



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, JUNE 17, 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, May 2013

Final Vote:

Veterans Victory Village

Concepts:

*Gee Jay Ranch Arena/Campground
Verizon Wireless
In His Precious Sight Daycare*

Old and New Business:

Tentative

Adjournment.



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AGENDA

TANEY COUNTY PLANNING COMMISSION

PUBLIC HEARINGS

MONDAY, MAY 13, 2013, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURTHOUSE

Call to Order:

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

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

Public Hearings:

Branson Canyon; a request by Phil Lopez to modify the original Division III permit to allow for up to 281 permitted condominium units to be utilized for nightly rental located in the 800 Block of St. Hwy. P. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Treese asked Mr. Atchley if all the existing condos complied with the current requirements of the Code. Mr. Lopez stated that when he took over in 2008 he was working from the regulations at the time. Another property owner who owns property in Big Bear, voiced concerns regarding noise, compliance with the Code, number of people in the confined area, availability of parking, and adequate water and wastewater. She asked that the request be denied. Mr. Lopez stated that this property was developed specifically for this type of use and they do not allow RV's to park there. Jeremy Worley who is a real estate agent for Branson Canyon, and is familiar with the neighborhood, stated that the development constructs approximately 5 homes per year. They want to address the market of people who do not want to rent a motel room. He stated that most of his clients are nightly rental buyers or renters and there is a large market for these at this time. He stated that in these types of neighborhoods there is not a lot of noise or disruption. He is actually the onsite manager of the site, and that most of the calls he receives regard sewage issues. In his opinion, Branson Canyon is the only place in Taney County that is growing and selling at this time. He stated that because these people are renting their own homes, this isn't a party atmosphere. Mr. Treese asked if he was available 24 hours a day. Mr. Worley stated that he was not, that he only has an office onsite, and he hasn't received any calls past 7:00 p.m. about four times in the past year. Mr. Edwards asked who rents the properties out. Mr. Worley stated that you would go

online to do this, the developer does not rent out units. Mr. Atchley stated that each unit/property owner is responsible for adhering to the rules of the Code. Mr. Worley stated that they act as the individual managers of their own properties. Mr. Edwards pointed out that the Code requires someone to be onsite or able to get to the property if needed in a short time. Mr. Stewart asked why they want to add so many more units at this time when they have enough to maintain for several years. Mr. Worley stated that they wanted to make the use available to property owners who want to build now and retire here later. Mr. Melton asked if an individual owns more than one home, would the owner not have to apply for a nightly rental permit themselves. Mr. Atchley stated that this is for a blanket request. Mr. Worley stated that these are detached condominiums not single family homes. Mr. Atchley stated that the approval was for condominiums not single family individual homes. Mr. Edwards was concerned that if the unit sells it would be sold as a nightly rental and the Department would not have control. Discussion followed regarding the sale of condominium units, and what qualifies it as such. Vickie Hales who is the president of the Big Bear Homeowners Association voiced concerns regarding noise, on-site management, maintenance of Corps land, and parking. Mr. Treese asked her if they had approached Branson Canyon about helping to maintain these areas. She stated that they had not because whatever is on Corps land anyone can use it. David McCorkendale from Big Bear Park, had a concern about density, traffic, parking, boat storage, and availability of services. With no other questions the public hearing was closed for this project.

Apex Practical Firearms; a request by Lowell Miller for a special use permit to operate a firearms assembly and sales business within his existing single-family residence as a home occupation, located at 2750 Victor Church Road. Mr. Atchley read the staff report and presented pictures and a video of the site. David Gilkerson who lives across the street, read a prepared statement regarding; lowered property values, traffic, and noise. Tom Goldsworthy voiced concerns regarding; fire, neighboring houses catching fire, the school being in close proximity, security, and compatibility to the surrounding area. Mr. Miller addressed the concerns, and stated there will be some traffic but he doesn't want it to become a nuisance so he will limit advertising. When or if the traffic should become a nuisance he will move the business. The school is a mile and a half from his house. There will be no firing of guns on the property. Mr. Miller stated that he doesn't store loose powder and any other firearms or ammunition will be stored safely according to the requirements of the sheriff's office and the ATF. Mr. Stewart discussed signage. With no other questions the public hearing was closed.

Sycamore Creek Family Ranch; this request was withdrawn.

Kenny Bear Event Center; a request by Kenneth Portz to operate an event center to consist of a saloon, motorcycle rallies, outdoor concerts, on-site tent and RV camping, a farmers market, community garage sales, special event rental and nature trail area. This property is located at 3971 St. Hwy. 176. Mr. Atchley read the staff report and presented pictures and a video of the site. Mark Whitlock who lives in

Merriam Woods was concerned about density, food safety, adequate wastewater facilities, ADA accessibility, lighting, hours of operation, noise, and the shooting range still being utilized even though not commercially operated. Lyle Munsterman who lives in Merriam Woods west of the request, stated that the operation is disruptive to the neighborhood, including shooting of guns and loud music. Dean Paul who is the representative of the request presented information regarding the project. He stated that they plan to stop the music at 10:00 p.m. Camping will be primitive tent situations. Mr. Portz stated that he shut the shooting range down for public use. He uses the site for private practice. Mr. Portz stated that he had been in touch with the DNR regarding the wastewater requirements. Mr. Adams discussed concerts and number of people expected on the amount of land available. Mr. Paul addressed the concerns. Mr. Edwards informed the applicant that since he cannot meet the County Requirements, he should annex into the City of Rockaway, to hook to their sewer system. Mr. Stewart pointed out that to annex a property should be contingent, and this one isn't. The applicant was provided with the recommendations to address before the vote next week. This concluded the public hearing on this project.

Old and New Business:

Mr. Atchley presented the new Code books with the new amendments.

Adjournment:

With no other business on the agenda for May 13, 2013 the meeting adjourned at 8:11 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 20, 2013, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with eight members present. They were: Rick Treese, Randy Haes, Dave Stewart, Mike Scofield, Steve Adams, 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.

Review and Action:

Minutes; April 2013, with no additions or corrections a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Steve Adams. The vote to approve the minutes was unanimous.

Final Votes:

Branson Canyon; request by Phil Lopez to increase nightly rental from 84 to 281 units at the existing Branson Canyon resort located in the 800 block of St. Hwy. P. Mr. Atchley read the proposed decision of record. Jeremy Worley representing the applicant addressed questions from the Commission. Mr. Caudill asked if they could meet all the items of the decision of record. Mr. Worley stated that they could. Mr. Caudill asked if all of the nightly rentals were owned by individuals how could they make sure that all of them would comply with the rules. Mr. Worley stated that would be the job of the onsite manager. However, at this time they don't have someone who lives close enough, but everyone who owns and lives there have Mr. Lopez's phone number, and Mr. Lopez will call Mr. Worley. Mr. Edwards stated that it is the owner's responsibility, to obtain insurance and the other requirements. Mr. Melton felt this is a sales gimmick. Mr. Worley addressed this comment by stating that they are just trying to satisfy the property owners. Mr. Caudill asked if the project complied with the requirements when they were first approved. Mr. Atchley stated that it did. Mr. Stewart and Mr. Edwards stated that in their opinion the project should stay where it is at, and in the future when it is sold out, they come before them for the approval for the additional units. Mr.

Worley discussed the need for nightly rentals, and the reason he advised his client to request this approval. Mr. Edwards stated that he felt in the future when the approval would come back, it would likely receive approval. Then, Mr. Edwards made a motion to deny. Mr. Stewart seconded. Mr. Treese asked how the condos on Lakeshore Drive differed from this request. Mr. Stewart stated that those were not nightly rentals. The vote to deny was unanimous. Mr. Edwards stated that in his opinion real estate agents should not hand out certificates regarding planning and zoning, and made a motion that they individually come before the Planning Commission for approval. Mr. Stewart stated that they could do a referendum. Mr. Worley clarified that the form used is a way for the homeowners association to know who was doing nightly rental and who is not. They are not giving them permission to do anything with that. Mr. Edwards suggested they add a sentence informing them they must seek Planning Commission approval. Discussion followed.

Apex Practical Firearms; request by Lowell C. Miller to assemble and sell firearms and related products from his residence located at 2750 Victor Church Road. Mr. Atchley read the decision of record. Mr. Caudill clarified that the applicant will not be firing weapons onsite, and asked why he wanted the hours extended to 8:00 p.m. Mr. Miller stated that he works a full time job and that he needed to allow customers to pick up weapons after he comes home from work. Mr. Edwards clarified that there will be no reloading onsite or ammunition sold. After discussion Mr. Stewart made a motion to approve based upon the decision of record. Mr. Caudill seconded. The vote to approve was unanimous.

Sycamore Creek Family Ranch; withdrawn.

Kenny Bear Event Center; request by Kenneth Portz to operate an event center on property located at 3971 St. Hwy. 176. Mr. Atchley read the decision of record, and presented a document from the applicant received after the previous meeting re-stating his plans for the project. Mr. Treese asked if the applicant will have music in the saloon, and if so allowing him to be open past 10:00 p.m. Mr. Portz addressed questions from the Commission and stated that he plans to use porta-potties and there will be no dumping of wastewater on the property. Mr. Caudill asked if the property had been in compliance in the past. Discussion followed, with Mr. Portz stating that he would no longer shoot firearms on the property. Mr. Adams asked if his business grew in the future where he would expand it to. Mr. Portz stated that he would come back before the Commission for their approval, and that there isn't anywhere else on the property to expand to. Mr. Adams clarified how many cars there would be per number of people planned on the site. Mr. Caudill stated that he would be more comfortable with permitting in phases. Mr. Portz stated that he would be in favor of applying for special event permits as needed. Discussion followed regarding rules for special events. Mr. Atchley stated that on the document presented this day, it stated that there are only 5 events planned per year. After discussion a motion was made by Rick Caudill to approve

based upon the decision of record. Dave Stewart seconded. The vote to approve was unanimous.

Terry Filczer: The Planning Commission gave a time frame for the applicant to bring additional information to this meeting. Mr. Filczer was not present, and did not comply with the request. Mr. Edwards made a motion to deny based upon the requirements not being met. Mr. Caudill seconded. The vote to deny was unanimous.

Concepts:

Gee Jay Ranch Arena and Campground; a request by George Cramer to operate an equine oriented campground, arena with restrooms located at 160-220 Frank Rea Road. No one was present to represent the project. Mr. Stewart made a motion to table. Randy Haes seconded. The vote to table until June 17, concept hearing was unanimous.

Veteran's Victory Village; a request by Marie Fulkerson to allow Nick Byma to purchase and subsequently construct apartment structures on 139.4 acres located off Sunset Inn Road. A power point presentation was presented by the applicant. Mr. Treese asked about traffic. The representative stated that the traffic issue has been addressed and information will be presented. Mr. Haes reported that he has visited the site and asked about employees to the property. The applicant stated that they plan to employ as many of the veterans as they can that will live there. Plans are to train the veterans to do various things concerning the property. The construction will begin at the same time on the domes. Mr. Stewart asked about funding. The applicant stated that it would be a humanitarian loan. Wastewater will be a private system permitted by DNR. It is a Schaeffer system. Mr. Treese informed the applicant that the public hearing will be next month.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for May 20, 2013 the meeting adjourned at 7:42 p.m.



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#13-10

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: GEE JAY RANCH ARENA / CAMPGND.

NAME OF APPLICANT: GEORGE CRAWLER (Must be owner of record)

SIGNATURE: [Signature] DATE: (Must be owner of record)

MAILING ADDRESS: 2214 FRANK REA Rd, KISSEE MILLS 65680

TELEPHONE NUMBER: 417-331-9940

Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

Property Information

ACCESS TO PROPERTY (street # and name): 160-220

FRANK REA Rd.

Number of Acres (or sq. ft. of lot size): 70 ACRES

PARCEL #: 14-5.0-22-000-000-002.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 22 TOWNSHIP: 22 RANGE: 18

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 # _____

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.)

EPCINE ORIENTED CAMPING —

ARENA FACILITY FOR COMPETITION, EVENTS,

SHOWS, ETC. (OUTDOOR) —

RESTROOM FACILITY FOR CAMPERS, SPECTATORS —

CAMP SITES W/ WATER & POWER,

DESIGNED FOR SELF-CONTAINED UNITS FOR SEWER, —



Gee Jay Ranch Arena/Campground



6
15
22

10 Ac

2700'



80 Acre
WALTER RIVER
ELECT

220' x 100'
ARENA

REST ROOMS
SHOWERS

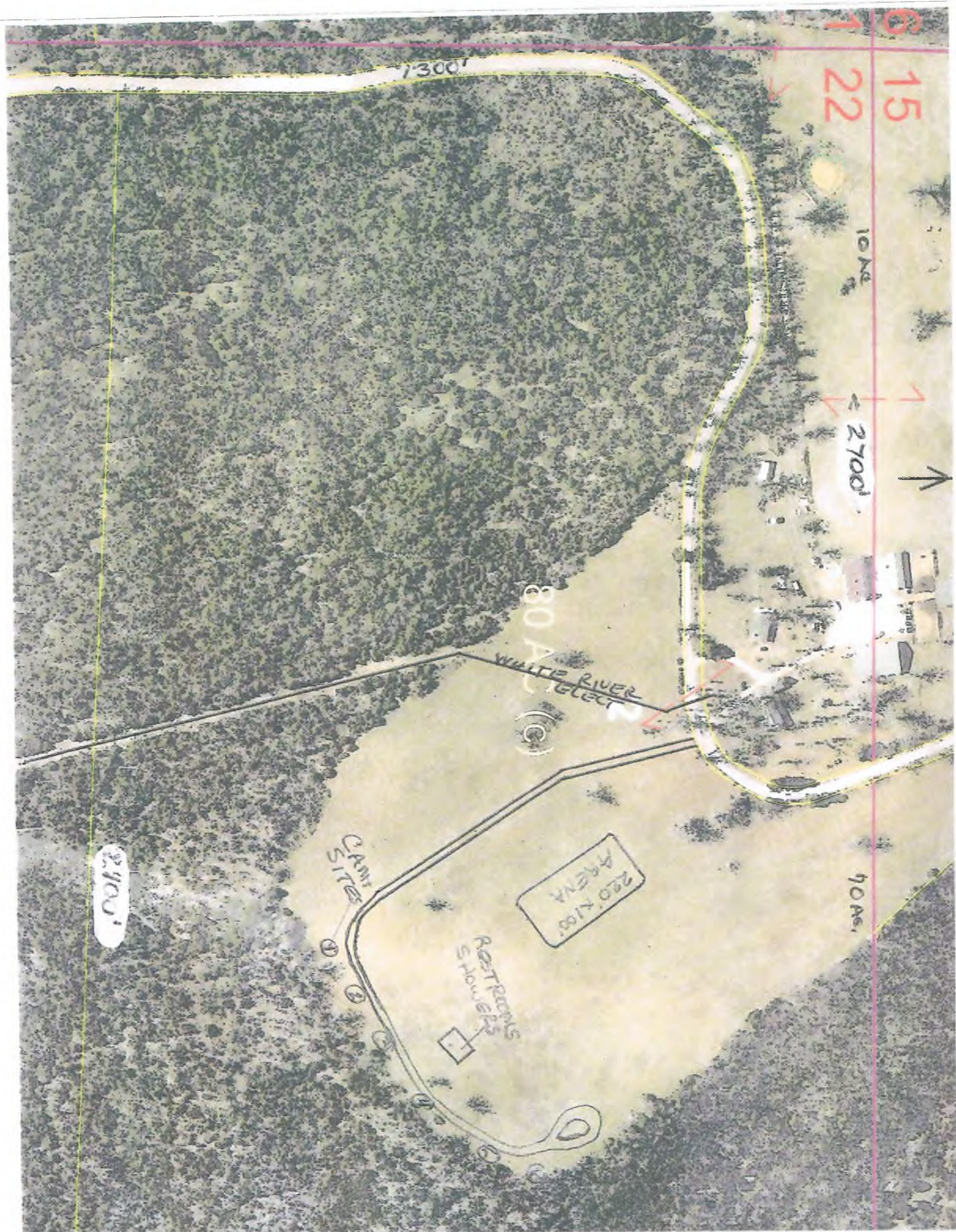
CAMP
SITE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

2700'

90 Ac

1300'



May 8, 2013

VIA FEDERAL EXPRESS DELIVERY

Taney County
Planning and Zoning Dept.
207 David Street
Forsyth, MO 65653
Attn: Mr. Bob Atchley

**RE: Verizon Wireless Petition for Special Use Permit
for a Proposed Wireless Telecommunications Facility
Site Name: KSMO Ridgedale
Site Address: 3271 Ridgedale Road; Parcel I.D. #20-4.0-20-001-001-015.000**

Dear Mr. Atchley:

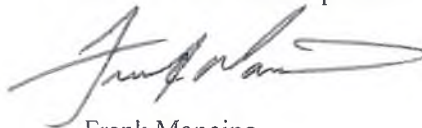
Enclosed please find a completed Special Use Permit Application with exhibits requesting a Special Use Permit, a check in the amount of \$150.00, and one (1) set of preliminary construction drawings for the above-referenced address.

Verizon Wireless is proposing to construct a wireless telecommunications facility to replace and relocate the existing wireless facility on the property, consisting of a 300' self support tower placed within a 100' x 100' lease area, along with a 12' x 30' equipment shelter placed near the base of the tower.

This application is to solidify all necessary land use approvals required for Verizon Wireless to proceed to a building permit to install the wireless telecommunications facility. Pursuant to the FCC Shot Clock Process the jurisdiction acknowledges that it has a 90 day review process for site modifications and 150 days for new build sites. A copy of the FCC Shot Clock Declaratory Ruling will be provided to you upon request.

Verizon Wireless respectfully requests placement on the June 17, 2013 Planning and Zoning Commission agenda for consideration and approval of this Special Use Permit request. If you should have any questions or require any additional information, please feel free to contact me.

Sincerely,
Black & Veatch Corporation



Frank Mancina
Site Acquisition and Zoning Manager

Enclosures

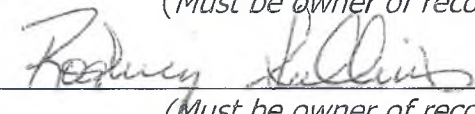
13-12

**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: Missouri - KSMO Ridgedale

NAME OF APPLICANT: Rodney & Judy Sullins, d/b/a Sullins RV's Etc.
(Must be owner of record)

SIGNATURE:  **DATE:** 5-7-13
(Must be owner of record)

MAILING ADDRESS: P.O. Box 260, Ridgedale, MO 65739

TELEPHONE NUMBER: N/A

Representative Information

NAME OF REPRESENTATIVE: Cellco Partnership, d/b/a Verizon Wireless,
C/o Black & Veatch Corp, Frank Mancina

MAILING ADDRESS (rep.): 30150 Telegraph Rd, Ste 355, Bingham Farms
MI, 48025

TELEPHONE NUMBER (rep.): 913-458-6777

Property Information

ACCESS TO PROPERTY (street # and name): 3271 Ridgedale Road

Number of Acres (or sq. ft. of lot size): 4.4

PARCEL #: 20-4.0-20-001-001-015.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 20 **TOWNSHIP:** 21 **RANGE:** 21

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A **BLOCK #** N/A

**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

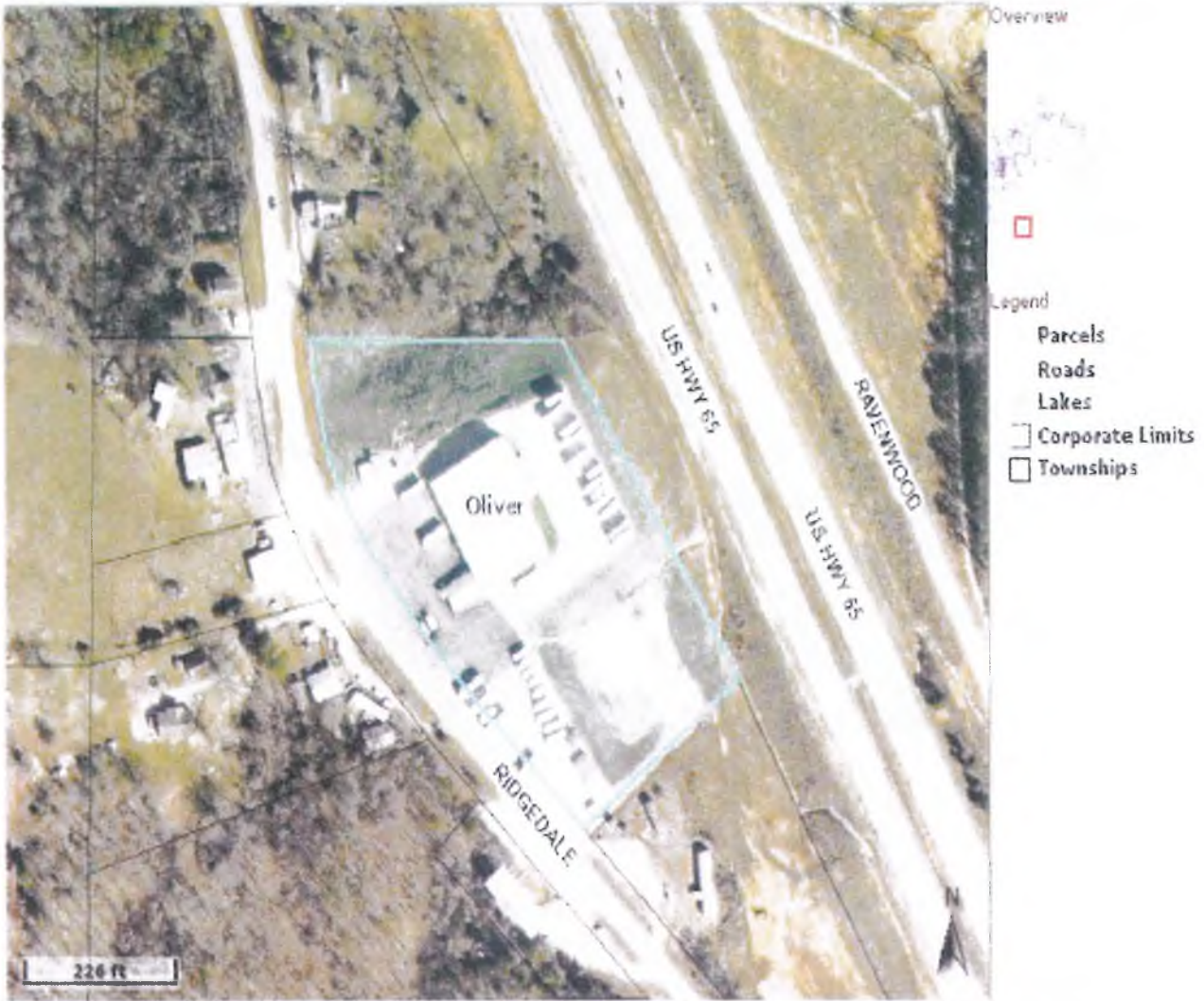
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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.)

Verizon Wireless is pleased to announce deployment of its wireless services to Taney County residents. As the nation's largest operator of wireless voice and data networks, Verizon Wireless is proposing to expand its network of cell sites within Taney County. Many residents within your community are counting on Verizon Wireless to provide quality service so they can stay connected with families, friends and emergency services if needed. In order to satisfy these needs, Verizon Wireless is improving its antenna facilities network system in Taney County. This is notice that Verizon Wireless is proposing a wireless telecommunications facility consisting of a 300' self support tower, along with a new 12' x 30' equipment shelter within a 100' x 100' lease area. The communication facility will be secured with a 6' chain link fence. The proposed facility will be located at 3271 Ridgedale Rd, Ridgedale, Missouri 65739.

PROPERTY TAX INFO/PARCEL MAP



Parcel ID	20-4.0-20-001-001-015.000	Alternate ID	n/a	Owner Address	SULLINS RODNEY & JUDY
Sec/Twp/Rng	20-21-21	Class	n/a		PO BOX 260
Property Address	3271 RIDGEDALE RD RIDGEDALE	Acreage	n/a		RIDGEDALE MO 65739

District SCWX
Brief Tax Description PT SENE4

(Name/Addr may be used on legal documents)

PROJECT OVERVIEW
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY
TANEY COUNTY, MISSOURI

Petitioner

Cellco Partnership, d/b/a Verizon Wireless provides wireless telecommunication services to the public in regional markets across the United States, as well as in more than 200 destinations around the world. Verizon Wireless has the largest nationwide voice and data network with over 107 million subscribers, operating the nation's fastest and most advanced 4G network and the largest and most reliable 3G network. Verizon Wireless is licensed by the Federal Communication Commission (FCC) and regulated by the Federal Aviation Administration (FAA).

Verizon Wireless is a major provider of wireless telephone service in the State of Missouri. Benefits of wireless telecommunications include:

- **Public Safety:** More than 50% of all 911 calls nationwide are from wireless phones.
- **Alternative to Landline System:** More than 26% of all US households are served by wireless carriers only. Where there is a landline phone in use, wireless serves as a back-up to the landline system.
- **Lifestyle and Convenience:** Wireless telecommunications support the productive and busy lifestyles of people in Taney County by increasing productivity and reducing stress.

Statement of Necessity

As part of its continued deployment in the State of Missouri, Verizon Wireless engineers have identified the need for a wireless telecommunications facility to serve Taney County. A preliminary network design is prepared based on many factors, including the characteristics of the community, available radio frequencies, and wireless equipment capabilities. A map of the selected "search area" and other requirements for the site are provided to property consultants who visit the area to identify and rank potential sites. This search area represents the area in which a facility must be located to allow it to function as an integral unit in the wireless telecommunications system. Wireless telecommunication facilities are laid out in a grid pattern and the spacing, height and location of this component site are critical for the successful operation of the system. The property at 3271 Ridgedale Road meets the engineering criteria for the necessary site in this area.

Property Search

Once the need for a wireless telecommunications facility is identified, Verizon Wireless studies the local zoning regulations to determine the most appropriate zoning districts within the search area to locate their facility. Verizon Wireless is dedicated to working with local officials to site its facilities

in locations appropriate to the community. Whenever feasible, Verizon Wireless strives to acquire sites that utilize existing structures, blend with the local character, and are unobtrusive to the community. When construction of a new facility is required, sites are chosen by their proximity to compatible land uses whenever feasible. It is important to remember that wireless telecommunication facilities must be considered as part of a network, not as individual locations. Wireless Telecommunication facilities can be likened to links in a chain, one link adds to the next, making the network design larger. Once these links, or wireless telecommunication facilities, are constructed, it is difficult to adjust the network design or move individual sites.

Description of Property

The subject parcel is located at 3271 Ridgedale Road in Taney County and is owned by Rodney and Judy Sullins, d/b/a Sullins RV's Etc. The parcel is zoned Commercial and currently has a RV storage/sales facility on the property. The parcel is surrounded by property zoned Agriculture/Residential to the north and west, and Residential to the south and to the east is Highway 65. Verizon Wireless will be leasing a 100' x 100' portion of the 4.4 acre parcel northeast of the RV storage facility located on the property. Access will be via an existing driveway off Ridgedale Road. There are no other existing tall structures which meet Verizon Wireless requirements for the necessary site in this search area and the parcel runs along major traffic intersection of N. Ridgedale Road and W. Rochester Rd.

Nature of Request/Zoning Analysis

Verizon Wireless is requesting a Special Use Permit and any other permits necessary to construct a wireless telecommunications facility consisting of a 300' self support tower, related antenna equipment, and an equipment shelter with approximate dimensions of 12' x 30'.

Pursuant to Appendix E "Special Use Permits," Item 2 Procedures of the Taney County Development Guidance Code, Verizon Wireless' proposed use requires a Special Use Permit as follows:

"2.1. Applicants for a Special Use permit shall submit, at a minimum, the following: (a) application form – properly completed and signed by the property owner; (b) proof of property ownership; (c) sketch plan; (d) full legal description of the boundaries of the proposed development or request; (e) description of the requested project in the applicant's words; (f) all other information submittals as required by the Planning Commission or Planning & Zoning Administrator."

The proposed facility will conform to all applicable Taney County regulations. Further, all setbacks will be complied with and no streets, rights-of-way or easements will be encroached upon. After construction, this site will provide 911 and emergency communication as well as improved wireless coverage in this section of Taney County.

Statement of Operations

Once the construction of the wireless telecommunications facility is complete and the telephone switching equipment is fine-tuned, visitation to the site by service personnel for routine maintenance will occur approximately once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. The wireless telecommunications facility will be unstaffed, with no regular hours of operation and no impact to existing traffic patterns.

Compliance with Federal Regulations

Verizon Wireless will comply with all applicable FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all applicable FAA rules on site location and operation.

STANDARDS FOR SPECIAL USE PERMIT
TANEY COUNTY, MISSOURI

APPENDIX E – SPECIAL USE PERMITS

(2) Procedures

2.3. Prior to any Special-Use permit being granted, the Planning Commission shall consider that adequate provisions have been made for the following:

- (a) The location and size of the proposed use in relation to the site and to adjacent sites and uses of property, and the nature and degree of the proposed operation;

Due to the fact that VZW has been sensitive in selecting a site that will minimize the impact on the surrounding property, its facility will be compatible with the existing environment and will not disrupt future development of the area. This facility will not have an adverse effect on the property values within the neighborhood but rather, enhanced wireless telecommunications will have a positive influence in the development of this area. Due to the diminutive size of the lease parcel (100' x 100'), and its location in a Commercial zoned area, the proposed facility will not impede the normal and orderly development and improvements of surrounding property for uses permitted in this district.

- (b) Accessibility of the property to police, fire, refuse collection, and other public services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas;

A wireless telecommunications facility is unstaffed, and accordingly, there will be no impact to the existing traffic patterns. The facility will not generate any traffic hazards or nuisances. This site will be visited on the average of once a month by maintenance personnel, and thus, the safety and efficiency of public streets will be maintained. Access will be provided via the existing RV business' driveway off of Ridgedale Road. Existing parking at the subject property is more than adequate for the expected infrequent maintenance visits to this site.

- (c) Utilities and services, including water, sewer, drainage, gas and electricity, with particular reference to location, availability, capacity, and compatibility;

The only utilities necessary for this facility are electricity and telephone, both of which will be provided by VZW. Access will be via Ridgedale Road. The wireless telecommunications facility is an unstaffed facility and, accordingly, there will be no impact to the existing traffic patterns, nor will there be any need for additional access roads. Site plans submitted together with this application, reflect that provisions have been made for utilities and access. As this wireless communications facility is unstaffed, no drainage, sanitation, refuse disposal, water and sewer, or school facilities will be necessary. The facility is electronically monitored and connected to a sophisticated central computer system which will detect any breach of security or other danger. Existing police and fire protection is more than adequate to provide security for this facility.

- (d) The location, nature, and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening

The establishment, maintenance and operation of this facility will be wholly contained within the 100' x 100' lease parcel which is adequate space for a wireless telecommunications facility. As this facility is unstaffed, a 6' chain link fence topped with three strands of barbed wire will surround the site in order to protect private property. The facility will be located in the northeast corner of the parcel in order to minimize any adverse effects or visual impacts on the nearby properties. The parcel is surrounded by Agriculture/Residential to the north, Highway to the east, Commercial to the south, and Agriculture/Residential to the west. Due to the Commercial nature of this area, this wireless telecommunications facility will not have an adverse effect on permitted uses or surrounding properties. Therefore, this facility will be adequately screened from public view and access.

- (e) The adequacy of required yard and open space requirements and sign provisions; and

As this wireless telecommunications facility will be wholly contained within the 100' x 100' lease parcel, the size of the lot is more than adequate to support the proposed use. The facility's only sign is one that identifies the Provider and emergency telephone numbers.

- (f) The general compatibility with adjacent properties, other properties in the district, and the general safety, health, comfort, and general welfare of the community; and with the standards for development in these regulations.

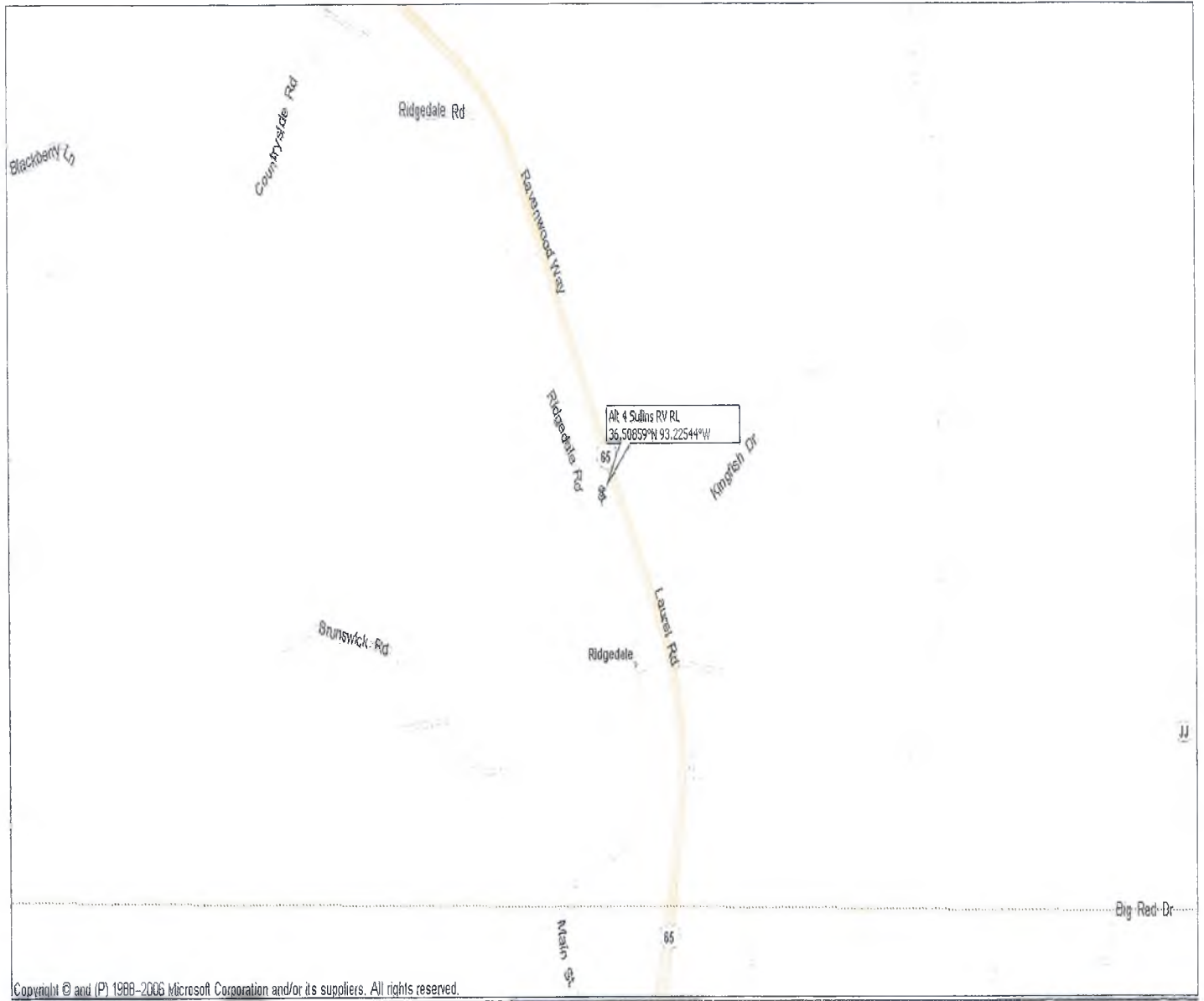
Due to the diminutive size of the lease parcel and the nature of the surrounding uses, this installation will not interfere with the use and enjoyment of any other property in the immediate vicinity nor will it be detrimental to the public health, safety, morals or general welfare. Wireless telecommunications technology does not interfere with any other form of communication, whether public or private. To the contrary, wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare. This facility will not have an effect on the property values within the neighborhood, but rather, its presence will enhance and provide wireless communications to the residents of Taney County.

Wireless telephone technology provides many benefits to the communities it serves. These services include, but are not limited to, the following:

- 911 program allowing motorists to summon aid and report dangerous situations.
- Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
- The ability to transmit data allowing for immediate access to vital information.
- A backup system to the land-line system in the event of a natural or man-made disaster.

- Immediate access to national hazardous material data bases from the site of a hazardous material spill.
- Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.
- Support for the busy lives of people in the county, reducing stress and increasing productivity.

STREET MAP





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Data SRS, NOAA, U.S. Navy, NGA, GEBCO
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Proposed Communication Facility



TANEY COUNTY PLANNING COMMISSION

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

13-12



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: In His Precious Sight Daycare

NAME OF APPLICANT: Rick & Laurie Anderson
(Must be owner of record)

SIGNATURE: [Signature] DATE: 5-23-13
(Must be owner of record)

MAILING ADDRESS: 310 Curtis Drive Forsyth, MO. 65653

TELEPHONE NUMBER: 417-239-4329 / cell Home 417-346-2890

Representative Information

NAME OF REPRESENTATIVE: Patricia (Deon) Moritt *mail all corresp.*

MAILING ADDRESS (rep.): *205 Cedar Street, Forsyth, MO. 65653
291 Curtis Drive Forsyth, MO. 65653
(currently) (as of July 1, 2013)

TELEPHONE NUMBER (rep.): 417-546-8907

417-230-3367
[Signature]

Property Information

ACCESS TO PROPERTY (street # and name): 291 Curtis Drive

Forsyth, MO. 651053

Number of Acres (or sq. ft. of lot size): 1.84

PARCEL #: 09-30-25-000-000-081.003

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 5 TOWNSHIP: 23 RANGE: 20

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 # Taney Co.

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.)

I would like to open a licensed daycare for 10 kids on this property, along with living at this address.

I have been a daycare provider in this (Forsyth) area for the past 10 yrs. Previous to that I was a teacher at the Kisseemills HeadStart for 10 yrs.

I have lived in the Forsyth area for the past 18+ years and in the Southwest, MO area all of my life.

