



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
TUESDAY, JANUARY 22, 2013, 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, December 2012

Final Votes:

Riggs Nightly Rental
Campbell Chiropractic Office

Concepts:

Padgett Landscape Products Supply

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

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MINUTES TANEY COUNTY PLANNING COMMISSION WORKSESSION MONDAY, DECEMBER 3, 2012, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

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

Mr. Atchley explained procedures for the work session.

Presentation of Certificate of Appreciation:

This being the last meeting for Shawn Pingleton, a plaque was presented to him in appreciation of his years of service to the Planning Commission.

Dave Faucett, Southwest Missouri Council of Governments;

Mr. Faucett presented scoring and ranking sheets for the Planning Commissioners to compare each map layer. He facilitated and went over each layer to help with the scoring process. This was done to help Mr. Fausett know what was most important to the Planning Commission to have on a land use map of the County.

Discussion:

Nightly Rental; Mr. Atchley presented a copy of how the Code reads now, along with the proposed amendments. Discussion followed regarding sizing of wastewater system, definition of nightly rental, and regulating nightly rentals. Mr. Edwards discussed not allowing any nightly rentals at all. Mr. Haes discussed not allowing "party houses". Mr. Pingleton proceeded to address the proposed amendment by page. There was no discussion on the definition, or 4.7. 4.7.1 was discussed regarding occupancy. Mr. Haes suggested limiting occupancy according to size of wastewater disposal, and fire safety. Mr. Pingleton suggested adding the word lesser to the first sentence. Maximum occupancy was discussed. The Commission voted whether to have a maximum. It was decided to add the definition of bedroom and remove the maximum

persons. Paragraph 4.7.2, 4.7.3, 4.7.4, were not discussed or changed. 4.7.5 was removed. 4.7.6 was added "a minimum of" one operable fire extinguisher. 4.7.7 was not changed. 4.7.8 was not changed. 4.7.9 was not changed. 4.7.10 not changed. 4.7.11 not changed. 4.7.12 was changed from front door to main entry. 4.7.13 a definition of guest room will be added. 4.7.14 removed third party unrelated owner, and remove sold and add change of ownership. 4.7.15, no change to first paragraph, (a) change within a distance of twenty miles to Taney, or adjoining Counties. No change to b or c. Paragraph d, take out more than, change year to 2 month period. 4.7.16 no change. 4.7.17 no change. 4.7.18 no change. 4.7.19 no change. 4.7.20 no change, 4.7.21 no change. After discussion and changes, a motion was made by Rick Caudill to send these amendments to the County Commission. Seconded by Steve Adams. The vote to send the amendments on to the Commission was seven in favor and one against.

Change of Eastern and Western District Line;

Mr. Atchley presented the old and new district map. Discussion followed regarding whether to add the map or change the referral to it in the Code. A motion was made by Dave Stewart to add the new districts map and replace the old one. Seconded by Rick Treese. The vote to approve the motion was unanimous.

Public Input:

There was no public present to comment. Mr. Danny Strahan attended the meeting briefly to commend the Planning Commission on their work for the County.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for December 3, 2012 the meeting adjourned at 8:12 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, DECEMBER 10, 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 eight members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Ronnie Melton, Steve Adams, Ray Edwards, Rick Caudill, Dave Stewart. Staff present: Scott Starrett and Bonita Kisse.

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

Public Hearings:

MckKissack Residential Partners II, LTD; a request to utilize an existing single family dwelling as a nightly rental located at 129 Spruce Dr. Mr. Starrett read the staff report and presented pictures and a video of the site. Tim Davis representing the applicant addressed questions from the Commission. No one signed up to speak. Mr. Adams and Mr. Caudill discussed number of people allowed. The staff report states up to eight, but there can only be six because of number of bedrooms. This will be changed before a decision is made next meeting.

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. Starrett read the staff report and presented pictures and a video of the site. Mr. Davis also represented the applicant on this request. No one signed up to speak. Discussion followed regarding buffering and that it wasn't needed, but in order to have it removed the applicant should go to the Board of Adjustment. Mr. Davis addressed the half circle driveway being on the property next door. The applicant has written permission to use the driveway, but the Commission asked that an easement be obtained. Mr. Davis pointed out that this property was technically zoned before Planning was established, therefore the rule wouldn't apply. Mr. Stewart asked if there was adequate water supply and proper maintenance. He cautioned that this should be addressed. Mr. Treese discussed adopting a condition in the decision of record addressing number of bedrooms vs. number of people. This project will proceed to final vote next week.

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. Mr. Starrett read the staff report and presented pictures and a video of the site. Shawn Treat clarified the request. Trucks could arrive and leave the property between the hours of 6 a.m. and 8 p.m. Lori Novak who lives in Skyview Heights Subdivision across from this site, claimed that the property where the office is located is trashy. She also voiced a concern that their property values might go down and that the school bus stop is across the street and might not be safe for the kids. Mr. Haes asked if the existing driveway would be used. Mr. Treat stated that a new circle drive would be constructed. Permits for this have been issued by MoDot. Mr. Pingleton clarified that the two bulk tanks would be in the far back of the property. Mr. Edwards stated that all work done, such as painting and burning gas off the tanks should have a fence around it, in his opinion. The Planning Commission felt that buffering between this site and the surrounding area is important. Discussion followed regarding fencing and buffering. Mr. Pingleton suggested these questions be addressed before the vote is taken next week when the project will proceed to final vote.

Crawford's Towing: a request by Paul Simon to allow Crawford's Towing to utilize adjoining property for parking located at 1919 Bee Creek Road. Mr. Starrett read the staff report and presented pictures and a video of the site. The representative John Anderson addressed questions from the Planning Commission and public, and stated that he plans to gravel everything inside the fence. Richard Jackson, who lives in the subdivision across the street, stated that in his opinion the property owner could use the lot that he already owns for the parking lot. There was a house on this lot that burned and since it was previously residential in Mr. Jackson's opinion makes it incompatible. His concerns were; noise after hours, oil and sludge dumping, Crawford's trucks using the subdivision and church parking lot to turn around in, and the subdivision covenants do not allow for a commercial parking lot. Freida Sindorf who also lives in the subdivision next to Mr. Jackson, was concerned that to make this lot commercial is encroaching further into the subdivision. She was also concerned about additional traffic in the neighborhood, the lighting, and noise from the towing late at night. Mr. Treese asked who owns the front vacant lot. Mr. Anderson stated that Mr. Crawford still owns that land. Mr. Anderson owns Crawford's towing not the garage property. He stated that he doesn't have any other options for parking. His business is a 24 hour business, and that whether he utilized the added parking or not there will still be noise. He doesn't generate sludge from his towing business. Mr. Anderson was agreeable to any requirements the Planning Commission asked of him. Mr. Treese asked if this property is on a lot within the subdivision. Mr. Anderson stated that it is, and that there are approximately three cars a week coming into the lot. Mr. Pingleton clarified that no junk cars would be stored on the property indefinitely. Mr. Caudill clarified that the applicant would be agreeable to a 10' fence. Mr. Anderson stated that the entire property was once a part of the subdivision. Mr. Haes pointed out that the property lines encroach into the subdivision road and that to place a fence surrounding

the property would create a blind corner. Mr. Anderson was not opposed to angling the fence if required. This project will proceed to final vote next week.

His House Bed and Breakfast: a request by MFI Resources, LLC to operate a bed and breakfast at 105 Black Oak Dr. The applicant withdrew the application.

Old and New Business:

Chiropractic Office, request by Mark Campbell to operate from an existing single family dwelling. The property owner wants the Planning Commission to waive the deadline. Mr. Stewart made a motion to allow the concept to be heard next week. Seconded by Rick Treese. The vote to hear the concept was unanimous.

Adjournment:

With no other business on the agenda for December 10, 2012 the meeting adjourned at 7:30 p.m.



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

Call to Order:

Vice-Chairman Rick Treese called the meeting to order at 6:30 p.m. A quorum was established with six members present. They were: Rick Treese, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards, Steve Adams. 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 Ray Edwards to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Votes:

McKissack Residential Partners II, LTD; request to utilize an existing single family dwelling as a nightly rental located at 129 Spruce Dr. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Tim Smith representing the applicant was present to address any questions from the Commission. There being no questions or discussion, Ronnie Melton made a motion to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

MckBudd Vacation Rentals, LLC; request by Valerie Budd to operate a nightly rental business from an existing structure located at 924 Jones Road. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Mr. Davis also represented this request. Mr. Treese asked Mr. Davis to clarify the maximum number of people the structure would sleep. He stated the applicant would like 12 but would abide by whatever the Commission required. Mr. Adams suggested eight people. Mr. Atchley reported that an easement will be required for the driveway. Mr. Davis stated that Mr. McSpadden's attorney is drawing one up. After discussion Mr. Adams made a motion to approve based upon the decision of record with the change to #7. Dave Stewart seconded. The motion to approve was unanimous.

Mountain Country Propane Bulk Plant; request to allow Mountain Country Propane to place a bulk plant on property located at 6795 E. Hwy. 76. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Shawn Treat representing the request addressed questions from the Commission. Mr. Edwards suggested placing a fence with security slats around the property. Mr. Treat stated that for security reasons you should be able to see into the property in his opinion, and there will be no gas left in the tanks. Mr. Treese agreed to a chain link fence without the slats. Discussion followed. Mike Brittan property owner also addressed questions from the Commission and stated that the danger from the tanks is alleviated before the tanks are brought to the property. He stated that is cost prohibitive to fence 4 acres of property and that no bulk tank storage facility in the US is fenced. Mr. Adams asked where the driveway would be. Mr. Treat stated that permits have been obtained from MoDot for this. In Mr. Brittan's opinion it will be approximately 300' from the Mary's Lane driveway and the new one. The tanks will be to the back of the property with a six foot chain link fence with barbed wire on top. With no other discussion a motion was made by Ronnie Melton based upon the decision of record. Seconded by Steve Adams. Ray Edwards voted no. The vote to approve was five in favor and one against.

Crawford's Towing; request by Paul Simon to allow Crawford's Towing to utilize adjoining property for parking located at 1919 Bee Creek Road. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Mr. Anderson addressed questions from the Commission. Mr. Treese asked that a stop or a yield sign be placed at the intersection of Calvin and Miami Drives, also that an angle be placed on the fence to allow for adequate sight distance. Discussion followed regarding traffic to the property now and how this lot would help alleviate it. Mr. Stewart asked the property owners present to speak if there was anything not brought forward at the public hearing. Frieda Synorf spoke for the property owners present. Discussion followed regarding compatibility, and address of the property. The Commission suggested an addition to item #2 that the County Road and Bridge would inspect the privacy fencing to ensure site distance. Mr. Adams suggested tempering the lighting to please the neighbors. Mr. Anderson stated that he wouldn't have to have a light at all if it would please the neighbors. There are lights at the garage business. Mr. Anderson asked if approval is given, a time limit is place upon the work. After discussion a motion was made by Dave Stewart to approve based upon the decision of record. Steve Adams seconded. The vote to approve was unanimous.

His House Bed and Breakfast; request by MFI Resources, LLC to operate a bed and breakfast at 105 Black Oak Dr. This request was withdrawn.

Concepts:

Riggs Nightly Rental; a request by Fred and Shirley Riggs to operate a nightly rental business as a special use located at 906 Jones Road. Mr. Atchley presented

maps and pictures of the site. The representative presented a letter from the Riggs for their permission to represent them. He stated there are three bedrooms and parking for four cars. Discussion followed included wastewater disposal. This project will proceed to public hearing next month.

Campbell Chiropractic Clinic; a request by Mark Campbell to operate a chiropractic office located across from the Sardis Baptist Church on St. Hwy. 76. This request came after the deadline, the Commission voted at the previous meeting to allow this to be presented at this hearing. Mr. Campbell will be using an existing single family dwelling. Only part of the structure will be used as the business. The remainder of the house would be used for visiting family members. Mr. Stewart suggested a special use permit, but the square footage doesn't comply. Mr. Campbell stated he has installed a new septic system. With no other questions this project will proceed to public hearing next month.

Old and New Business:

This discussion was resolved before the meeting. Mr. Atchley reported that at least one request coming in would fall on the February agenda. He asked if they wanted to hear any requests at that meeting. The Commission stated that they would not waive the deadline.

Adjournment:

With no other business on the agenda for December 17, 2012 the meeting adjourned at 7:20 p.m.

13-1

**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: n/a

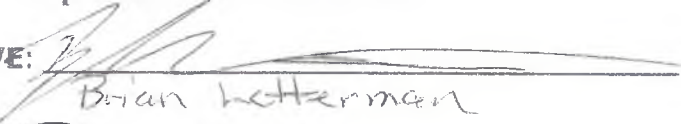
NAME OF APPLICANT: John Padgett
(Must be owner of record)

SIGNATURE: _____ **DATE:** 1/3/2013
(Must be owner of record)

MAILING ADDRESS: 504 Keithley Rd.
Walnut Shade, Mo. 65771

TELEPHONE NUMBER: 417-337-2526

Representative Information

NAME OF REPRESENTATIVE: 
Brian Hetherman

MAILING ADDRESS (rep.): P.O. Box 1801 Hollister, Mo.

TELEPHONE NUMBER (rep.): 417-335-5296

Property Information

ACCESS TO PROPERTY (street # and name): Bee Creek Rd.

772 Bee Creek Rd, Branson Mo.

Number of Acres (or sq. ft. of lot size): 1.69 acres

PARCEL #: 08-5.0-21-003-003-003.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 21 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Greentriar

Lot # (if applicable) 6 BLOCK # 1

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

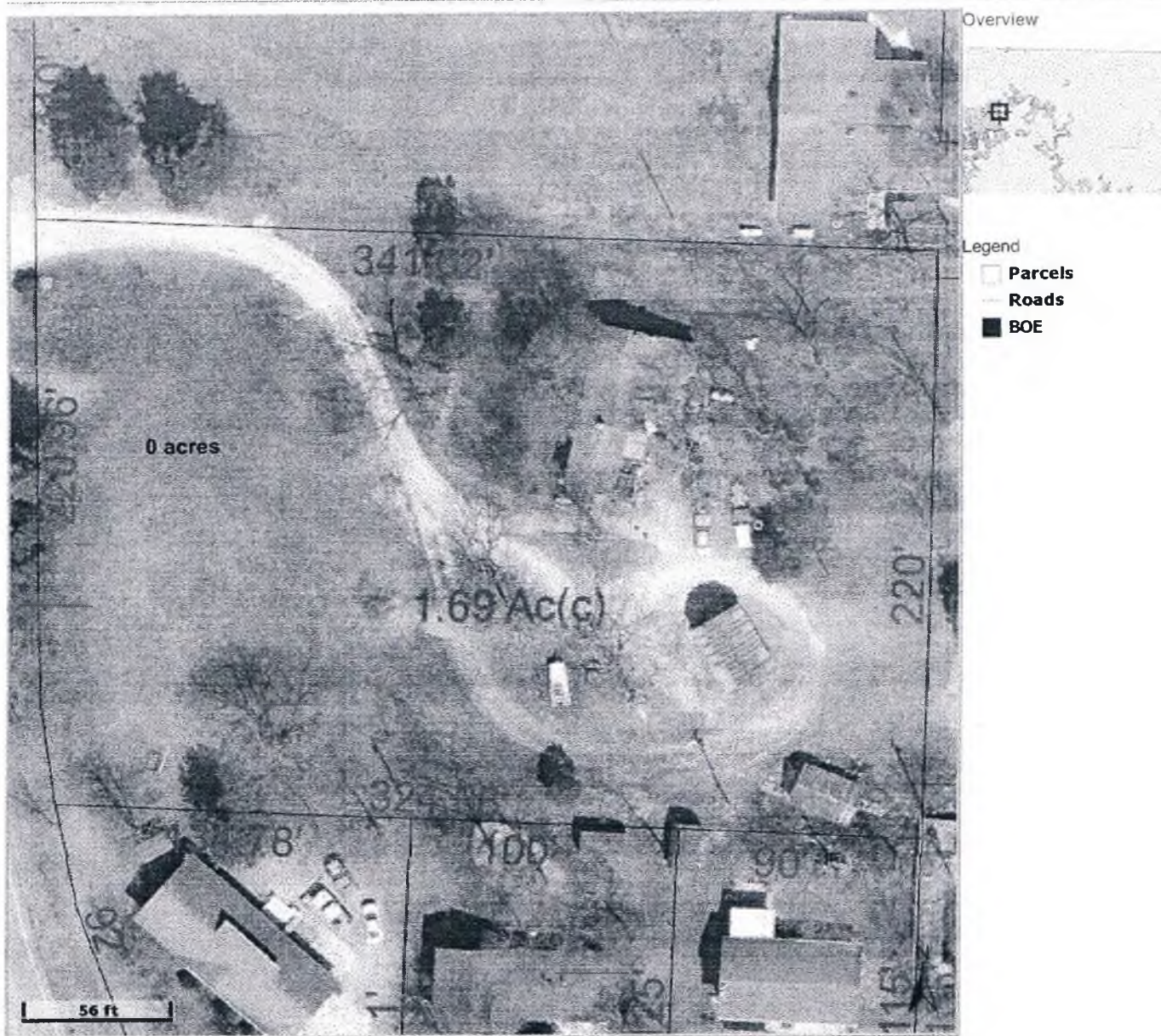
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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 property located at 772 Bee
Creek Rd, Branson, Mo. parcel ID 08-5.0-21-003-003-
003.000
is being proposed to be used as a
landscape products supply. The use of
the existing garage and workshop
would be sufficient with the land frontage
area to be used for landscape materials.
These materials would include hardwood mulch,
river rock, and various hardscape materials.
The hours of operation would be
Monday thru Sunday 9am - 4pm. There
would be no change to the entrance onto
the property, existing water lines, existing
structures, or to the existing grade of land.

Date Created: 1/2/2013



Last Data Upload: 1/2/2013 2:56:49 AM



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Call to Order:

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

Review and Action:

Minutes, December 2012

Final Votes:

*Riggs Nightly Rental
Campbell Chiropractic Office*

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Padgett Landscape Products Supply

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Public Input:

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His House Bed and Breakfast: a request by MFI Resources, LLC to operate a bed and breakfast at 105 Black Oak Dr. The applicant withdrew the application.

Old and New Business:

Chiropractic Office, request by Mark Campbell to operate from an existing single family dwelling. The property owner wants the Planning Commission to waive the deadline. Mr. Stewart made a motion to allow the concept to be heard next week. Seconded by Rick Treese. The vote to hear the concept was unanimous.

Adjournment:

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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 Ray Edwards to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Votes:

McKissack Residential Partners II, LTD; request to utilize an existing single family dwelling as a nightly rental located at 129 Spruce Dr. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Tim Smith representing the applicant was present to address any questions from the Commission. There being no questions or discussion, Ronnie Melton made a motion to approve based upon the decision of record. Seconded by Dave Stewart. The vote to approve was unanimous.

MckBudd Vacation Rentals, LLC; request by Valerie Budd to operate a nightly rental business from an existing structure located at 924 Jones Road. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Mr. Davis also represented this request. Mr. Treese asked Mr. Davis to clarify the maximum number of people the structure would sleep. He stated the applicant would like 12 but would abide by whatever the Commission required. Mr. Adams suggested eight people. Mr. Atchley reported that an easement will be required for the driveway. Mr. Davis stated that Mr. McSpadden's attorney is drawing one up. After discussion Mr. Adams made a motion to approve based upon the decision of record with the change to #7. Dave Stewart seconded. The motion to approve was unanimous.

Mountain Country Propane Bulk Plant; request to allow Mountain Country Propane to place a bulk plant on property located at 6795 E. Hwy. 76. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Shawn Treat representing the request addressed questions from the Commission. Mr. Edwards suggested placing a fence with security slats around the property. Mr. Treat stated that for security reasons you should be able to see into the property in his opinion, and there will be no gas left in the tanks. Mr. Treese agreed to a chain link fence without the slats. Discussion followed. Mike Brittan property owner also addressed questions from the Commission and stated that the danger from the tanks is alleviated before the tanks are brought to the property. He stated that is cost prohibitive to fence 4 acres of property and that no bulk tank storage facility in the US is fenced. Mr. Adams asked where the driveway would be. Mr. Treat stated that permits have been obtained from MoDot for this. In Mr. Brittan's opinion it will be approximately 300' from the Mary's Lane driveway and the new one. The tanks will be to the back of the property with a six foot chain link fence with barbed wire on top. With no other discussion a motion was made by Ronnie Melton based upon the decision of record. Seconded by Steve Adams. Ray Edwards voted no. The vote to approve was five in favor and one against.

Crawford's Towing; request by Paul Simon to allow Crawford's Towing to utilize adjoining property for parking located at 1919 Bee Creek Road. Mr. Atchley summarized the request by reading the proposed decision of record requirements. Mr. Anderson addressed questions from the Commission. Mr. Treese asked that a stop or a yield sign be placed at the intersection of Calvin and Miami Drives, also that an angle be placed on the fence to allow for adequate sight distance. Discussion followed regarding traffic to the property now and how this lot would help alleviate it. Mr. Stewart asked the property owners present to speak if there was anything not brought forward at the public hearing. Frieda Synorf spoke for the property owners present. Discussion followed regarding compatibility, and address of the property. The Commission suggested an addition to item #2 that the County Road and Bridge would inspect the privacy fencing to ensure site distance. Mr. Adams suggested tempering the lighting to please the neighbors. Mr. Anderson stated that he wouldn't have to have a light at all if it would please the neighbors. There are lights at the garage business. Mr. Anderson asked if approval is given, a time limit is place upon the work. After discussion a motion was made by Dave Stewart to approve based upon the decision of record. Steve Adams seconded. The vote to approve was unanimous.

His House Bed and Breakfast; request by MFI Resources, LLC to operate a bed and breakfast at 105 Black Oak Dr. This request was withdrawn.

Concepts:

Riggs Nightly Rental; a request by Fred and Shirley Riggs to operate a nightly rental business as a special use located at 906 Jones Road. Mr. Atchley presented

maps and pictures of the site. The representative presented a letter from the Riggs for their permission to represent them. He stated there are three bedrooms and parking for four cars. Discussion followed included wastewater disposal. This project will proceed to public hearing next month.

Campbell Chiropractic Clinic; a request by Mark Campbell to operate a chiropractic office located across from the Sardis Baptist Church on St. Hwy. 76. This request came after the deadline, the Commission voted at the previous meeting to allow this to be presented at this hearing. Mr. Campbell will be using an existing single family dwelling. Only part of the structure will be used as the business. The remainder of the house would be used for visiting family members. Mr. Stewart suggested a special use permit, but the square footage doesn't comply. Mr. Campbell stated he has installed a new septic system. With no other questions this project will proceed to public hearing next month.

Old and New Business:

This discussion was resolved before the meeting. Mr. Atchley reported that at least one request coming in would fall on the February agenda. He asked if they wanted to hear any requests at that meeting. The Commission stated that they would not waive the deadline.

Adjournment:

With no other business on the agenda for December 17, 2012 the meeting adjourned at 7:20 p.m.

13-1

**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: n/a

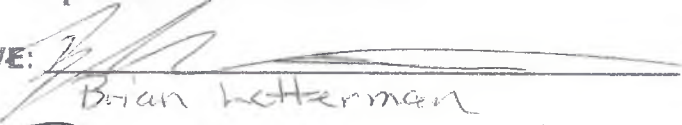
NAME OF APPLICANT: John Padgett
(Must be owner of record)

SIGNATURE: _____ **DATE:** 1/3/2013
(Must be owner of record)

MAILING ADDRESS: 504 Keithley Rd.
Walnut Shade, Mo. 65771

TELEPHONE NUMBER: 417-337-2526

Representative Information

NAME OF REPRESENTATIVE: 
Brian Hetherman

MAILING ADDRESS (rep.): P.O. Box 1801 Hollister, Mo.

TELEPHONE NUMBER (rep.): 417-335-5296

Property Information

ACCESS TO PROPERTY (street # and name): Bee Creek Rd.
772 Bee Creek Rd, Branson Mo.

Number of Acres (or sq. ft. of lot size): 1.69 acres

PARCEL #: 08-5.0-21-003-003-003.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 21 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Greentriar

Lot # (if applicable) 6 BLOCK # 1

**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

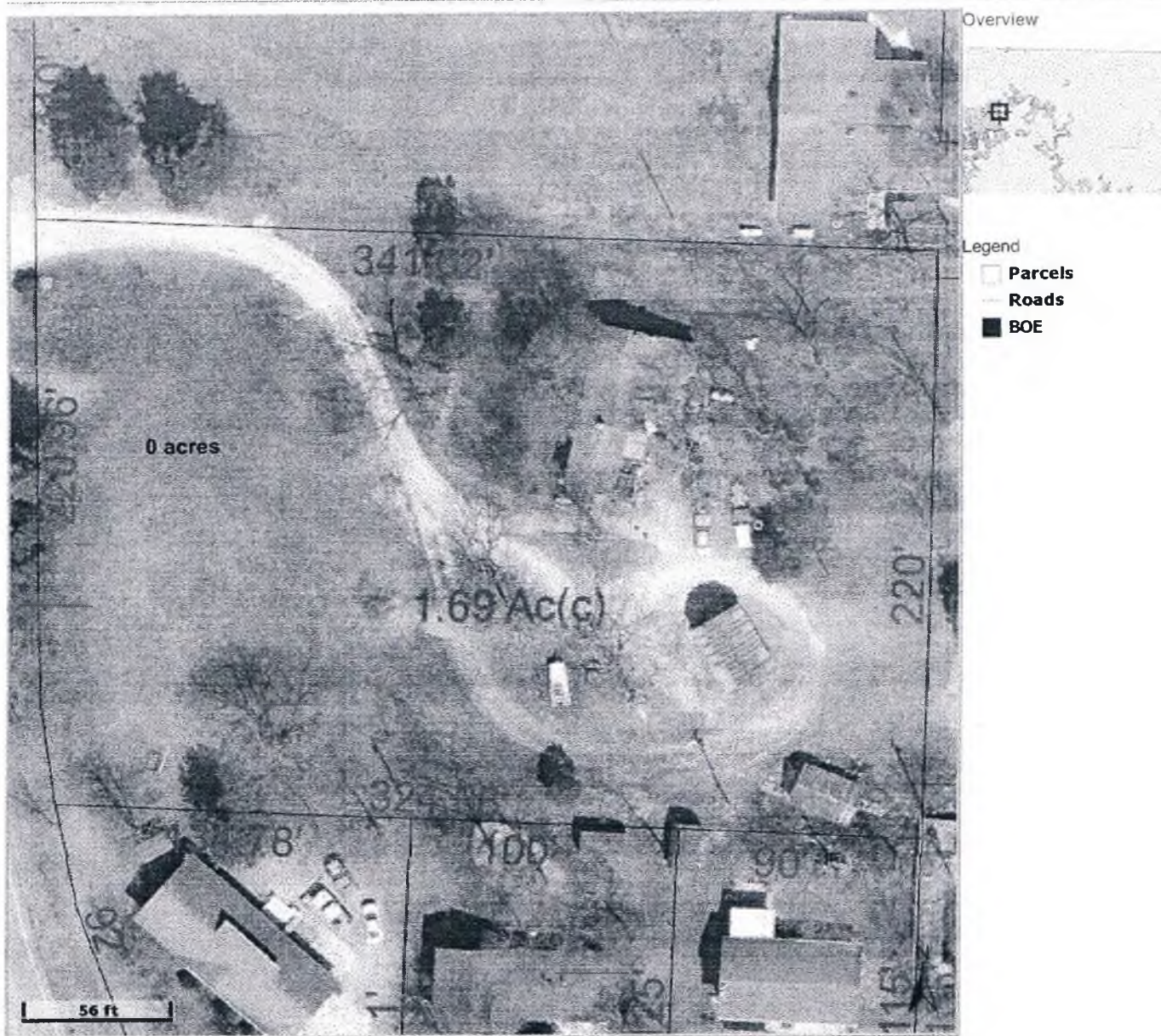
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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 property located at 772 Bee
Creek Rd, Branson, Mo. parcel ID 08-5.0-21-003-003-
003.000
is being proposed to be used as a
landscape products supply. The use of
the existing garage and workshop
would be sufficient with the land frontage
area to be used for landscape materials.
These materials would include hardwood mulch,
river rock, and various hardscape materials.
The hours of operation would be
Monday thru Sunday 9am - 4pm. There
would be no change to the entrance onto
the property, existing water lines, existing
structures, or to the existing grade of land.

Date Created: 1/2/2013



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