



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, NOVEMBER 18, 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, October 2013

Final Vote:

Star Furniture Liquidator

Concepts:

Lone Pine Project
Lost Canyon Cave and Nature Trail

Old and New Business:

Tentative

Adjournment.

#13-25

**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: Lone Pine Project

NAME OF APPLICANT: Profund Capital LLC
(Must be owner of record)

SIGNATURE: *Steve D. Shepherd* **DATE:** 10/16/13
(Must be owner of record)

MAILING ADDRESS: 1408 Morning Star, Edmond, OK

TELEPHONE NUMBER: 405-590-3089

Representative Information

NAME OF REPRESENTATIVE: Mark Mauzy

MAILING ADDRESS (rep.): 300 SOUTH CORDOVA CT
SPRINGFIELD, MO 65802

TELEPHONE NUMBER (rep.): 417-832-9991

Property Information

ACCESS TO PROPERTY (street # and name): 290 Lone Pine Road

Branson, MO 65616

Number of Acres (or sq. ft. of lot size): 12,500 Sq Ft

PARCEL #: 18-2.0-10:004.001-014-.000
(This number is on the top left hand corner of your property tax statement)

SECTION: x **TOWNSHIP:** x **RANGE:** x

NAME OF SUBDIVISION (if applicable): Skyline Subdivision

Lot # (if applicable) 16 **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 is located in the Skyline Subdivision in Taney, County, MO.

This foreclosure home was purchased from the bank and it was an eyesore and dangerous property due to deteriorated wood decks. The exterior was overgrown and the property had no street parking which caused blocked traffic. In addition to my personal use, I would like to add three bedrooms and three baths and make it available as a vacation home for families on a nightly or weekly rental basis. The property has now been remodeled and lots of additional parking (up to 12 cars). This application is for a special use permit that would allow nightly /weekly rental. The benefit to Taney County would be a significant increase in tax revenues and spending by vacationers.

The house next door to my South boundary is a vacation home approved by Taney County. The property West and North of mine are vacant lots. There are several other vacation homes currently operating in the Skyline Addition as well.

It is anticipated that the neighbors surrounding my property will welcome the improvements and have no objection to the approval of a Special Use Permit for this property. Note: the house would have 6 beds & 6.5 baths after remodel

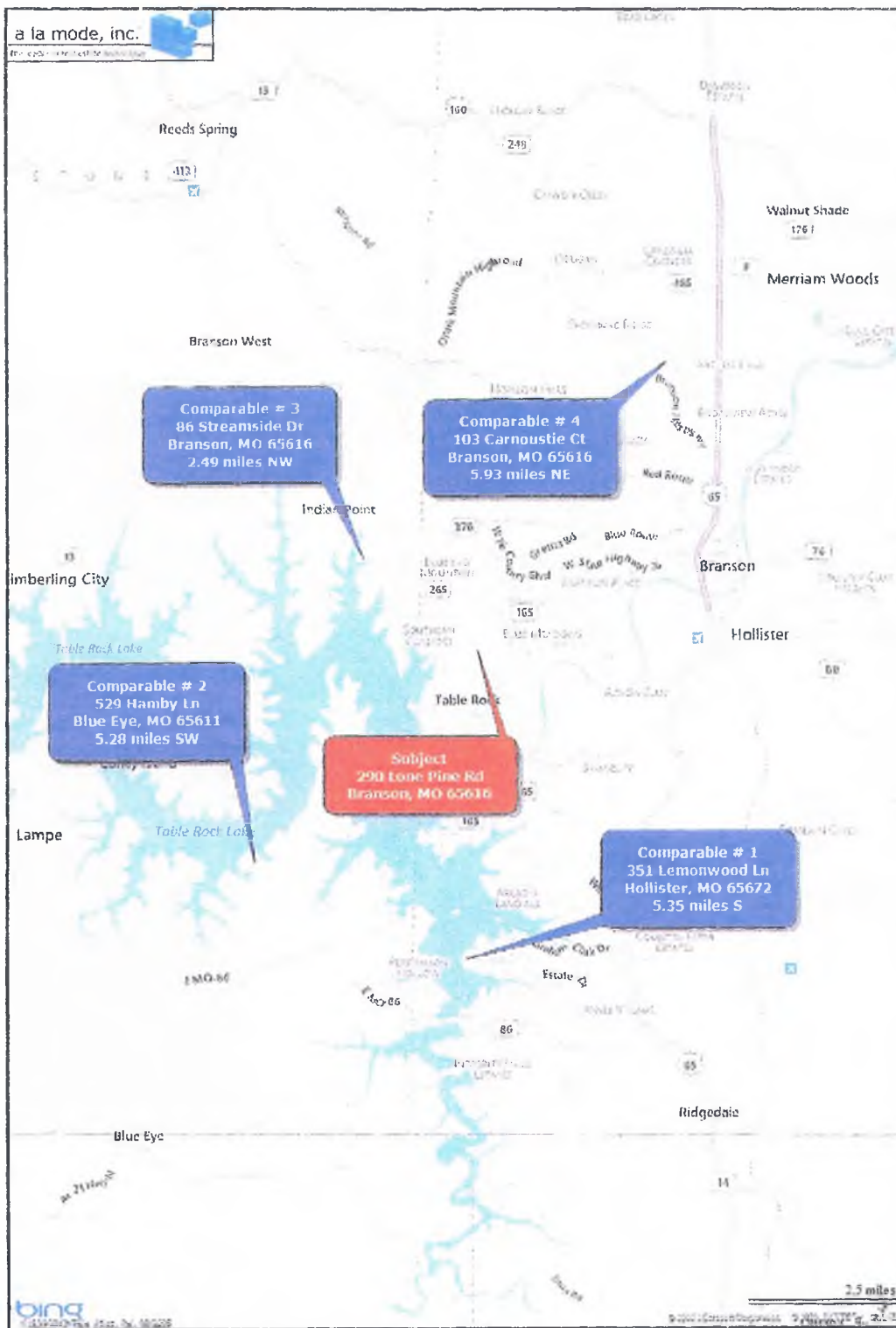
Aerial Map

Borrower/Client	N/A				
Property Address	290 Lone Pine Rd				
City	Branson	County	Taney	State	MO
Lender/Client	Cogo Capital	Zip Code	65616		



Location Map

Borrower/Client	N/A			
Property Address	290 Lone Pine Rd			
City	Branson	County	Taney	State MO Zip Code 65616
Lender/Client	Cogo Capital			



Subject Photo Page

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Property Address	290 Lone Pine Rd				
City	Branson	County	Taney	State	MO Zip Code 65616
Lender/Client	Cogo Capital				



Cogo Capital

290 Lone Pine Rd	
Sales Price	0
Gross Living Area	4,883
Total Rooms	10
Borrower/Client	3
Lender/Client	2.1
Location	N;Rcs;
View	B;Lakeview;Wds
Site	12,500 sf
Quality	Q3
Age	12



Subject Rear



Subject Street

BEFORE
REMODEL
NO PARKING AVAILABLE







Lone Pine Project



18-2.0-10-004-001-014.000

13-26

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NAME OF PROJECT: Jones Lost Canyon Cave and Nature Trail per Eddie Wolfe

NAME OF APPLICANT: White Oak Adventures + Three Johns
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 10/28/13
(Must be owner of record)

MAILING ADDRESS: 150 Top of the Rock Rd. Ridgesdale, MO. 65679

TELEPHONE NUMBER: 417-339-5160

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South Third St. Brawson, MO. 65616

TELEPHONE NUMBER (rep.): 417-337-0752

Property Information

ACCESS TO PROPERTY (street # and name): _____

County Road 86-90 Ridgesdale Road

Number of Acres (or sq. ft. of lot size): 6.10

20-3.0-07-000-000-019.000

PARCEL #: 20-3.0-07-003-001-017.000

(This number is on the top left hand corner of your property tax statement)

SECTION: 7 TOWNSHIP: 21 RANGE: 21

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: _____

LOST CANYON CAVE AND NATURE TRAIL

As part of the Top of the Rock Ozarks Heritage Preserve, 6.1 acres has been designated for the Lost Canyon Cave and Nature Trail.

The Ozarks Heritage Preserve has an amazing underground network of natural wonder and beauty... a great example of why Missouri is referred to as the Cave State.

A portion of the Lost Canyon Cave has been selected as a special place to showcase the marvelous nature of a cave and to relate the natural history, karst geology and educational wonders found here, normally hidden beneath our feet.

The Lost Canyon Cave is only one of several caves within the Top of the Rock Ozarks Heritage Preserve and Dogwood Canyon that make up an important habitat in the Ozark Mountains. A conservation policy has been developed at the Top of the Rock Ozarks Heritage Preserve and Dogwood Canyon to protect these underground resources.

Our goal at the Ozarks Heritage Preserve is to showcase the wonders of caves and the uniqueness of our karst topography. We hope visitors have a special cave experience, and that we are able to demonstrate and instill the importance of being a good environmental steward of all caves.

LOST CANYON CAVE

The Lost Canyon Cave is a grand example of the Ozarks Mountain's karst topography and the formation of a magnificent cave from water penetration through limestone over thousands of years.

Approximately one-third of the total cave will be operated as a "show cave." The remaining portion of the cave will be kept in a native, wild state, and at this time will not be accessible to the public. The show area will highlight the beauty and formations of the cave as well as provide an educational experience and underground adventure for the visitor, and will include the following:

Visitor Path: A circular pathway through the show cave area that is suitable for the passage of electric carts and/or individuals walking through the cave.

Waterfall: A cascading waterfall is a main feature of the cave, giving the visitor a sense of the power of water and creating a water mist that touches the visitor.

Elevator: A modern, yet historic, mining cave elevator will ascend over 100 feet, giving visitors access to different cave passages. The elevator will have the motion of an old time mining elevator shaft which shimmies and shakes on its pathway up and down to give the visitor a real sense of our mining past. It will comply with safety standards.

Moonshine Still: Visitors to the cave will have the opportunity to take the elevator to the top level and to witness a bit of Hillbilly lore and past culture ... a working moonshine still. The still will be constructed outside the cave to protect the cave environment.

Cave Store: Atop the cave, and accessible by the cave elevator, will be a retail store with fun books, cave and rock items, food and drink items, soft goods and other items showcasing the Top of the Rock Heritage Preserve, the Lost Canyon Cave, and other fun Ozark items.

Observation Deck: Visitors will have the opportunity to take the elevator to the fourth level and be at the top of the cave, where they will be able to access observation decks with vista views of the Ozarks.

THE GRAND ENTRANCE

The grand entrance will be just east of 65 and just north of Highway 86. The grand entrance will include a registration building for guests to the golf course, Ozarks Heritage Preserve, and the Lost Canyon Cave. This will also be the parking lot for guests.

NATURE TRAIL

Visitors coming from the main entrance of the Top of the Rock Ozarks Heritage Preserve will have the opportunity to traverse the Nature Trail by foot or by electric cart. The trail circles through the perimeter of the show cave and follows an interpretive trail over pathways through the woods and passing over two Amish-built covered bridges. The trail showcases the natural beauty of the Ozarks and the geological formations of the Ozark Mountains, including several natural and powerfully distinctive “Table Rock” formations. The cave trail has been in works for years, and hundreds of thousands of man-hours have been put into creating a truly unique trail.

The cave trail leads to the unique building complex of the Ozarks Heritage Preserve.

THE EDUCATIONAL FOCUS OF THE CAVE

The cave will include educational information on rock formations, cave nomenclature, cave plant wildlife and invertebrate life, plus information about the past cultural importance that caves played in the Ozarks.

The education of the visitors to the cave will be totally enhanced by the Top of the Rocks Ozarks Heritage Preserve Natural History Museum, which will showcase the natural history of Ozark caves with life-size dioramas of animals that roamed the caves thousands of years ago. Visitors will learn about the short-faced cave bear and the cave lion.

The Natural History Museum will also focus on how caves are formed, the region’s karst topography, and the role of caves with Native Americans and the early Ozark Mountain settlers.

CAVE CONSERVATION

A conservation policy has been developed for the Lost Canyon Cave. The conservation policy's goals include keeping two-thirds or more of the cave in its wild state, which will help to preserve the magnificent formations, the underground streams and the unique wildlife that inhabits these caves. This protection will create a unique biological refuge for animals that live in or visit the caves. We believe visitors to the preserve and Dogwood Canyon will be amazed when they learn about the mammals, amphibians, and other creatures that have occupied these caves throughout history.

A team of cave scientists with a passion for all things speleological has been engaged to develop an assessment and a master plan for the protection of the caves both here at Ozarks Heritage Preserve and at Dogwood Canyon. We are working with a nationally recognized cave research foundation that has been collecting, and will continue to collect special information on these caves and to interpret their unique natural history, geology, biology, and archaeology.

The Cave Research Foundation has done a biological survey of the cave and, working with the Cave Research Foundation, the Lost Canyon Cave team established bat-friendly conditions in the upper levels of the caves.

SUMMARY

The Lost Canyon show cave with its unique features, including breathtaking waterfalls, amazing cave formations, a cave elevator to enjoy various levels of the cave, and a center pond will be a tourist destination for Taney County. The cave, the building and features of the Top of the Rock Heritage Ozarks Preserve, plus the improvements at Big Cedar Lodge, Dogwood Canyon, and the Outdoor Academy will provide a world class eco-tourism destination for Taney County and Southwest Missouri. The Top of the Rock Ozarks Heritage Preserve and the other attractions listed above have been the vision of Bass Pro Shops founder and noted conservationist Johnny Morris, who has spearheaded these projects.



