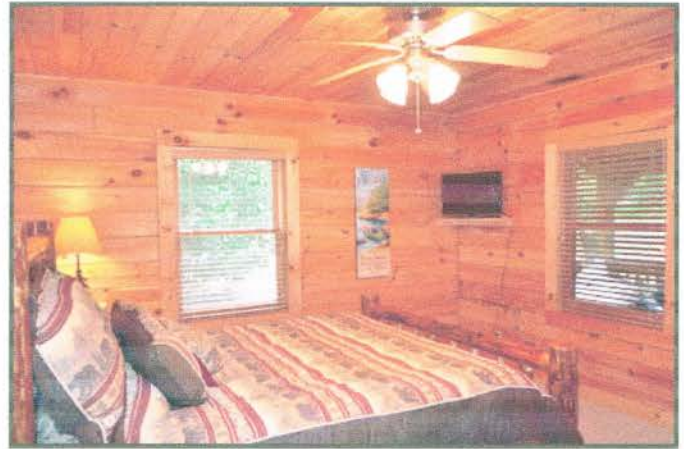
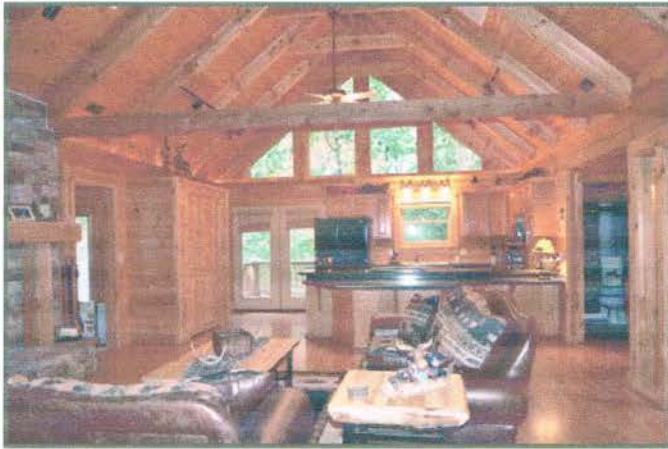
You will also enjoy making memories on the huge back deck which holds a very large hot tub.

The backyard is fenced in so that if you do have children you will know they can not wander off in all the woods that back up the the property. Deer Track Lodge boasts with extremely comfortable beds and decor. Two of the bedrooms have King size beds and the third room offers a charming bear framed Queen bed. All bedrooms have a separate bathroom.

The fully equipped large kitchen has everything you should need to enjoy a meal. Just bring the food and beverages! Each of our cabins also have a washer and dryer as well.

Enjoy the spaciousness of this all wood log cabin decorated in a rustic elegance. No drywall in any of our cabins, a a true log cabin experience for you. King, King, Queen, 2 pull out couches, separate dining room as well as large eating area in kitchen

SHOW ME CABIN AVAILABILITY





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TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

HEARING DATE: December 10, 2012

CASE NUMBER: 2012-0021

PROJECT: Mountain Country Propane Bulk Plant

APPLICANT: M. H. & Linda Britton

REPRESENTATIVE: Shawn Treat – Mountain Country Propane Company

LOCATION: The subject property is located in the 6800 Block of East State Highway 76, Kirbyville, MO; Scott Township; Section 20, Township 23, Range 20.

REQUEST: The representative, Shawn Treat is requesting approval of a Division III Permit to allow for the development of a Propane Bulk Plant.

BACKGROUND and SITE HISTORY:

The subject property consists of an approximately 4.26 acre leased area located within an approximately 6.64 acre meets & bounds described tract of land.

The current application was approved for Concept on November 19, 2012.

GENERAL DESCRIPTION:

The Mountain Country Propane Company is proposing to lease an approximately 4.26 acre area of an approximately 6.64 acre meets & bounds described tract of land, to be utilized as a fully 2011 complaint propane bulk plant. The representative is seeking the approval of a Division III Permit allowing for the installation of the propane bulk plant to consist one 18,000 gallon propane bulk tank and one 30,000 gallon propane bulk tank, a storage shed and an area that would be used for the outside storage of a number of residential and commercial ASME propane tanks ranging in size from 120 gallons through 1,000 gallons. The representative has indicated that the two (2) bulk tanks will be mounted and secured on concrete piers and secured within a 6 foot fence topped with razor wire. The plant will have dusk to dawn security lighting that will illuminate the entire fenced area. The shed will be utilized to house parts and fittings. The representative has indicated that an on-site office building is not proposed at this time.

The Missouri Propane Gas Commission has completed a site inspection of the property, which has been approved for the storage of the two (2) propane bulk tanks. A copy of the Missouri Propane Gas Commission inspection has been included in the packets.

The adjoining property immediately to the north and east is agricultural. The adjoining property to the south is State Highway 76 and the Skyview Heights residential subdivision. The adjoining property immediately to the west is light residential.

REVIEW:

Per the provisions of Section 6.1. of the Taney County Development Guidance Code, “A landscaped buffer is required between any residential land use whether those uses are single or two-family, manufactured home parks, multi-family residential, or any other residential land use, and any other non-residential land use such as commercial or industrial (but not agricultural).”

Section 9.2.4. of the Development Guidance Code states that, “Development will provide a buffer zone between any use and single family residential that exists at the time a permit is issued for a land use change or a Division II permit.”

Per the provisions of Section 6.1.3. of the Development Guidance Code, “The required buffer shall be a minimum of twenty-five feet (25) in width and may consist of existing indigenous plant material left in the undisturbed state.” However this Section of the Development Guidance Code further allows, “A privacy fence, wall, landscaped earthen berm or other screening device found to be appropriate by the Planning Commission may be utilized in lieu of the required twenty-five (25) wide landscaped buffer.”

The representative has indicated that the property owner is in the process of removing both the existing mobile home and RV from the parcel in question. Therefore, per the provisions of Development Guidance Code buffering would not be required along the east side of the property, because there will not be an existing residence located to the east requiring buffering. The applicant has indicated that the existing tree line along the western portion of the property will be preserved. The applicant has stated that this tree line falls within the property in question, inside of an existing fence line. The property immediately to the north will not require buffer because it is agricultural.

Per the provisions of Appendix K of the Taney County Development Guidance Code recreational vehicle or outdoor storage parking areas should have security fencing and lighting. The staff recommends that all light sources within the facility are arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.

The staff has received a copy of a compliance letter from the Central Taney County Fire Protection District indicating that, “Preliminary approval for your bulk storage facility on Hwy 76 east of VV Hwy is hereby granted contingent upon receipt and review of fully-engineered site plans. Said plans must be delivered to Central Taney County Fire Protection District office at 8118 E Hwy 76, Kirbyville, MO 65679.” A copy of the Fire District letter as been provided in the packet.

The propane bulk storage plant will be served by a commercial driveway, with a cul-de-sac style of turn around, off of State Highway 76.

The applicant has indicated that the propane bulk storage plant will **not** have an on-site office facility and will therefore not require the provision of water or sewer service.

The project received a score of 11 on the Policy Checklist, out of a maximum possible score of 35. The relative policies receiving a negative score consist of use compatibility 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 letters from the Central Taney County Fire Protection District, including a final letter from the District, upon a review of fully-engineered site plans.
3. A copy of both the Site Inspection and Final Approval from the Missouri Propane Gas Commission.
4. A twenty-five (25) foot wide vegetative buffer shall be maintained between the propane bulk storage plant and the adjoining residence to the west.
5. The propane bulk storage plat shall have security fencing and lighting in place.
6. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
7. This decision is subject to all existing easements.
8. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
9. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

6. RE-VEGETATION PLAN PROVISIONS

6.1. Buffer Requirements

Buffer requirements for projects requiring site plans shall be designed in conformance with the following standards:




6.1.1. Requirements Between Non-Residential and Residential Uses

A landscaped buffer is required between any residential land use whether those uses are single or two-family, manufactured home parks, multi-family residential, or any other residential land use, and any other non-residential land use such as commercial or industrial (but not agricultural).

6.1.2. Requirements Between Multi-Family Residential and Single / Two-Family Residential

A landscaped buffer is required along the common property line in any multi-family project (any project with three or more dwelling units in one structure) in a specified project parcel where such a project is adjacent to a single-family or two-family parcel.



6.1.3. Required Buffer Specifications

The required buffer shall be a minimum of twenty-five feet (25) in width and may consist of existing indigenous plant material left in the undisturbed state. In the event the required buffer does not provide a visual screen of at least fifty (50) percent, it is required that this buffer be augmented by additional plantings consisting of conifer and deciduous trees and shrubs to fill in any voids or sections of the buffer where the existing material is light. An appropriate root zone protective area must be provided to ensure that the vegetative buffer does not degrade from construction damage. The Planning Commission will establish any required buffers that are wider than the minimum 25 feet during the Division III process. A privacy fence, wall, landscaped earthen berm or other screening device found to be appropriate by the Planning Commission may be utilized in lieu of the required twenty-five (25) wide landscaped buffer. If an alternative form of buffering is proposed, the applicant shall submit a detailed plan indicating all features to be utilized in order to obtain Planning Commission approval. This alternative buffering plan shall be submitted upon application for a Division III Permit.

6.2. Site Distance Requirements

All shrubbery, trees, walls, or any plantings required by this section that are located near the intersection of streets or county roads, shall be maintained to ensure sight visibility clearance as specified by the Taney County Road & Bridge department. Where buffers or vegetative plantings cause site problems or safety hazards, the Planning Commission can approve changes to provide an equitable solution.

6.3. Recommended Landscape Improvements

The following recommendations for project landscaping relate to the desire to visually improve the quality of proposed developments and to replace some of the vegetation removed during construction. It is the county's goal to encourage developers to utilize the suggestions contained herein to enhance the visual qualities of their developments. Suggestions for additional landscape improvements are as follows:

6.3.1. Off -Street and Vehicular Use Paved Areas

The interior and perimeter of parking lots and vehicular-use areas should be planted with shrubs or low walls to screen the headlights and grills of vehicles, and with trees to provide shade and vertical relief from the flat paved surfaces.

6.3.2. Street / Yard Landscaping

The intent of the landscaped street yard is to visually soften the masses of building and parking lots and to separate building areas from parking areas through the use of plantings. Developers are encouraged to use trees and shrubs in the front

9.2.3. CRITICAL AREAS

The policies above regulate and sometimes discourage the development of environmentally sensitive areas. This policy rewards developers for clustering their projects into areas that are suitable for construction.

Absolute Policies

None.

Relative Policies

The preservation of designated critical areas in permanent open space is encouraged. Critical areas include:

- slopes of over 30%
- floodplains
- lakeshores
- critical wildlife habitat
- Class I-IV cropland

Dedicated critical areas may be used to reduce impervious cover limitations.

9.2.4. LAND-USE COMPATIBILITY

Assuring the compatibility of neighboring land uses is the traditional function of zoning. These policies encourage land-use compatibility. Some also require affirmative action to assure compatibility, such as the mitigation of potential nuisances or the provision for screening and buffering.

Absolute Policies

(a) Off-site Nuisances

Off-site nuisances include dust, smoke, odors, noise, vibration, light, glare, and heat. Where it cannot be demonstrated that a potential off-site nuisance will be acceptably mitigated, the development generating that nuisance is prohibited.

(b) Landscaped Buffers

- Developments will provide a buffer zone between any use and single family residential that exists at the time a permit is issued for a land use change or a Division II permit.
- Developers will provide buffering between parking lot of proposed development and residential uses existing at time of rezoning.
- The width and planting density of buffers is controlled by [Appendix I](#).

(c) Natural Vegetation

Where natural vegetation exists as to adequately serve as sufficient buffering it shall be used for that purpose. If the existing natural vegetation is not sufficient enough for the purposes of buffering, the developer must add additional landscape buffering to provide the required buffering.

(d) Planting Materials

Developments or areas of developments where existing vegetation is not present, landscape buffers must be utilized. Specifications for all plant materials shall accompany the application for a permit. Specifications shall be in conformance with the *American Standard for Nursery Stock* and the materials proposed shall be suitable for the site's climatic and soil conditions. Replacement plantings shall be in substantial accord with the original planting design.

(e) Maintaining and Re-vegetating

The developer shall be responsible for maintaining and re-vegetation plantings in such a manner that they remain in accordance with the original design. The buffer zone shall be platted as green area and shall not be used for any type of required improvements found in [section 12](#), except for "[structural screening or](#)



Mountain Country Propane Bulk Plant		Permit#:	12-21		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
STORM DRAINAGE	n/a=	x			
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS	n/a=				
no adverse impact to any designated critical area		2	3	2	6
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES	n/a=				
no issues		2	4	1	4
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Mountain Country Propane Bulk Plant		Permit#:	12-21		
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			

Mountain Country Propane Bulk Plant		Permit#:	12-21		
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=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	1	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			

Mountain Country Propane Bulk Plant		Permit#:	12-21		
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=	x		
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3		
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=	x		
fire hydrant system throughout development with adequate pressure and flow		0	5		
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			

Mountain Country Propane Bulk Plant		Permit#:	12-21		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	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= 11

Maximum Possible Score= 35

Actual Score as Percent of Maximum= 31.4%

Number of Negative Scores= 2

Negative Scores as % of Total Score= 5.7%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

November 29, 2012

Project: Mountain Country Propane Bulk Plant

Permit#: 12-21

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *November 29, 2012*

Eastern District Relative Policies: Division III Permit

Project: Mountain Country Propane Bulk Plant

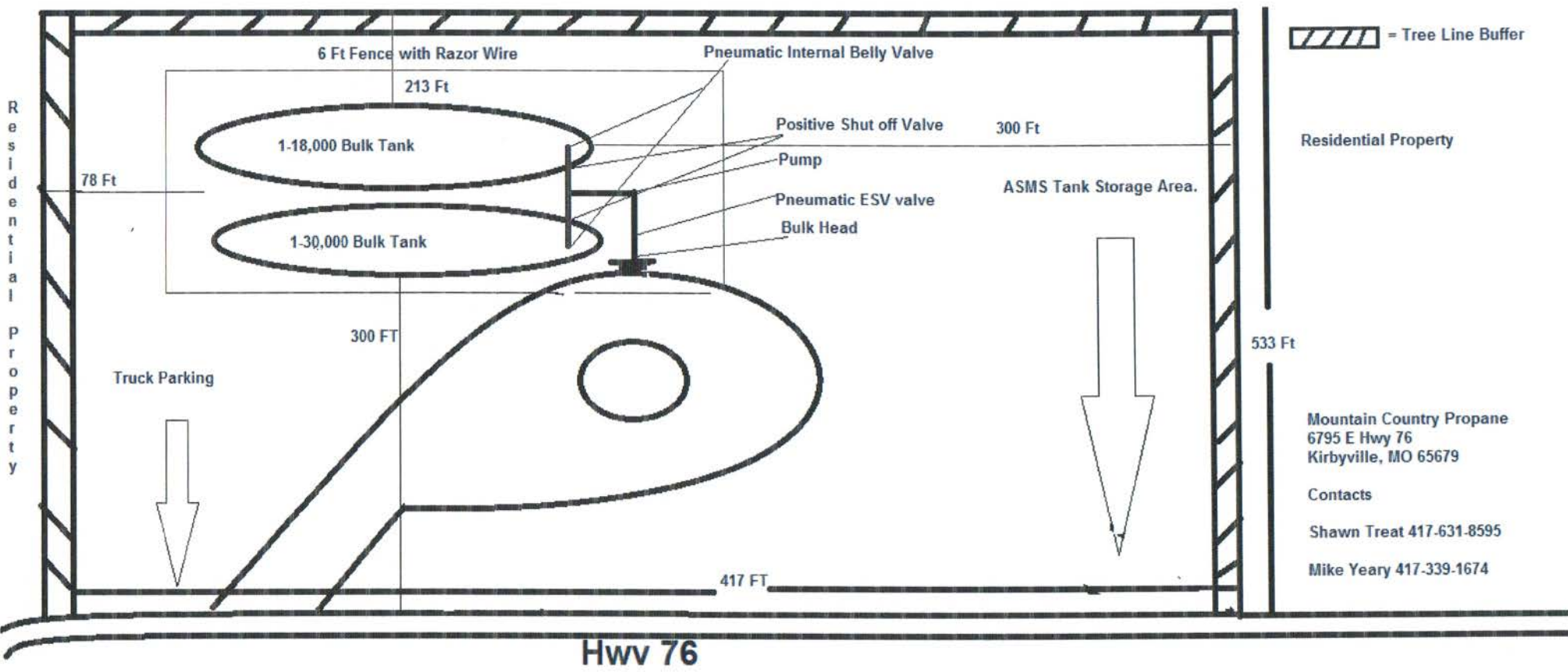
Permit: 12-21

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	35	11	31.4%	2	18.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	5		
sewage disposal				
right-of-way / roads	5	5		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4			2	33.3%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification				
development buffering	8	4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems				
Importance Factor 2				
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 Kissee

Date: November 29, 2012



Mountain Country Propane
 6795 E Hwy 76
 Kirbyville, MO 65679

Contacts

Shawn Treat 417-631-8595
 Mike Yeary 417-339-1674

Post Office Box 868 • Forsyth, MO 65653



Phone: 417-337-8311 • Fax: 417-336-4075

November 5, 2012

Mountain Country Propane
Attn: Mike Yeary

Preliminary approval for your bulk storage facility on Hwy 76 east of VV Hwy is hereby granted contingent upon receipt and review of fully-engineered site plans. Said plans must be delivered to Central Taney County Fire Protection District office at 8118 E. Hwy 76, Kirbyville, MO 65679

Respectfully,

Charley Beck, Inspector

A handwritten signature in cursive script that reads "Charley Beck".

Charles Allgood, Chief

A handwritten signature in cursive script that reads "Charles Allgood".





MISSOURI PROPANE GAS COMMISSION

LP GAS INSPECTION AUTHORITY

www.mopgc.com

COPY

Safety Inspection
 Site Inspection
 Final Approval

WORK ORDER #	Code C
COUNTY <i>Taney</i>	TYPE <i>LP</i>
LOCATION # <i>New</i>	REGISTRATION #
ACT / ANO / INA	
I1C / I2C	P3C Mail

BUSINESS NAME <i>Mtn Country Propane</i>		BUSINESS NAME (FOR MAILING) <i>Mtn Country Propane</i>	
BUSINESS ADDRESS <i>6795 Hwy 76</i>		MAILING ADDRESS <i>889 E. Hwy 76</i>	
CITY/STATE/ZIP <i>Kirbyville, MO 65676</i>	PHONE	MAILING CITY/STATE/ZIP <i>Branson, MO 65614</i>	
CONTACT <i>Mike Yeary</i>	CONTACT PHONE	CONTACT CITY/STATE	
LP GAS SUPPLIER		LP GAS SUPPLIER CITY/STATE	

INSPECTION POINTS

BA BP BT CD CE CF CY LS LT
 MD SB SS ST TP TS TY VP WH

VIOLATIONS TO BE CORRECTED

- 1. site approved for 2 - storage tanks (18.5 & 30.5)*
- 2. shall be installed as per NFPA 58, State Regs, Plans*
- 3. Electrical shall be installed as per NFPA 58 & NEC*

CORRECTIONS TO BE COMPLETED ON OR BEFORE *May 26, 2013.*

INSPECTOR SIGNATURE <i>[Signature]</i>	INSPECTION DATE <i>11-26-12</i>	REPORT RECEIPT ACKNOWLEDGEMENT <i>Mike Yeary</i>
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NOTE: Upon completion of corrections, this form is to be signed by owner or authorized representative and mailed to: Missouri Propane Gas Commission, 4110 Country Club Dr., Ste. 200, Jefferson City, MO 65109-0302, faxed to: 573-893-1074, or emailed to: admin@mopgc.com. If you have questions or need more information, contact MPGC office personnel at 573-893-1073.

I hereby declare that all violations have been corrected.
(Submitting false or misleading information is a violation of Missouri State Law Chapter 575.060 RSMo.)

SIGNATURE CERTIFYING COMPLETION OF THE CORRECTIONS	PRINTED NAME	DATE OF CORRECTION
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TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

HEARING DATE: December 10, 2012

CASE NUMBER: 2012-0022

PROJECT: Crawford's Towing - Expansion

APPLICANT: Paul Simon – Golden Years Retirement Plan

REPRESENTATIVE: John Anderson – Crawford's Towing, LLC

LOCATION: The subject property is in the 100 Block of Calvin Drive, Branson, MO (off of Bee Creek Road); Branson Township; Section 16, Township 23, Range 21.

REQUEST: The representative, John Anderson is requesting the approval of a Division III Permit to allow for the expansion of the existing Crawford's Towing business onto the adjoining property located immediately to the west.

BACKGROUND and SITE HISTORY:

The subject property is an approximately 16,000 square feet parcel of property described as a portion of Plot 6 and 7 of the Arthur Hall Subdivision.

The current application was approved for Concept on November 19, 2012.

GENERAL DESCRIPTION:

Crawford's Towing is proposing to purchase the approximately 16,000 square foot parcel of land, to be utilized as parking for the existing business located at 1919 Bee Creek Road (immediately to the east). The representative is seeking the approval of a Division III Permit allowing for the expansion of the towing business onto the parcel in question. The representative has indicated that parcel of property will allow for a parking area for both employees and customers.

The adjoining property immediately to the north, south and west is residential. The adjoining property immediately to the east is commercial.

REVIEW:

The representative has indicated that a privacy fence will be installed around the perimeter of the property, in order to screen the proposed parking area from the adjoining residences. An opening will be provided in the fence allowing for a drive through from the existing business.

Per the provisions of Appendix K of the Taney County Development Guidance Code recreational vehicle or outdoor storage parking areas should have security fencing and lighting. The staff recommends that the parking area be lit but that all light sources within the facility are arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.

The representative has indicated that the property in question will be utilized strictly for parking. No structures are proposed as a part of this current application.

The primary access to the parking area will be via a drive through from the existing Crawford's Towing business on Bee Creek Road. However, the representative is requesting to utilize the existing drive off of Calvin Drive as a gated secondary access to the property.

The project received a score of -22 on the Policy Checklist, out of a maximum possible score of 11. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, use compatibility, outdoor equipment storage.

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. A six (6) foot tall opaque (privacy) fence shall be provided around the north, south and west property lines between the parcel in question and the adjoining single-family residences.
3. The parking area shall have security fencing and lighting in place.
4. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
5. This decision is subject to all existing easements.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

Crawford's Towing - Expansion		Permit#:	12-22		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
SOIL LIMITATIONS	n/a=	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	0	0
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES	n/a=	x			
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	-1	-5
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Crawford's Towing - Expansion		Permit#:	12-22		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	0	0
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=	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=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3	-1	-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			

Crawford's Towing - Expansion		Permit#:	12-22		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Crawford's Towing - Expansion		Permit#:	12-22		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads			2	3	
minimal landscaped buffering, but compensates with expanse of land			1		
minimal landscaped buffering			0		
no landscaped buffering, but utilizes expanse of land			-1		
no or inadequate buffering or separation by land			-2		
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows			0	2	0
traffic flow increases expected but manageable using existing roads and road accesses			-1		
traffic flow increases exceed current road capacities			-2		
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment			0	5	0
structure size and/or access may impede but not hinder serviceability			-1		
structure size and/or access could be problematic or non-serviceable			-2		
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way			1	5	0
50 ft. right-of-way			0		
40 ft. right-of-way			-1		
less than 40 ft. right-of-way			-2		
Internal Improvements					
WATER SYSTEM SERVICE		n/a=	x		
central water system meeting DNR requirements for capacity, storage, design, etc.			2	3	
community well / water system meeting DNR requirements			1		
private wells meeting DNR requirements			0		
private wells not meeting any established standards			-1		
individual / private wells			-2		
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow			0	5	-2
fire hydrant system with limited coverage			-1		
no fire hydrant system			-2		
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development			2	4	
paved walkways provided throughout development / maybe shared with bicycles			1		
designated walkways provided but unpaved			0		
no pedestrian walkways, but green space provided for pedestrian use			-1		
no designated pedestrian walkway areas			-2		

Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES	n/a=	x			
all utilities are provided underground up to each building / structure		2	4		
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE	n/a=	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= -22

Maximum Possible Score= 11

Actual Score as Percent of Maximum= -200.0%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 40.0%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

November 29, 2012

Project: Crawford's Towing - Expansion

Permit#: 12-22

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *November 29, 2012*

Project: Crawford's Towing - Expansion

Permit: 12-22

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	11	-22	-200.0%	4	40.0%
	Max. Possible	As Scored	Negative Scores		
			Number of	Percent	
Importance Factor 5	5	-15	2	50.0%	
sewage disposal					
off-site nuisances	0	-5			
diversification					
emergency services	0	0			
right-of-way/roads	5	0			
emergency water supply	0	-10			
waste disposal service					
waste disposal commitment					
Importance Factor 4	0	-4	1	50.0%	
slopes	0	0			
use compatibility	0	-4			
pedestrian circulation					
underground utilities					
Importance Factor 3	6	-3	1	100.0%	
soil limitations					
building bulk/scale					
waste containers screening					
outdoor equip storage	6	-3			
industrial buffer / screening					
right to farm					
right to operate					
mixed-use developments					
development patterns					
development buffering					
water system service					
Importance Factor 2					
wildlife habitat and fisheries					
air quality	0	0			
building materials					
residential buffer / screening					
residential privacy					
traffic	0	0			
pedestrian safety					
usable open space					
Importance Factor 1					
lot coverage	0	0			
rooftop vents / equipment					
bicycle circulation					

Scoring by: Bob Atchley / Bonita Kissee
Date: November 29, 2012



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: December 10, 2012

CASE NUMBER: 2012-0026

PROJECT: HIS House Bed and Breakfast

APPLICANT: MFI Resources, LLC

REPRESENTATIVES: Charles & Brenda LeMoine

LOCATION: The subject property is located at 105 Black Oak Drive, Branson, MO; Branson Township; Section 10, Township 22, Range 22.

REQUEST: The representatives, Charles & Brenda LeMoine are requesting approval of a Division III Permit in order to utilize an existing, single-family residence for a bed and breakfast.

BACKGROUND and SITE HISTORY:

Division I Permit # 1994-0133 was issued on April 1, 1994 for the construction of an approximately 4,994 square foot single-family residence. The property is served by a community well and an individual septic system.

The current application was approved for Concept on November 19, 2012.

GENERAL DESCRIPTION:

The subject property (approximately 3.0 acres total) contains an approximately 4,994 square foot single-family residence (per the Assessor's information) located at 105 Black Oak Drive, Branson, MO. The property in question is made up of Lots 26, 27 and 28, of the Skyline Subdivision and also an adjacent 2.01 acre meets and bounds described tract of property.

The representatives are requesting to utilize the existing five (5) bedroom, five (5) bathroom single-family residence for a bed and breakfast. The representatives have indicated that two additional bedrooms will be added to the first floor for a total of a (7) bedroom bed and breakfast facility.

The adjoining property immediately to the north is agricultural and light residential. The adjoining property to the south and east is residential. The adjoining property immediately to the west is agricultural.

REVIEW:

Per the Bed and Breakfast provisions of the Taney County Development Guidance (Appendix E, Section 4.3.), "No more than four guest rooms can be provided under the special use permit procedure." The representatives have indicated that two new bedrooms will be created on the lower floor, for a total of seven (7) bedrooms, within the proposed bed and breakfast facility. Therefore this application would be viewed as a Division III Commercial request. Since the application is to be viewed as a Division III Commercial request the permit will be transferable upon a change of ownership and can actually be used to establish commercial compatibility for or with any future Division III (land-use change) applications.

The exterior appearance of the single-family home will remain the same. During the Concept Hearing, the representative indicated that the property in question would accommodate up to 14 guests (two people per bedroom) plus the two representatives, whom would own and operate the bed and breakfast.

The property is currently served by a community well and an on-site wastewater treatment system. Scott Starrett, with the On-site Wastewater Permitting has indicated that after reviewing the septic permit it appears the septic system was sized and installed for the size of home built. However, the permit is old enough that not much information can be determined from it. Mr. Starrett's recommendation is to let the owner be aware the system needs to be watched for signs of failure and regularly pumped to maintain the system. The owner may also wish to install or add a septic tank in order to possibly extend the life of the system. Should the system fail the State Department of Health and Senior Services regulations would require the upgrading or replacement of the system.

The residence is in compliance with the setback requirements. Per the provisions of the Development Guidance Code, "Parking shall be provided (for a Bed and Breakfast facility) at the following rate: Two off-street spaces plus one additional off-street parking space per lodging room provided." Therefore, the parking area would be required to accommodate a total of nine (9) parking spaces. The existing parking area meets the requirements of the Taney County Development Guidance Code.

Per the buffering provisions of the Development Guidance Code the bed and breakfast facility would have to be buffered from the adjoining residences immediately to the north and east. The staff recommends the provision of a privacy fence along the eastern property line and the preservation of the existing, natural vegetation to the north.

The project received a total 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, right-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office, the Missouri Department of Revenue and the Taney County Health Department; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A copy of a valid Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. A privacy fence shall be erected between the bed and breakfast structure and the adjoining residence to the east. A 25 foot wide natural vegetative buffer shall be preserved to the north.
7. The Bed and Breakfast shall accommodate (sleep) no more than sixteen (16) persons per night (fourteen residents of the Bed & Breakfast and the two owners / operators).
8. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the seven (7) bedroom Bed & Breakfast and/or the maximum number of persons that will be accommodated, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
9. 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).

HIS House Bed and Breakfast		Permit#:	12-26		
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	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					
SOIL LIMITATIONS		n/a=	x		
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=	x		
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=	x		
cannot cause impact		0	2		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	-1	-5
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

HIS House Bed and Breakfast		Permit#:	12-26		
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=			
approved landscaped buffer between homes and all streets / roads / highways		2	2	0	0
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			

HIS House Bed and Breakfast		Permit#:	12-26		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
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=			
privacy provided by structural design, or not applicable		2	2	2	4
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

HIS House Bed and Breakfast		Permit#:	12-26		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-1	-5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	1	3
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

HIS House Bed and Breakfast		Permit#:	12-26		
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= -16

Maximum Possible Score= 47

Actual Score as Percent of Maximum= -34.0%

Number of Negative Scores= 6

Negative Scores as % of All Applicable Scores= 46.2%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

November 29, 2012

Project: HIS House Bed and Breakfast

Permit#: 12-26

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *November 29, 2012*

Project: HIS House Bed and Breakfast

Permit: 12-26

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	47	-16	-34.0%	6	46.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-25	4	57.1%
sewage disposal	10	0		
off-site nuisances	0	-5		
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	50.0%
slopes				
use compatibility	0	-4		
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	8	2	1	33.3%
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening	4	0		
residential privacy	4	4		
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: November 29, 2012



TANEY COUNTY PLANNING COMMISSION

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

Bob Atchley
Taney County Planning
12/05/2012

Bob,

After reviewing permit #94-063 for 105 Black Oak DR it appears the septic system was sized and installed for the size of home built. The permit is old enough not much information can be determined from it. I did a visual inspection on 12/05/2012 of the onsite area and did not see any evidence of failure. My recommendation would be to let the owner be aware the system needs to be watched for signs of failure. Also the tank should be regularly pumped to maintain the system. The owner may want to install a larger septic tank or add another in the system to possibly extend the life of the system.

Scott Starrett 12/5/2012

Scott Starrett
On-site Wastewater Permits
Division I&II Inspector
Code Enforcer
Taney County Planning
(417) 546-7225

105 Black Oak Drive, Branson, MO 65616



Jim Cline

Contact me for more information about this property or to schedule a showing.

Direct: 417.879.7156

Offered at \$398,500

5 Bed | 4 Bath Full | 1 Half Bath | 4,994 Square Feet | Single Family Built on Site

Property Description

Spectacular views from this beautiful home overlooking Table Rock Lake & Chateau on the Lake. Property sits on 3.5 acres m/l. Lake views from multiple rooms including master ensuite & large covered veranda. 3 levels of spacious living with NEW carpet; ceramic tile; granite counters; wide-plank hardwood floors; NEW stainless appliances; double oven; freshly painted and ready for entertaining! Plenty of room for family or easily adapted to Bed & Breakfast. Located at end of street, so no thru traffic - very private! And LOTS of off-street parking

Property Information

Address:	105 Black Oak Drive	County:	Taney
City & State:	Branson, MO	Subdivision:	Skyline
Zip Code:	65616	Lot Size:	4 acres
MLS#:	349533	Year Built:	1994
Property Status:	Pending	Style:	2+ Story
Offered at:	\$398,500	Association Fees:	No
Beds:	5	Taxes:	\$3,840
Full Baths:	4	Courtesy Of:	REL Real Estate Inc.
Half Baths:	1		
Subtype:	Single Family Built on Site		
Square Feet:	4,994		
New or Resale:	Resale		
Bank Owned/REO:	No		

Schools

Elementary:	Branson	Senior/High:	Branson
Middle/Junior:	Branson		

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12-27

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: _____

NAME OF APPLICANT: FRED L. RIGGS and SHIRLEY J. RIGGS REVOCABLE
(Must be owner of record) LIVING TRUST

SIGNATURE: Fred L. Riggs **DATE:** 11-01-12
(Must be owner of record)

MAILING ADDRESS: P.O. Box 747 AZLE, TX 76098

TELEPHONE NUMBER: 817/448-8500

Representative Information

NAME OF REPRESENTATIVE: GERRY SPICER

MAILING ADDRESS (rep.): P.O. Box 6643 BRANSON, MO 65615

TELEPHONE NUMBER (rep.): 417/559-8908

Property Information

ACCESS TO PROPERTY (street # and name): 906 JONES RD.

Number of Acres (or sq. ft. of lot size): 12,040 sq. ft.

PARCEL #: 19-6.0-24-001-001-010.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 24 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): OSARKS PARADISE VILLAGE
SOUTH ADDITION

Lot # (if applicable) 10 & 11 BLOCK # 53

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

The purpose for our request to obtain a "special use" permit is to use our property at 906 Jones Rd as a nightly rental.



Riggs Nightly Rental



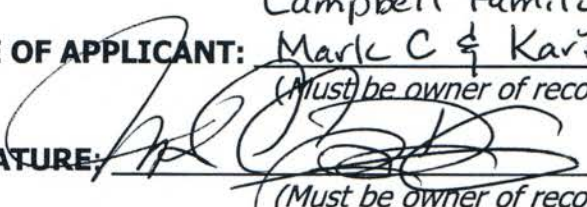
DISCLAIMER:
 This is a preliminary map. It is not intended to be used for any purpose other than to show the general location of the property. It is not intended to be used for any purpose other than to show the general location of the property. It is not intended to be used for any purpose other than to show the general location of the property. It is not intended to be used for any purpose other than to show the general location of the property.

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Chiropractic Office
Campbell Family Trust date March 10, 2005

NAME OF APPLICANT: Mark C & Karen A. Campbell Trustees
(Must be owner of record)

SIGNATURE:  **DATE:** 12/10/2012
(Must be owner of record)

MAILING ADDRESS: 724 Deer Ln. Kirbyville, Mo 65679

TELEPHONE NUMBER: 417-545-1729

Representative Information

NAME OF REPRESENTATIVE: n/a

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): _____

10033 E. State Hwy 76 Forsth MO 65653

Number of Acres (or sq. ft. of lot size): 2.9

PARCEL #: 09-2.0-09-000-002-035.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 9 TOWNSHIP: 23 North RANGE: 20 West

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 2

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: Chiropractic Office / Residential

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Multuse Chiropractic office / Residence
790 square feet for Chiropractic.
