



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, JUNE 8, 2015, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

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

Public Hearings:

*Rosewood*  
*410 Nightly Rental*

Old and New Business:

*Invitation to Parliamentary Procedure Class*  
*857 Bee Creek Road, Ladies Boutique, permit request*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** June 8, 2015

**CASE NUMBER:** 2015-0012

**PROJECT:** The Homestead at Rosewood & Branson Party Rentals Warehouse

**APPLICANTS:** Kevin & Sarah Rein

**LOCATION:** The subject property is located at 673 Rosewood Drive, Branson, MO; Branson Township; Section 16, Township 23, Range 21.

**REQUEST:** The applicants, Kevin & Sarah Rein are requesting approval of a Division III Special-Use Permit in order to utilize an existing building as a multi-purpose space for small gatherings. The applicants are further requesting the Planning Commission approval of a Division III Permit bringing the existing commercial storage use of an existing 40' x 60' building as a warehouse for the Branson Party Rentals business.

### **BACKGROUND and SITE HISTORY:**

On August 22, 2012 the Planning Administrator approved Minor Subdivision # 2012-0009, a two (2) lot minor subdivision known as Deer Lane. Lot 1 (Parcel # 08-5.0-16-000-000-010.001) of the Deer Lane Subdivision is +/- 2.44 acres in size and contains an existing 2,400 square foot (40' x 60') metal building, which is utilized as a warehouse for the Branson Party Rentals business. Lot 2 (Parcel # 08-5.0-16-000-000-010.002) of Deer Lane Subdivision is a +/- 13.92 acre lot containing the applicants' single-family residence, a pole barn and a building proposed to be utilized as a multi-purpose rental space.

Per the Assessor's information Lot 2 of the Deer Lane Subdivision contains a residence and a small garage both constructed in 1983, a second small garage constructed in 1986 and a shed constructed in 1992.

On January 17, 2006, the Planning Department office issued Division I Permit # 2006-0022 authorizing the construction of a 2,400 square foot building to be utilized for personal storage. As of August 22, 2012, this structure is now located upon Lot 1 of the Deer Lane Subdivision. The building was utilized commercially by the previous property owners. The staff has been unable to locate a Division III Permit authorizing the commercial use of the building in question.

On August 30, 2012, the applicants purchased Lot 2 and on October 12, 2012 the applicants purchased Lot 1.

The current application was approved for Concept on May 18, 2015.

### **GENERAL DESCRIPTION:**

The subject property is the Deer Lane Minor Subdivision, a two (2) lot minor subdivision with a total of +/- 16.36 acres, located at the end of Rosewood Drive.

The applicants are requesting Planning Commission approval of a Division III Special-Use Permit for Lot 2 of the Deer Lane Subdivision, authorizing the use of an existing building as a multi-purpose rental space. The applicants are further requesting the approval of a Division III Permit for Lot 1 of the Deer Lane Subdivision bringing the existing commercial storage use (Branson Party Rentals) of the existing 2,400 square foot (40' x 60') metal building into compliance with the provisions of the Development Guidance Code.

### **REVIEW:**

The applicants are seeking the Planning Commission approval of a Division III Special-Use Permit allowing for the rental of an existing building, located on Lot 2 of the Deer Lane Subdivision, to serve as a multi-purpose facility for small gatherings. The applicants have indicated that the events may include such events as: weddings with a guest count of no more than fifty (50) people, bridal showers, baby showers, corporate retreats, yoga classes, art classes, meetings, birthday parties, small reunions, indoor receptions or potentially a small church space. This building / business name will be the Homestead at Rosewood.

The existing building proposed to be utilized as the Homestead at Rosewood is a completely open space with two (2) restrooms. The building in question is served by an individual, onsite septic system and private well. On May 11, 2015 Scott Starrett, On-Site Wastewater Permitting visited the site. Mr. Starrett has written a letter indicating that, "After the review and onsite visit on May 11, 2015 of the waste water system at 673 Rosewood Dr. I am of the opinion that with the new 1,00 gallon septic tank placed in May 2014 along with the existing lateral field that the onsite waste water will be sufficient to handle the use you are seeking through the Division III process." Mr. Starrett's letter has been enclosed for Planning Commission review.

Lot 1 and Lot 2 of the Deer Lane Minor Subdivision are served by an existing drive off of Rosewood Drive. The applicants have indicated that a parking lot will be constructed directly to the west of the Homestead at Rosewood building. They also plan for overflow parking which they indicate will either be directly north of the building or down the side of the driveway. The on-site parking performance standards of the Development Guidance Code require, "1 space for every 3 fixed seats and/or 30 square feet of assembly area without fixed seats." With a wedding or other event of up to 50 guests, the staff recommends that approximately 17 parking spaces be provided. There is amply space for parking on the +/- 13.92 acre lot.

The applicants are further seeking the Planning Commission approval of a Division III Permit bringing the existing commercial storage use (Branson Party Rentals) of the existing 2,400 square foot (40' x 60') metal building, located on Lot 1 of the Deer Lane Subdivision into compliance with the provisions of the Development Guidance Code.

The Branson Party Rentals warehouse building does not contain a restroom and is utilized strictly for commercial storage.

There is an existing paved parking lot located immediately north of the warehouse building. The on-site parking performance standards of the Development Guidance Code do not contain a provision specifically for commercial storage. The staff feels that the closest land use category would likely be industrial uses which requires, "1 space for every employee..."

The adjoining property immediately to the north is primarily vacant property. The adjoining property immediately to the south is a mobile home park with industrial uses being located further to the south. The adjoining property immediately to the east is the undeveloped portion of Savannah Place Subdivision, with single-family residential further to the east. The adjoining property immediately to the west is light residential and vacant property.

The project received a total score of -9 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service 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 Missouri Department of Revenue and the Environmental Division of the Planning 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. The Homestead at Rosewood has been approved as a Special-Use Permit. Therefore the permit for Lot 2 (Parcel # 08-5.0-16-000-000-010.002) of Deer Lane Subdivision is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.

4. If the onsite wastewater treatment system serving the Homestead at Rosewood shows any signs of failure it shall be upgraded, repaired or replaced. 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.
5. Prior to the issuance of the Division III Certificates of Conformance (C of Cs), the applicants shall first present a Certificates of Occupancy (C of Os) from the Western Taney County Fire Protection District for the two (2) buildings to the Taney County Planning Department Office.
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. 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).



<h2 style="margin: 0;">Division Ili Relative Policy Scoring Sheet: Western Taney County</h2>	Performance Value	Importance Factor	Score	Section Score
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<b>Water Quality</b>				
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			

<b>Environmental Policies</b>				
SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

<b>SLOPES</b>				
NOTE: if residential, mark "x" in box.....	n/a=	x		
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

<b>WILDLIFE HABITAT AND FISHERIES</b>				
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			

<b>AIR QUALITY</b>				
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			

<b>Land Use Compatibility</b>				
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			

<b>Compatibility Factors</b>				
USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
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
<b>LOT COVERAGE</b> 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			
<b>BUILDING BULK AND SCALE</b> 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			
<b>BUILDING MATERIALS</b> 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			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> 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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> 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			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> 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			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> 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			

Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b>	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			
<b>Local Economic Development</b>				
<b>RIGHT TO FARM</b>	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			
<b>RIGHT TO OPERATE</b>	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			
<b>DIVERSIFICATION</b>	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			
<b>Site Planning, Design, Occupancy</b>				
<b>RESIDENTIAL PRIVACY</b>	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			
<b>MIXED-USE DEVELOPMENTS</b>	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			
<b>Commercial Development</b>				
<b>DEVELOPMENT PATTERNS</b>	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			



Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>DEVELOPMENT BUFFERING</b> 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			
<b>Services - Capacity and Access</b>				
<b>TRAFFIC</b> 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			
<b>EMERGENCY SERVICES</b> 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			
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> 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			
<b>Internal Improvements</b>				
<b>WATER SYSTEM SERVICE</b> 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			
<b>EMERGENCY WATER SUPPLY</b> 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			
<b>PEDESTRIAN CIRCULATION INFRASTRUCTURE</b> 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
<b>PEDESTRIAN SAFETY</b>	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			
<b>BICYCLE CIRCULATION</b>	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			
<b>UNDERGROUND UTILITIES</b>	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			
<b>Open-Space Density</b>				
<b>USABLE OPEN SPACE</b>	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			
<b>Solid Waste Disposal</b>				
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b>	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			
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b>	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= -9**

**Maximum Possible Score= 29**

**Actual Score as Percent of Maximum= -31.0%**

**Number of Negative Scores= 3**

**Negative Scores as % of All Applicable Scores= 30.0%**

Scoring Performed by:

*Bob Atchley*

Date:

*May 29, 2015*

**Project:** The Homestead at Rosewood & Branson Party Rentals

**Permit#:** 15-12

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

Scoring by: Bob Atchley

Date: May 29, 2015

**Project: The Homestead at Rosewood & Branson Park Permit: 15-12**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	29	-9	-31.0%	3	30.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-15</b>	<b>2</b>	<b>33.3%</b>
sewage disposal	10	0		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	0		
<b>emergency water supply</b>	0	-10		
<b>waste disposal service</b>	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>8</b>		
slopes				
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>				
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		
<b>Importance Factor 2</b>	<b>0</b>	<b>-2</b>	<b>1</b>	<b>100.0%</b>
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
<b>traffic</b>	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

**Scoring by:** Bob Atchley  
**Date:** May 29, 2015



TANEY COUNTY PLANNING COMMISSION

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website: www.taneycounty.org

1210

APPLICATION FOR DIVISION I PERMIT

This application must be filled out completely with BLACK INK and signed by The property owner.

NAME OF APPLICANT: Richard Easton

MAILING ADDRESS: 673 Rosewood Dr. CITY & ZIP: Branson, MO 65614

911 ADDRESS OF PROJECT: 673 Rosewood Dr. CITY & ZIP: Branson 65614

TELEPHONE-MAIN: 334-8899 OTHER: 339-3222

PROPERTY OWNER PRINT NAME: Richard + Dawn Easton

SIGNATURE: Dawn D. Easton

The following submittals must be provided with this application:

- 1. A recorded deed including any and all attachments.
2. Taney County Regional Sewer District approval (if applicable). SD Permit # Sewer District Permit exempted
3. Site plan showing lot lines, dimensions, location of access and structures, distance from lot lines of structure, setbacks and easements.

In signing this application, I understand that if the information provided here is not true, my application will be revoked. I understand and agree to abide by the requirements of the Taney County Development Guidance Code. I agree to all inspections on the property necessary to secure compliance with all county codes, relevant to this application. The property owner is responsible for adherence to all existing private restrictions and requirements.

SIGNATURE OF APPLICANT: Dawn D. Easton

DATE OF APPLICATION: 1/17/06



**THIS PORTION TO BE FILLED OUT BY APPLICANT:**

Parcel Number: 08-5.0-16-000-000-010.001

(Parcel # shall 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 the property, you must have the name of previous owner of record.)

Directions to Property: \_\_\_\_\_

Description of Request:       New House     Addition to House     Manufactured Home

Addition to Manufactured Home     Garage     Carport

Other, Explain: \_\_\_\_\_

Size of Structure: 40' x 60'      Area of Property: 16A

Section: 16      Township: 23      Range: 21

Name of Subdivision: \_\_\_\_\_

Lot Number: \_\_\_\_\_      Block/ Phase Number: \_\_\_\_\_

Purpose of Structure: PERSONAL STORAGE

Access to Property (Road Number/ Name): \_\_\_\_\_

Water Supply:     Private     Public     District # /Name

Electric Supplier:     Empire District     White River     Carroll County Electric

Does the property lie in the 100 Year Floodplain?     YES     NO

**THIS PORTION TO BE FILLED OUT BY PLANNING DEPARTMENT:**

Fire Protection District:  Western     Central     None     Other: \_\_\_\_\_

Watershed: BEE      Map Location: 08-5-0-16

Permit Inspector: LR      PZ Permit: # 06-022

Date Permit Issued: 1-17-06

Summary: \_\_\_\_\_

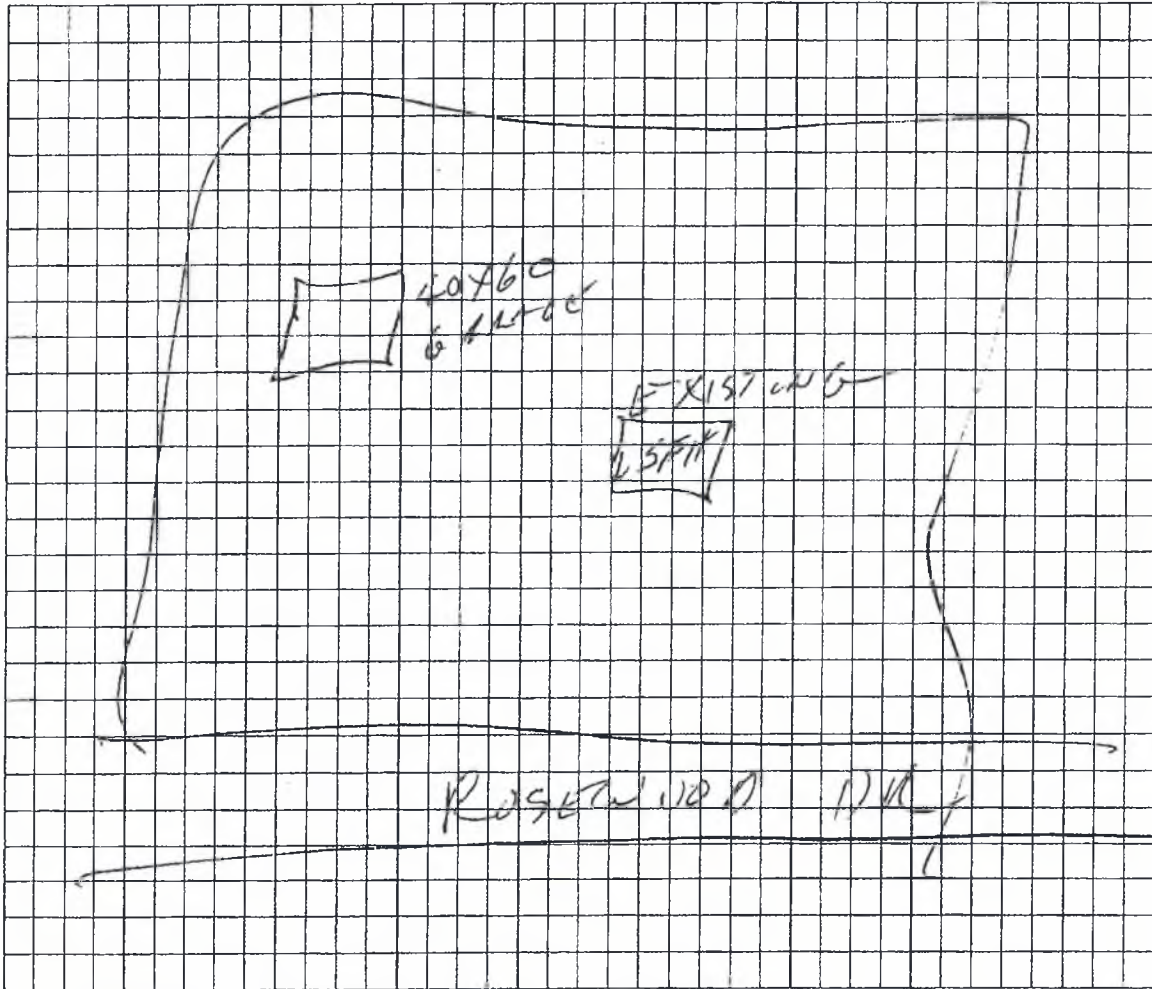
Does this property have a BOA Decision of Record?:     YES     NO  
If so, what is the case number?: \_\_\_\_\_

Computer Entry Date: \_\_\_\_\_      By: \_\_\_\_\_

# SITE PLAN

Name of Applicant: \_\_\_\_\_

Please diagram your property lot lines with dimensions, showing location of streets/roads and access to property, structures (proposed & existing), easements, and distances from the proposed structure (s) to all of your property lot lines.



Details: All measurements are from the requested structure to your property lines.

My structure will face \_\_\_\_\_  Private  County  State  
(Name & indication of street/road)

725 Feet Front Setback

77 Feet Side Setback

>10 Feet Rear Setback

77 Feet Side Setback



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**Taney County Planning Invoice**

**Date:** 1/17/2006      **Receipt Number:** 865

**Name:** Richard Easton

**Name of Project:**

<b>Description</b>		<b>Amount</b>	
<b>ItemDescription:</b> Division I Application	<b>Description</b>	<b>Chk Amt</b>	<b>Cash Amt:</b>
<b>Case Number:</b> 06-022		\$15.00	\$0.00
<b>Check Number</b>	1210	<b>Total</b>	\$15.00

**Make checks payable to: Taney County**

**Thank you for your business!**

RICHARD EASTON

40460  
GARAGE

# Taney County Planning Commission

673  
ROSEWOOD DR

## DIVISION I

1-17-06

16-23-21

Permit #

06 - 022



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Sarah Rein  
673 Rosewood Dr  
Branson, MO 65616

Sarah,

After the review and the onsite visit on May 11, 2015 of the waste water system at 673 Rosewood Dr I am of the opinion that with the new 1000 gallon septic tank placed in May 2014 along with the existing lateral field that the onsite waste water will be sufficient to handle the use you are seeking through the DivIII process. The chapel with 20-30 seats will have a daily flow of waste water of 60-90 gallons per day. A 3 bedroom single family house has 360 GPD flow as a comparison. Without knowing how large the lateral field is or how it is built I will caution you that if the lateral field fails or starts surfacing you may have to come through the onsite permitting process to repair or replace the waste water field. I also realize that the building will not be in constant use but will be occupied only during events which will reduce the average daily flow. Please don't hesitate to call if you have any questions or concerns on your waste water system.

SCOTT STARRETT  
TANEY COUNTY PLANNING  
417-546-7225- OFFICE  
417-546-0764-MOBILE  
417-546-6861-FAX  
[scotts@co.taney.mo.us](mailto:scotts@co.taney.mo.us)



[HOME \(/\)](#)    [RENTALS \(/RENTALS.HTML\)](#)



[PLANNING \(/PLANNING.HTML\)](#)

[DESIGN \(/DESIGN.HTML\)](#)    [VENUES \(/VENUES.HTML\)](#)

[CONTACT \(/CONTACT.HTML\)](#)

## ALL INCLUSIVE EVENT SERVICES AND RENTALS

Branson Party Rentals  
(/design.html) offers Event  
Planning (/planning.html),  
Event Design  
(/design.html), a wide array  
of Event Rentals  
(/rentals.html) and Venues  
(/venues.html) to make your  
dream a reality.

From small-and-intimate to large-and-lavish, Our professional Event Planners (/event-team.html) have the knowledge and resources to help create and manage your event from start to finish. We have teamed with the finest Event Venues (/venues.html) and Vendors making us one of the most well known event providers in the Branson, Harrison, and Springfield area.

### MEET YOUR EVENT TEAM (/EVENT-TEAM.HTML)

Proud Supporter of the Branson Bridal Show & the My 100.1 Race to the Alter Wedding Giveaway

2015 Branson  
**Bridal Show**  
www.bransonbridalshow.com

**FREE Admission**

Sunday  
Feb. 22<sup>nd</sup>, 2015  
11am - 4pm  
Chateau on the Lake

(<http://www.touchofclassformals.net/#!/www.bransonbridalshow.com/cmu>)

*MyRACE TO THE ALTAR*

my 100.1

**WIN a Dream Wedding of a Lifetime!**

(<http://www.mykomc.com/pages/18242081.php>)

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(/)



## TABLES AND CHAIRS

[\(/tables-and-chairs.html\)](#)



## LINENS

[\(/linens.html\)](#)

## SERVING



## DINNERWARE



## EVENT DECOR

[\(/design.html\)](#)



## FLORAL

## CATERING

## EVENT DJ'S



(/contact.html)



(/contact.html)



PHOTOGRAPHY  
([HTTP://WWW.AMA](http://www.ama.com)



(/contact.html)

VIDEOGRAPHY  
COM)

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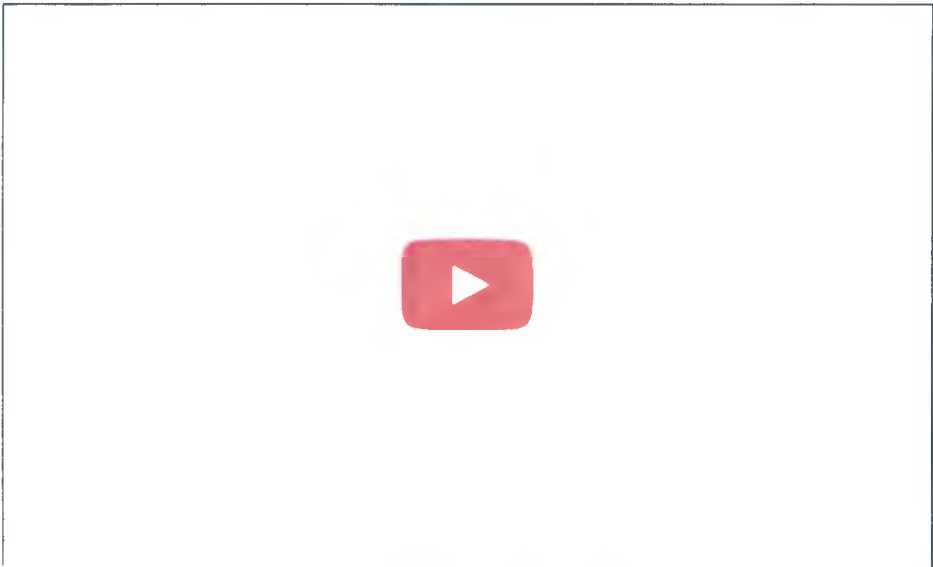
# EVENT PLANNING

Branson Party Rentals can provide you with stress free planning for your wedding or special occasion, party or corporate event. Our affordable wedding and event planning and coordinator packages are available at most wedding and event venues in Branson Missouri. Let us handle all of the details of your event planning and you will be able to enjoy your day, and feel like a guest at your own wedding, special occasion or event.

We will discuss your specific needs, expectations and budget requirements. We will work with you to choose the best Level of Service to suit your individual needs.

You will be spending a lot of time with your wedding planner and entrusting them with one of the most important days of your life. We want to get to know you, your personality, and your style and hear all about your wedding plans, discuss design ideas, all the details and your vision of what you imagine your special day to be. I want you to get to know me, what I do and how I do it and hear all about the ways we can make your wedding planning experience a pleasurable one.

- Weddings Planning
- Day of Coordinating
- Venue Management
- Corporate Events
- Themed Events
- Executive Trips
- Community Events
- Birthdays
- Anniversaries
- Holiday Parties
- Fund Raisers
- Religious Functions
- And Much More!



Meet your Event Team

[\(/event-team.html\)](#)





## Jennifer & Jeff

SPARK

from Spark Events

02:22

HD

Jennifer & Jeff (<https://vimeo.com/109156144>) from Spark Events (<https://vimeo.com/bookingspark>) on Vimeo (<https://vimeo.com>).

## Megan & Felipe

SPARK

from Spark Events

03:42

HD

Megan & Felipe (<https://vimeo.com/118612328>) from Spark Events (<https://vimeo.com/bookingspark>) on Vimeo (<https://vimeo.com>).

## WEDDING COORDINATING PACKAGES:

### Wedding Day Coordinating

Day of Coordination is for the Bride who would like help with the final details, scheduling, and event execution to insure that the entire event runs smoothly. This allows you to sit back and thoroughly enjoy your special day and your guests.

*Our "Day of" coordinating Packages include:*

- Meeting at venue (4 to 5 weeks prior)
- Final Detailing Appointment with Facility Coordinator the Week of Wedding
- Distribution of the Final Approved Itinerary & Timeline to Facility Coordinator and all Vendors the Week of Wedding
- Final Vendor Confirmations and Detailed Direction with Each and Every Vendor
- Handling vendor final payments (if desired)
- Rehearsal Coordination and Instructions
- Day Of Ceremony &/or Reception Coordination (start to finish)
- Collection of items at rehearsal for us to set up on your Wedding Day such as:
- Candles, Photographs, Guest Books, Pens, Wedding Favors, Toasting Glasses,
- Ceremony Programs, Menu Cards, Assigned Seating Place Cards, etc

**\$500.00-1,500.00** (Varies on Wedding size and Location)

*Wedding Day Emergency Kit-*

We will have everything and anything you should need on your Wedding Day if an emergency arises

*Additional Assistant "Day of Wedding" Coordinators are*

required for select venues, larger weddings and multiple location weddings

And All Standard Wedding Day Services included in all Coordinating Packages

**\$250.00-500.00** (Varies on Wedding size and Location)

## **Platinum Package**

Our Platinum Package consists of every possible service we provide ,custom-designed to your event, vision and budget.

We help you choose your venue, and all your vendors.We take care of every detail from décor, favors, flowers, food, entertainment, photography Videographer, transportation, accommodations ... every possible detail.

Unlimited telephone and email contact to alleviate concerns and answer questions, Up to 12 meeting to go over details of the day and timelines.

Create a comprehensive event time schedule with you for ourselves, your vendors, and wedding party.

Manage all vendors to confirm and coordinate final details and timing

Direction and coordination of the Wedding Rehearsal

Two Coordinators from start to finish

Face to Face Consultation Appointments customized for your individual needs

Budget Development and Analysis, Event Design, Theme, Color and Décor

Concept Development Consultation, Accompaniment to Vendor Appointments and any other desired services tailored to your individual needs

Unlimited Telephone and E-mail Communication- this service starts from the date our services are retained and continues throughout the wedding planning process up through your Wedding Day

Etiquette Advisement

Assistance with Selection of "Save the Dates", Invitations and Wedding Favors

Ceremony and Reception Venue Referrals

Arrange Location / Venue Site Tours

Unlimited Vendor Referrals in all Vendor Categories of the Finest, Most Reliable Vendors in the Industry

Arrange all Vendor Appointments

Review of all Venue and Vendor Contracts and Arrangements

Contract and Pricing Negotiation

Preliminary Itinerary/Timeline Development/ Final Itinerary / Timeline Preparation

Assistance with Menu Selection and Details at your Food Tasting

Walk Through your Venue to further discuss Design, Set Up, and Floor Plan Diagram Layout, etc.  
Final Detailing Appointment and Final Detailing Appointment with Facility Coordinator the Week of Wedding  
Distribution of the Final Approved Itinerary / Timeline to Venue Contact and all Vendors the Week of Wedding  
Final Vendor Confirmations and Details -all Vendors are called personally  
Assistance with Rehearsal Dinner Location Ideas  
Assistance with Selection of Hotel Accommodations for You and Your Guests  
Assistance with Welcome Gift Basket Ideas for Out of Town Guests  
Assistance with all Transportation Needs and Arrangements  
Assistance with Next Day Breakfast or Brunch Location Ideas  
Rehearsal Coordination and Instruction  
Collection of items at rehearsal for us to set up on your Wedding Day such as:  
Candles, Photographs, Guest Books, Pens, Wedding Favors, Toasting Glasses, Cake Serving Set,  
Ceremony Programs, Menu Cards, Assigned Seating Place Cards, Table Names/Numbers etc.  
Wedding Day Emergency Kit-We will have everything and anything you should need on your Wedding Day  
One Assistant "Day of Wedding" Coordinator is Included. Additional Assistant "Day of Wedding" Coordinators are  
required for select venues, larger weddings and multiple location weddings  
And All Standard Wedding Day Services listed Above and Platinum day of Services Below.

Our Platinum Day of Coordinating Services:

- Receive all deliveries, greeting and supervising all vendors as they load in and set up, etc.
- Distribute hard copies of your Final, Complete Wedding Day Itinerary to all vendors
- Oversee proper set- up and design of ceremony and reception areas
- Accept all personal flowers and distribute and pin all corsages, boutonnieres, wedding personal flowers and flower-girl and ring bearer items
- Ensure proper placement of the guest's assigned seating place cards, guest books, pens, photographs, candles, wedding favors, ceremony programs, menu cards, candy store and sweet table items, etc --per your exact instruction
- Make certain guests with special needs of any kind receive care and assistance without making them feel uncomfortable or like the center of attention
- Greet your guests and kindly direct them to the ceremony and reception areas at the appropriate times
- Round up, line up and cue the Wedding Party when it's time to walk down the aisle, making sure they all look great, smiling, paced perfectly, no hands in pockets, chewing gum etc.
- Let you know when it's time to walk down the aisle, make sure you are ready for the big moment
- Make sure your dress and train are perfect and send you on your way down the aisle with your escort
- Make certain that ceremony musicians are given parking validation if prearranged and have correct sound requirements and appropriate shade and seating
- Make certain that all ceremony musicians have the correct musical selections for guest arrival, family seating and also the correct processional and recessional musical selections
- Make certain that the ceremony musicians are cued appropriately to ensure correct pace and timing
- Direct your guests to the cocktail reception after the ceremony
- Make certain that You, Your Groom, Family and the entire Wedding Party get your favorite cocktails and hors d' oeuvres served to you by catering staff during your photography session
- Make certain your selected Reception Entertainment have proper power, staging, shaded seating, parking validations, vendor meals, etc.
- Make certain that all décor items from ceremony which will be reused at reception get to appropriate places
- Make certain that all finishing touches are complete and exactly as you wished before allowing guests to enter the reception area
- Answer all guests' questions and concerns graciously throughout the day
- Assist the DJ / MC in guiding guests through the day and on to the next scheduled events

- Assist your Maid of Honor in the bustling of your Wedding Dress before Grand Entrance
- Organize the Grand Entrance and get everyone lined up outside the reception area in correct order
- Always letting You and Your Groom know what is next and making sure you are ready so that you are never caught off guard
- See to it that parents and very special people are given special care and their every need is catered to
- Make certain that dietary needs and requests of guests such as allergies, vegetarian and vegan requests are met
- Supervise and communicate with the chef, banquet captain and catering staff to ensure superb, timely dinner service
- Make certain that everyone scheduled to give toasts, blessings or host special events during the day are cued and prepared
- Guide you graciously through your day and keep things running on schedule
- Distribute final balances and gratuities to the vendors on your behalf
- Keep track of, organize and pack everything up for you at the end of the evening
- Collect all of your wedding gifts, your guest book, pen, toasting glasses, cake top, etc
- Bring everything to your gift table for your designee to take to the Honeymoon Suite, Designated Room or Designated Car
- Arrange Getaway Transportation, making sure that they are present and on time when you are ready to depart reception
- Obtain signatures on marriage license and mail in official document

**\$2,500.00 - \$4,500.00**

## **DEPOSITS**

A non-refundable deposit of 50% for Day Of Coordinating and 50% for Platinum Coordinating is required to hold and book a date for your event.

50% of remaining estimate balance due 90 days prior to event date.

All remaining balances are due 60 days prior to event date.

## **METHOD OF PAYMENT ACCEPTED**

Personal Check, Cashier's Check, Cash, Major Credit Cards

We do accept major credit cards for deposits or payments. However there will be a 3% convenience fee for each.

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Search

(1)

## BRANSON EVENT DESIGN & FLORAL

We are a custom design studio offering services ranging from floral design to day-of coordination. From large-scale event installation to the small details of styling for a photo shoot, We are always seeking new and innovative ways to fulfill the clients vision.

Our creative designers specialize in **event planning, florals,** and most importantly creating memories.





[HOME \(/\)](#)      [RENTALS \(/RENTALS.HTML\)](#)

[PLANNING \(/PLANNING.HTML\)](#)

[DESIGN \(/DESIGN.HTML\)](#)      [VENUES \(/VENUES.HTML\)](#)

[CONTACT \(/CONTACT.HTML\)](#)

## BPR VENUES

Not only do we offer Event Planning Services and Rentals in the Branson Area, but our team also manages multiple wedding venues in the Branson area.

Our venues offer a wide variety of settings and services. From the simple to the elegant bride, our venues can fit almost any brides taste.

If you are a venue owner and would like to expand your business, we offer Marketing, Promotions, Advertising, Wedding Coordinating, and Entire Event Management Services.

[\(/williamsbrooke.html\)](#)



(/)

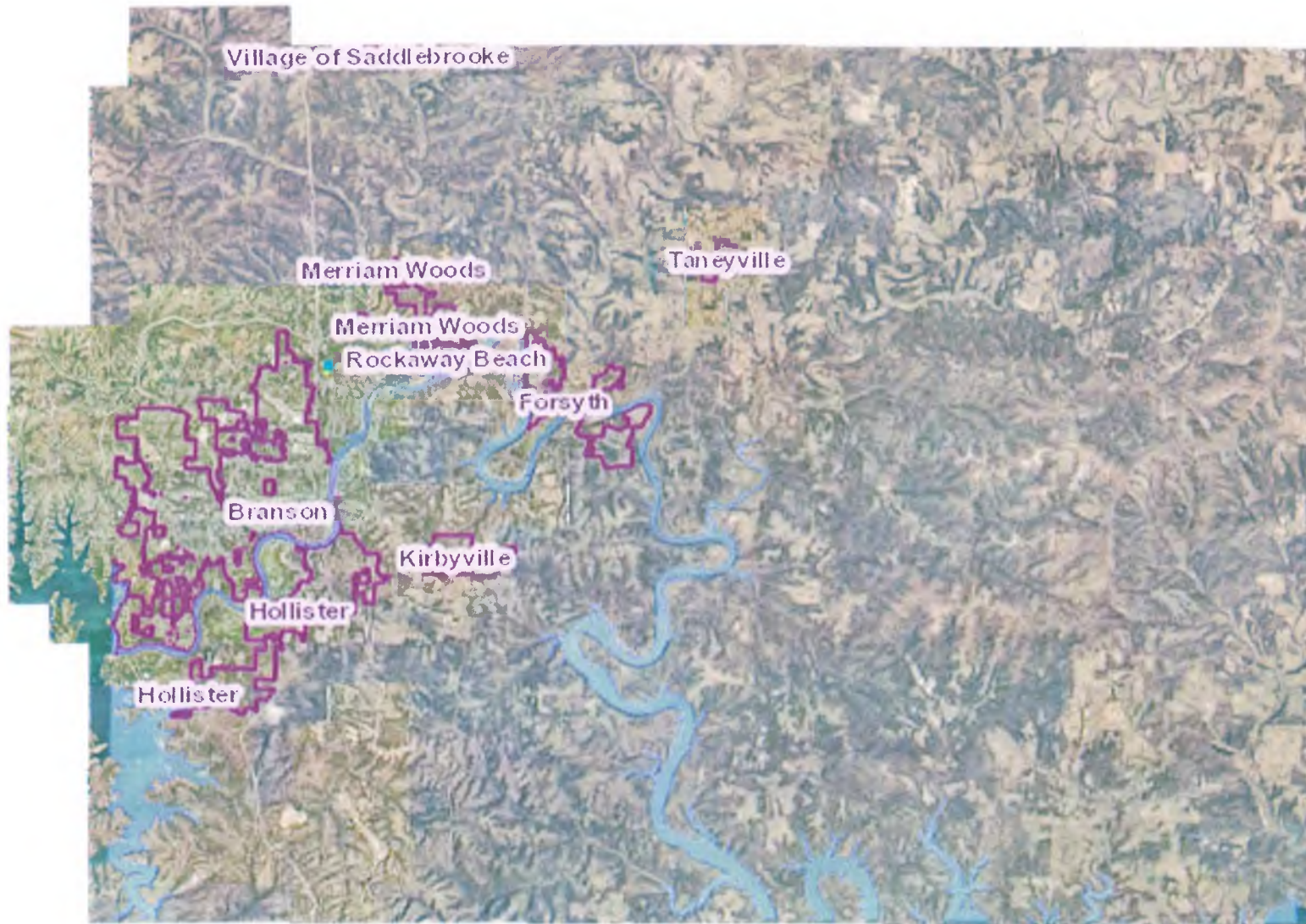
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# Rosewood

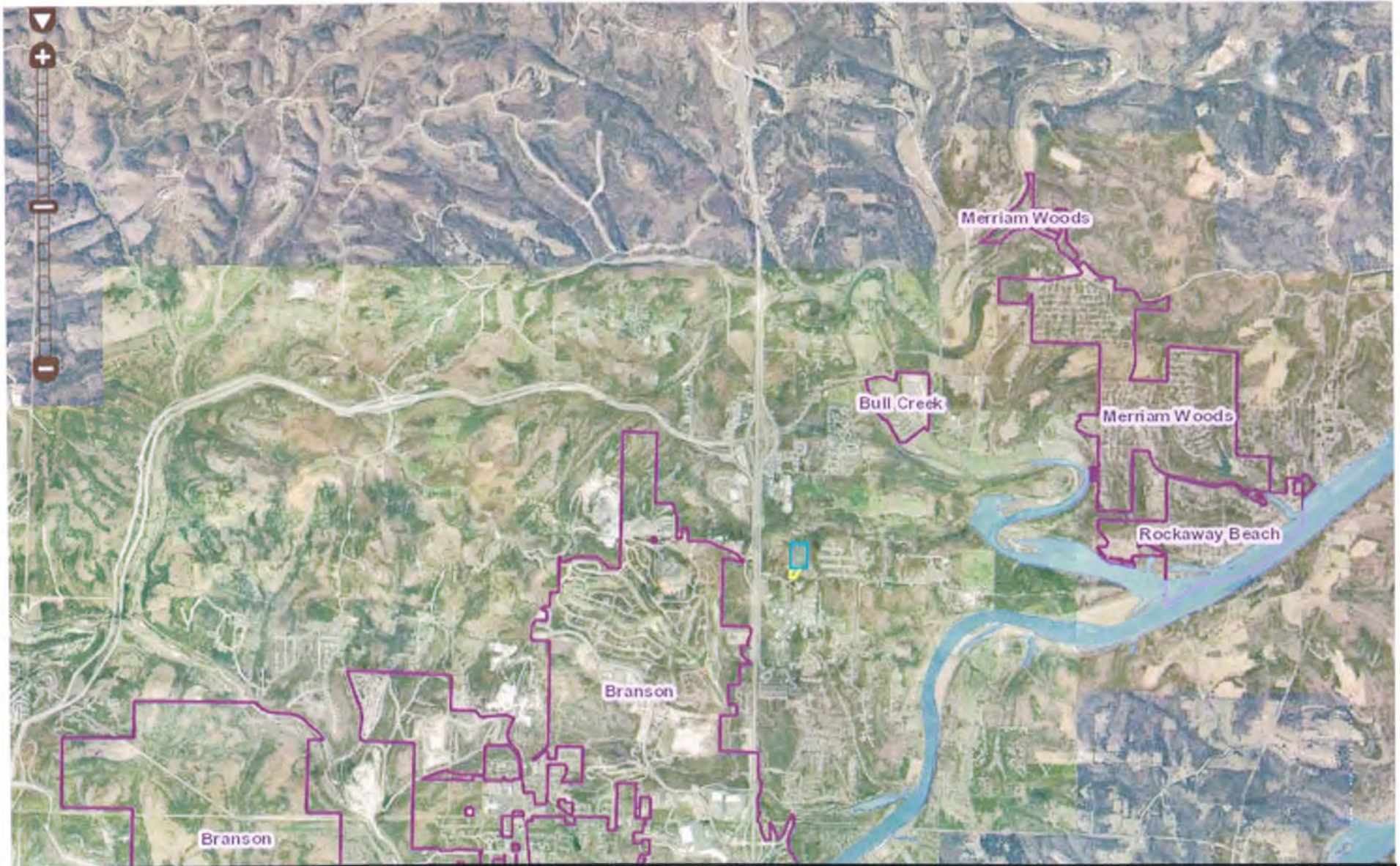






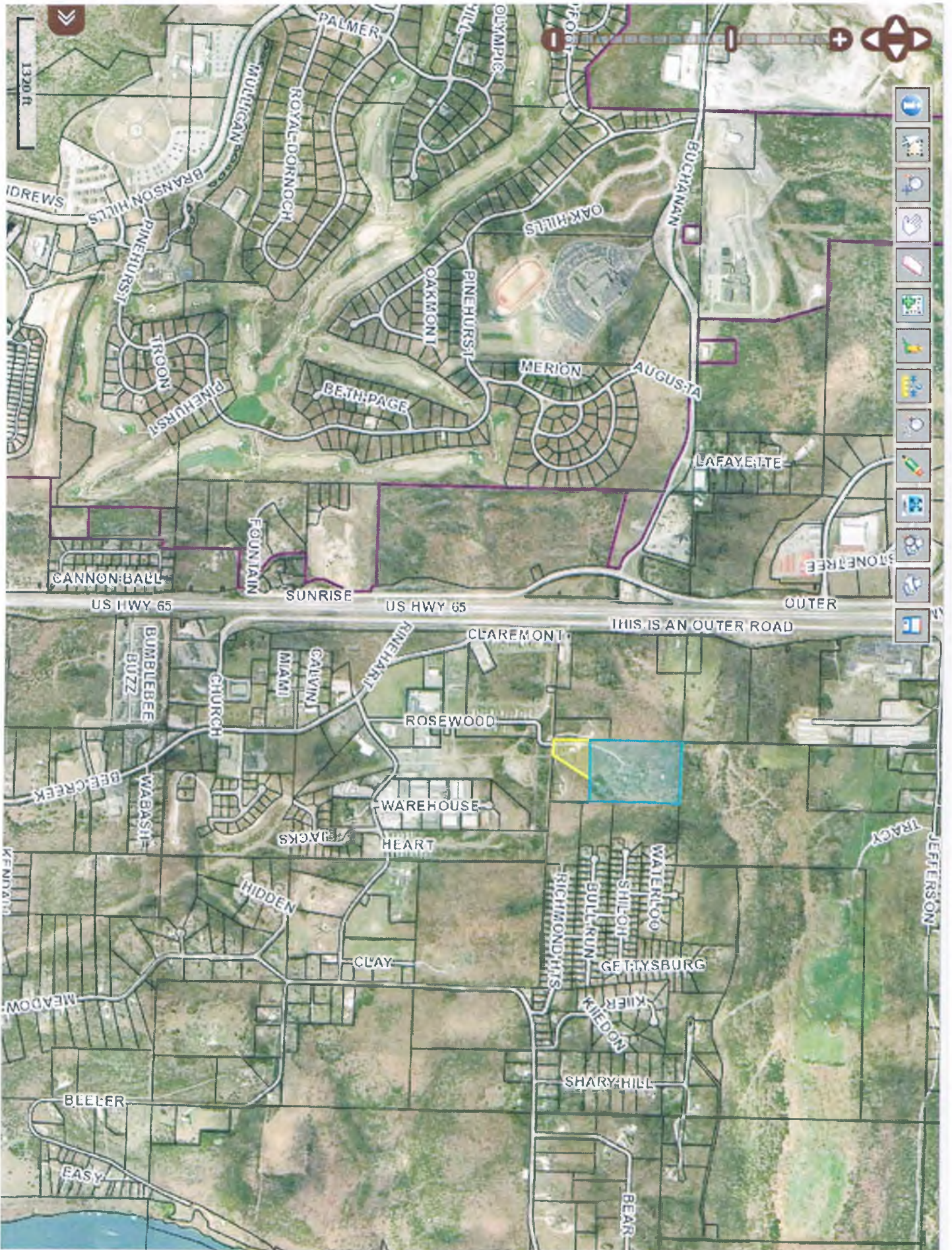
**The Homestead at Rosewood  
673 Rosewood Drive, Branson, MO  
Division III Permit 2015-0012  
Taney County GIS - Beacon**





**The Homestead at Rosewood  
673 Rosewood Drive, Branson, MO  
Division III Permit 2015-0012  
Taney County GIS - Beacon**





1300 ft



US HWY 65

US HWY 65

THIS IS AN OUTER ROAD



RICHMOND LINS

JEFFERSON















**e Homestead at  
Rosewood**

**73 Rosewood  
drive, Branson,  
MO**

**Division III Permit  
2015-0012**

**Photometry- North  
View**









**The  
Homestead  
at  
Rosewood  
673  
Rosewood  
Drive,  
Branson,  
MO**

**Division III  
Permit  
2015-0012**

**Pictometry-  
South View**















**The Homestead at Rosewood**  
**673 Rosewood Drive, Branson, MO**  
**Division III Permit 2015-0012**  
**Pictometry- East View**

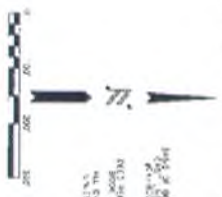




**The Homestead at Rosewood  
673 Rosewood Drive, Branson, MO  
Division III Permit 2015-0012  
Pictometry- West View**

FILED  
MAY 1 1987  
COUNTY OF LOS ANGELES  
REGISTERED

SECTION 28, TOWNSHIP 22 NORTH, RANGE 21 WEST  
SANTA CLAYTON MINE  
SANTA CLAYTON MINE  
SANTA CLAYTON MINE



LEGEND

- METAL AIR NAME PLATE
- EXISTING BOUNDARY
- EXISTING FENCE

ALL THIS AND THE INTERESTS THEREIN  
TOGETHER WITH THE RIGHT OF EASE  
HEREIN GRANTED BY AND TO THE  
SANTA CLAYTON MINE  
AS SHOWN ON THE  
PLAT HEREON

THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
I, the undersigned, County Clerk,  
do hereby certify that the above  
described plat is a true and correct  
copy of the original as the same  
has been filed for record in my  
office, and that the same has been  
correctly indexed and recorded in  
my office.

NOTICE  
I, the undersigned, County Clerk,  
do hereby certify that the above  
described plat is a true and correct  
copy of the original as the same  
has been filed for record in my  
office, and that the same has been  
correctly indexed and recorded in  
my office.



FILED  
MAY 1 1987  
COUNTY OF LOS ANGELES  
REGISTERED

A PART OF THE METAL AIR NAME PLATE  
HEREIN GRANTED BY AND TO THE  
SANTA CLAYTON MINE  
AS SHOWN ON THE  
PLAT HEREON

THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
I, the undersigned, County Clerk,  
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NOTICE  
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do hereby certify that the above  
described plat is a true and correct  
copy of the original as the same  
has been filed for record in my  
office, and that the same has been  
correctly indexed and recorded in  
my office.



RECORDED BY  
RICHARD A. DAN EASTON  
COUNTY CLERK  
LOS ANGELES COUNTY  
MAY 1 1987



DEED BOOK 352 PAGE 7990

NORTH LINE NE 1/4 NW 1/4  
S 88°04'57" E

POINT OF BEGINNING  
NORTHWEST CORNER  
NORTHEAST QUARTER  
NORTHWEST QUARTER  
SECTION 16  
TOWNSHIP 23-N  
RANGE 21-W

645.85

SAVANNAH PLACE SIX ACRES

DEED BOOK 352 PAGE 7985

WEST LINE NE 1/4 NW 1/4  
N 01°10'21" E 1324.91'

900.85'

LOT 2  
13.92± ACRES

024.71'  
S 01°02'03" W  
BASIS OF HEARINGS

SAVANNAH PLACE SIX ACRES

DEED BOOK 352 PAGE 7990

CENTERLINE DRIVE

N 89°36'13" E 648.14'  
398.53' 249.75'

SAVANNAH PLACE SIX ACRES

55.0'

LOT 1  
2.44± ACRES

55.0' PRIVATE ROAD  
EASEMENT

221.51'  
S 33°10'05" W

DEED BOOK 314 PAGE 345

SOUTHWEST CORNER  
NORTH-EAST QUARTER  
NORTH-WEST QUARTER  
SECTION 16

EXISTING  
50' INGRESS/  
EGRESS  
EASEMENT

N 88°08'20" W  
SOUTH LINE NE 1/4 NW 1/4

ROSEWOOD DRIVE

MINUTES 20 SECONDS WEST  
SOUTHWEST CORNER OF SAID  
QUARTER; THENCE NORTH 01  
THE WEST LINE THEREOF 13  
CONTAINING 13.92 ACRES,  
ENCUMBRANCES AND RIGHTS

DECLARATION:

THE UNDERSIGNED OWNERS  
THE FOREGOING SURVEYOR'S  
TO BE SURVEYED AS SHOWN  
DEER LAKE.

IN WITNESS WHEREOF, RI  
CAUSED THIS INSTRUMENT TO  
BE SIGNED BY ME ON

*R. J. Easton*  
R. J. EASTON

STATE OF Missouri : S.S  
COUNTY OF TANAGER :

ON THIS 17<sup>th</sup> DAY OF October  
THE UNDERSIGNED NOTARY  
EASTON AND DAN EASTON,  
THE PERSONS WHOSE NAMES  
INSTRUMENT AND ACKNOWLEDGE  
THE PURPOSES THEREIN CON  
HEREUNTO SET MY HAND AND

*Dan Easton*  
DAN EASTON

MY COMMISSION EXPIRES: \_\_\_\_\_

TO THE BEST OF MY INFORMATION,  
KNOWLEDGE AND BELIEF, THIS SURVEY  
WAS EXECUTED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE MISSOURI CONSTITUTION

















# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** June 8, 2015

**CASE NUMBER:** 2015-0014

**PROJECT:** 410 Newton Road Nightly Rental

**APPLICANT:** Dennis Beanland

**REPRESENTATIVE:** James McKissack

**LOCATION:** The subject property is located at 410 Newton Road, Ridgedale, MO; Branson Township; Section 10, Township 22, Range 22.

**REQUEST:** The representative, James McKissack is requesting approval of a Division III Special-Use Permit in order to utilize an existing, five (5) bedroom, single-family residence for nightly rental.

### **BACKGROUND and SITE HISTORY:**

On October 29, 1992 Division I Permit # 1992-0502 was issued for the construction of a three (3) bedroom 55' X 25' single-family residence. The single-family residence has been listed per the Multiple Listing Service (MLS) as being an approximately 5,000 square foot, five (5) bedroom, four (4) bathroom home. The Division I Permit was issued with the understanding that the residence in question would be served by an existing on-site wastewater treatment system consisting of an aerated 1,000 gallon tank and 200 linear feet of lateral line.

The representative, James McKissack (the buyer) is seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the nightly rental of the property in question. The sale of the property is contingent upon the Planning Commission approval of the Division III Special-Use Permit in question.

The current application was approved for Concept on May 18, 2015.

### **GENERAL DESCRIPTION:**

The subject property (approximately 0.75 acres per the Assessor's information) contains an approximately 5,000 square foot, five (5) bedroom, single-family residence, located at, 410 Newton Road, Ridgedale, MO. The property in question is described as Lots 18, 19 & 20 of the Long Point Subdivision.

## 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) calendar days, counting portions of days as full days.” Therefore, 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. Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom.” Therefore, the five (5) bedroom home would have a maximum occupancy of twelve (12) people.

The property is served by an individual, onsite septic system. Division I Permit # 1992-0502 was issued with the understanding that the residence in question would be served by an existing on-site wastewater treatment system consisting of an aerated 1,000 gallon tank and 200 linear feet of lateral line. Scott Starrett, On-Site Wastewater Permitting, has found that the current on-site wastewater treatment system appears to be failing. Sewage is currently surfacing. The applicant has indicated that he will repair or replace the system. The staff recommends that if the application is approved that a condition be placed on the permit requiring the property owner to either repair or replace the on-site wastewater treatment system, ensuring that the system will adequately meet the needs of up to twelve (12) people.

The property is served by a private well. The well water has recently been tested twice by the Taney County Water Quality Lab. The first test results confirmed the presence of total coliform. However, the UV disinfection system on the well had not been in operation at the time of the first test. A second test was performed with the UV disinfection in operation. The second water quality test was found to be satisfactory. The Water Quality Lab Staff is recommending that if the application is approved that a condition be placed on the permit requiring the property owner to have the well water tested at a minimum of twice per year.

The property is currently served by an existing drive off of Newton Road.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of six (6) parking spaces will be required. The residence is currently served by a 2 1/2 car garage and a parking area, meeting the minimum requirements of the Development Guidance Code for parking.

The applicant has indicated that the proposed nightly rental will be applicable to the existing structure only and will not include any existing boat dock (or boat slip) privileges. The staff is recommending that if the application is approved a condition be placed in which no boats, watercraft, trailers or recreational vehicles (RVs) are allowed to be parked or stored on-site as a part of the nightly rental.

The adjoining property immediately to the north is vacant property, owned by the U.S. Army Corps of Engineers. The adjoining property immediately to the south is Newton Road, with vacant and single-family residential properties being located further to the south. The adjoining property immediately to the east is vacant, with single-family residential further to the east. The adjoining property immediately to the west is vacant, with U.S. Army Corps of Engineers property being located further to the west.

The project received a total score of -23 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of sewage disposal, offsite nuisances, 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 Missouri Department of Revenue and the Environmental Division of the Planning 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 valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. The on-site wastewater treatment system shall either be repaired or replaced, ensuring capacity for the total number of people that may be accommodated via nightly rental. 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.
5. The well serving the property shall be tested a minimum of twice per year. Unsatisfactory results shall require additional testing and possible remediation. The results of the testing shall be provided to the Planning Department Office.
6. No boats, watercraft, trailers or recreational vehicles (RVs) shall be parked or stored on-site.
7. No outside storage of equipment or solid waste materials.
8. This decision is subject to all existing easements.
9. This residence shall accommodate (sleep) no more than twelve (12) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.



10. The 410 Newton Road Nightly Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
11. 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).

Jeramie L. Worley  
Worley & Associates  
225 Corporate Place Ste P-1  
Branson, MO 65616  
4/29/2015

Bob Atchley  
Taney County Planning and Zoning  
P. O. Box 383  
Forsyth, MO 65653

Dear Bob Atchley:

I am writing this letter in support of the application and subsequent hearing on 410 Newton Rd in Ridgedale MO for the division III process. I understand that the property is currently owned by Dennis Beanland and the property is being proposed to be rented for a period less than 30 days. As you know, I recently went through the same process for my property located at 2030 Tate Rd and was approved by the commission. During its time in operation, my property was very successful with a low impact on the community. It is my thought that this type of use is extremely compatible with the area, especially with the lack available resort housing and the increasing amount of attractions that are being built right off of Hwy 86.

If approved, I would strongly agree that the property comply with all of the common restrictions as set forth by the Guidance Code.

If I can be of further service, please feel free to contact me.

Sincerely,



Jeramie L. Worley  
Broker / Owner  
Worley & Associates  
jerworley@gmail.com  
417 231-6290

April 29, 2015

Re: Short term rental @ 410 Newton Road

Dear Mr. Atchley,

We are submitting this application, for approval of the potential short term rental of an existing single family residence, located at 410 Newton Road, in Ridgedale, MO, due in large part to the on-going volatility of the current real estate market. The proposed rental would include the existing residential structure only, and will not include any existing boat dock (or boat slip) privileges.

Given the current method of zoning followed by Taney County (“performance” rather than “traditional”), I find it extremely difficult to justifiably establish a unified and consistent precedent for approvals/denials of special use permits for short term rentals. Furthermore, Longpoint Subdivision (originally platted in the early 1960’s), in which the referenced property is located, is not located within any municipal city limits, is not incorporated, has no HOA/POA or self-governing body, and has very few legal restrictions. In fact, a nearby single family residential property located within 600 feet of the property reference in this proposal, was recently granted a similar special use permit for short term rental.

If the application for a special use permit is approved, we would:

1. Respectfully comply with all common restrictions of the Guidance Code
2. Collect and report all required sales taxes
3. Limit the special use permit to the home owner, and/or owner’s representative as shown on this application
4. Limit the maximum occupancy, proportional to the home’s size, to prevent potential overload of the existing on-site wastewater treatment system and private well.

Considering the issues submitted herein, and assuming compliance with all provisions of the Taney County Development Guidance Code as well as any additional requirements set forth by the Planning Commission, we respectfully submit that the Planning Commission approve this application for a nightly rental Division III special use permit.

Should you have any questions or require additional information, please do not hesitate to contact me at 417.294.4840.

Respectfully Submitted,

Dennis Beanland



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		
<b>NOTE:</b> 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			

Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>LOT COVERAGE</b> 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			
<b>BUILDING BULK AND SCALE</b> 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			
<b>BUILDING MATERIALS</b> 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			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> 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			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> 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			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> 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			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> 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			



410 Newton Road Nightly Rental		Permit#:	15-14		
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			
<b>Local Economic Development</b>					
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			
<b>Site Planning, Design, Occupancy</b>					
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			
<b>Commercial Development</b>					
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			

Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
<b>DEVELOPMENT BUFFERING</b> 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				
<b>Services - Capacity and Access</b>					
<b>TRAFFIC</b> 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				
<b>EMERGENCY SERVICES</b> 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				
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> 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				
<b>Internal Improvements</b>					
<b>WATER SYSTEM SERVICE</b> 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				
<b>EMERGENCY WATER SUPPLY</b> 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				
<b>PEDESTRIAN CIRCULATION INFRASTRUCTURE</b> n/a=					
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
<b>PEDESTRIAN SAFETY</b> <span style="float: right;">n/a=</span>		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	2			
pedestrian walkways abut roadways with no buffering / protection	0				
<b>BICYCLE CIRCULATION</b> <span style="float: right;">n/a=</span>		x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1			
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1	1			
no designated bike-ways	0				
<b>UNDERGROUND UTILITIES</b> <span style="float: right;">n/a=</span>					
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				
<b>Open-Space Density</b>					
<b>USABLE OPEN SPACE</b> <span style="float: right;">n/a=</span>		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	2			
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				
<b>Solid Waste Disposal</b>					
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> <span style="float: right;">n/a=</span>					
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				
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> <span style="float: right;">n/a=</span>		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= -23**

**Maximum Possible Score= 29**

**Actual Score as Percent of Maximum= -79.3%**

**Number of Negative Scores= 6**

**Negative Scores as % of All Applicable Scores= 60.0%**

Scoring Performed by:

*Bob Atchley*

Date:

*May 29, 2015*

Project: 410 Newton Road Nightly Rental

Permit#: 15-14

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal off-site nuisances 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

Date: May 29, 2015



**Project: 410 Newton Road Nightly Rental**

**Permit: 15-14**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	29	-23	-79.3%	6	60.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	15	-25	4	66.7%
sewage disposal	10	-5		
off-site nuisances	0	-5		
diversification				
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	8	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>				
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		
<b>Importance Factor 2</b>	0	-2		
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley*  
 Date: *May 29, 2015*

TANEY COUNTY APPLICATION FOR PERMIT  
 Planning Commission Division I, II and  
 Regional Sewer District

Please fill in only lines with stars. The rest will be completed in the office.

\*NAME Dennis Beauland  
 \*ADDRESS HCR 7 Box 675-A  
 \*TELEPHONE NUMBER 334-5369  
 \*NAME OF PROPERTY OWNER DENNIS BEAULAND  
 \*SECTION 22  
 \*TOWNSHIP 21  
 \*RANGE 22  
 \*SUBDIVISION Long Point Subdivision  
 \*LOT # 18-19-20  
 \*BLOCK # \_\_\_\_\_  
 \*SIZE OF TRACT \_\_\_\_\_  
 \*TYPE OF STRUCTURE Site ~~built~~ built House  
 \*SIZE OF STRUCTURE 55 X 25  
 \*NUMBER OF BEDROOMS 3  
 \*WATER SUPPLY PRIVATE yes  
 \*NAME OF WELLDRILLER UN KNOWN  
 \*PUBLIC WATER SUPPLY DISTRICT # \_\_\_\_\_  
 \*ELECTRIC COMPANY \_\_\_\_\_  
 \*SEWER INSTALLER UNKNOWN  
 \*COUNTY ROAD ACCESS # 86-60  
 \*STATE HIGHWAY 86  
 ZONING CLASS F  
 LAT LONG \_\_\_\_\_  
 FIRE PROTECTION DISTRICT W  
 FP AUTH \_\_\_\_\_  
 SEWER MANGT AREA TBLC  
 WATERSHED TBLC 55  
 REC STREAM # 010  
 INSTALL LIC # \_\_\_\_\_  
 TANK SIZE \_\_\_\_\_  
 FIELD SIZE \_\_\_\_\_  
 OTHER EXISTING  
 MAINT. AGREE \_\_\_\_\_  
 MONITOR \_\_\_\_\_  
 OPEN DISCHARGE \_\_\_\_\_  
 NPDES # \_\_\_\_\_  
 MAP LOCATION 19-5-22  
 RECORD # \_\_\_\_\_  
 INSPECTOR CODE 98  
 COFO # \_\_\_\_\_  
 PZ PERMIT # 92-502  
 SD PERMIT # Existing Air-1070 604  
 BRD. ADJ 200LF. 7  
 LANDGRADING # \_\_\_\_\_  
 BOND AMT \_\_\_\_\_  
 LOC OF BOND \_\_\_\_\_  
 BOND AUTH \_\_\_\_\_  
 CO. RD. AUTH \_\_\_\_\_  
 CONTINGENCIES \_\_\_\_\_

APPLICATION CANNOT BE PROCESSED UNTIL SKETCH ON THE BACK IS COMPLETE. THE STATEMENT BELOW MUST BE READ PRIOR TO SIGNING APPLICATION FOR PERMIT.

IN SIGNING THIS APPLICATION, I UNDERSTAND THAT IF THE INFORMATION PROVIDED HERE IS NOT TRUE MY PERMIT WILL BE REVOKED. I UNDERSTAND AND AGREE TO ABIDE BY THE REQUIREMENTS OF THE TANEY COUNTY COMMISSION, THE TANEY COUNTY PLANNING COMMISSION AND THE TANEY COUNTY REGIONAL SEWER DISTRICT. THE TANEY COUNTY REGIONAL SEWER DISTRICT ASSUMES NO LIABILITY FOR THE INSTALLATION OR PERFORMANCE OF A SEWER SYSTEM. I AGREE TO ALL INSPECTIONS ON MY PROPERTY NECESSARY TO SECURE COMPLIANCE WITH ALL COUNTY CODES RELEVANT TO THIS APPLICATION. PROPERTY OWNER IS RESPONSIBLE TO ADHERE TO ALL PRIVATE RESTRICTIONS AND EASEMENTS.

SIGNATURE Dennis Beauland DATE 10-26-92  
 COMP ENTRY DATE 10-29-92 BW



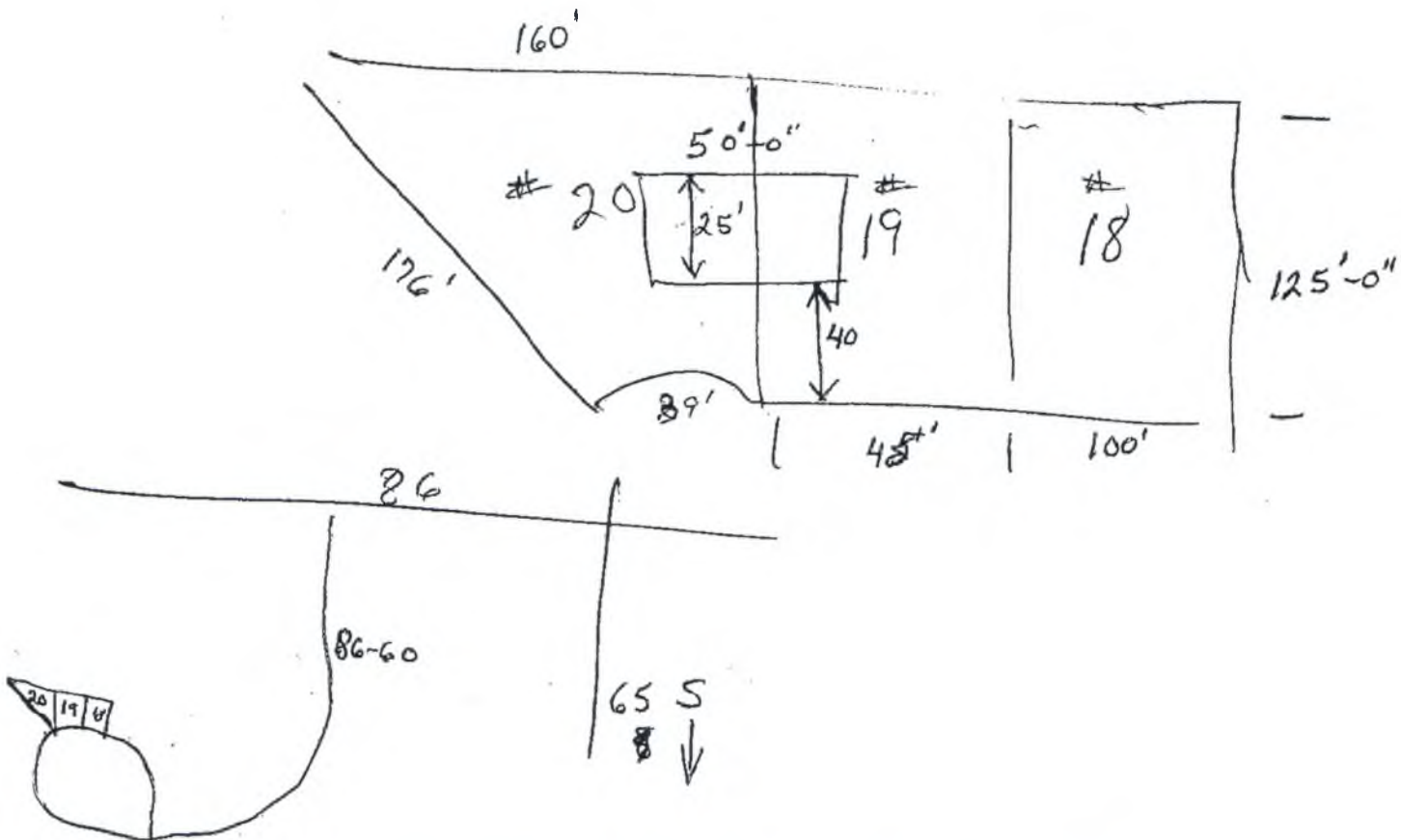
SKETCH MUST INCLUDE: LOT LINES AND DIMENSIONS, LOCATION AND DIMENSIONS OF STRUCTURE AND SEWER SYSTEM, SETBACK OF STRUCTURES FROM FRONT, SIDE AND BACK PROPERTY LINES, EASEMENTS AND UTILITIES

NO BUILDING SHALL BE PLACED IN THE SETBACK AREAS. THE SETBACK IS MEASURED FROM THE PROPERTY LINE OF LOT OR TRACT BEING CONSIDERED. SETBACKS ARE AS FOLLOWS: (R/W MEANING RIGHT OF WAY)

MAJOR STATE AND FEDERAL HIGHWAYS:	50 FEET
SUBDIVISION STREETS: (NOT CENTER OF ROAD OR DITCH)	25 FEET
ALL CO. RDS. WITH LESS THAN 35' R/W	40 FEET
ALL CO. RDS. WITH 40' OR MORE R/W	25 FEET
ALL SIDE LOTS, ALL BACK LOTS:	5 FEET

NO SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED WITHIN:  
 100' OF PRIVATE OR PUBLIC WELLHEAD  
 100' OF SURFACE BODY OF WATER  
 10' OF PROPERTY LINE  
 10' OF STRUCTURE  
 10' OF UTILITIES

SKETCH:

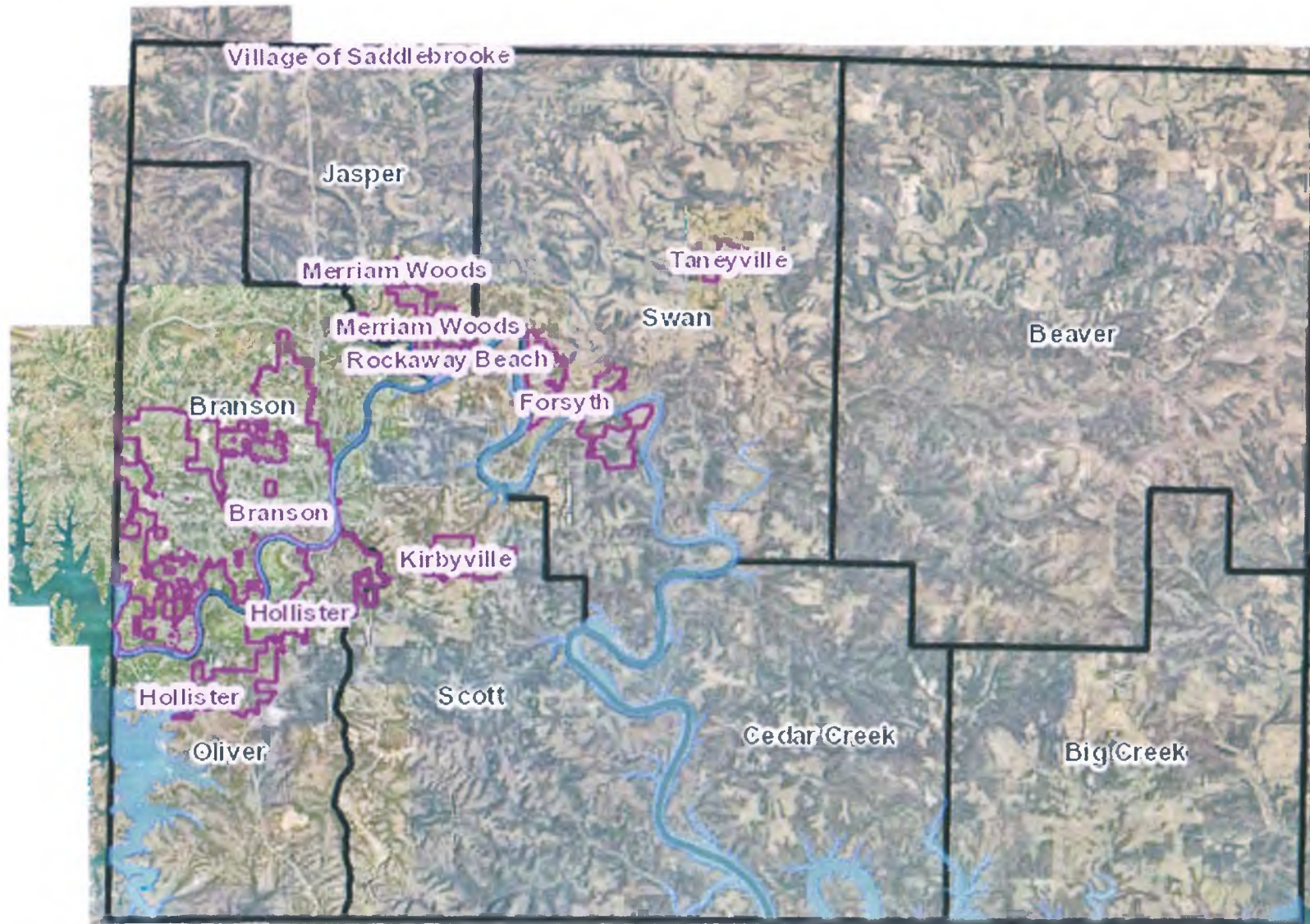




# 410 Nightly Rental







**410 Newton Road Nightly Rental**  
**410 Newton Road, Ridgedale, MO**  
**Division III Permit 2015-0014**  
**Taney County GIS - Beacon**





**410 Newton Road Nightly Rental  
Division III Permit 2015-0014  
Taney County GIS - Beacon**





RED BLUFF

HONESTY

LATE

Oliver

LONG POINT

NEWTON

MORNING STAR

SHERWOOD FOREST

660 ft





400 ft





100 ft





**410 Newton Road Nightly Rental  
410 Newton Road, Ridgedale, MO  
Division III Permit 2015-0014  
Pictometry – North View**





**410 Newton Road Nightly Rental**  
**410 Newton Road, Ridgedale, MO**  
**Division III Permit 2015-0014**  
**Pictometry – South View**

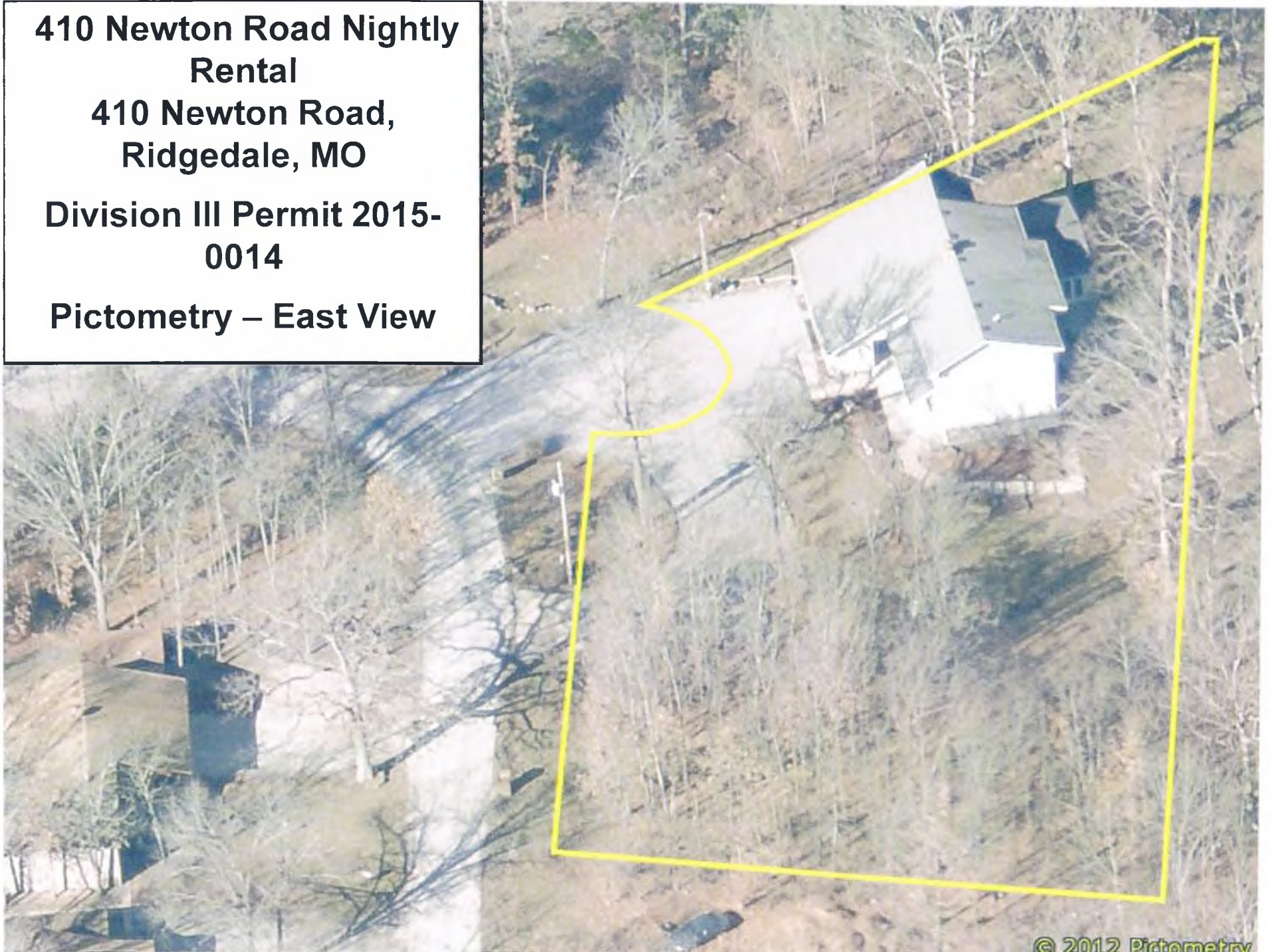


**410 Newton Road Nightly  
Rental**

**410 Newton Road,  
Ridgedale, MO**

**Division III Permit 2015-  
0014**

**Pictometry – East View**







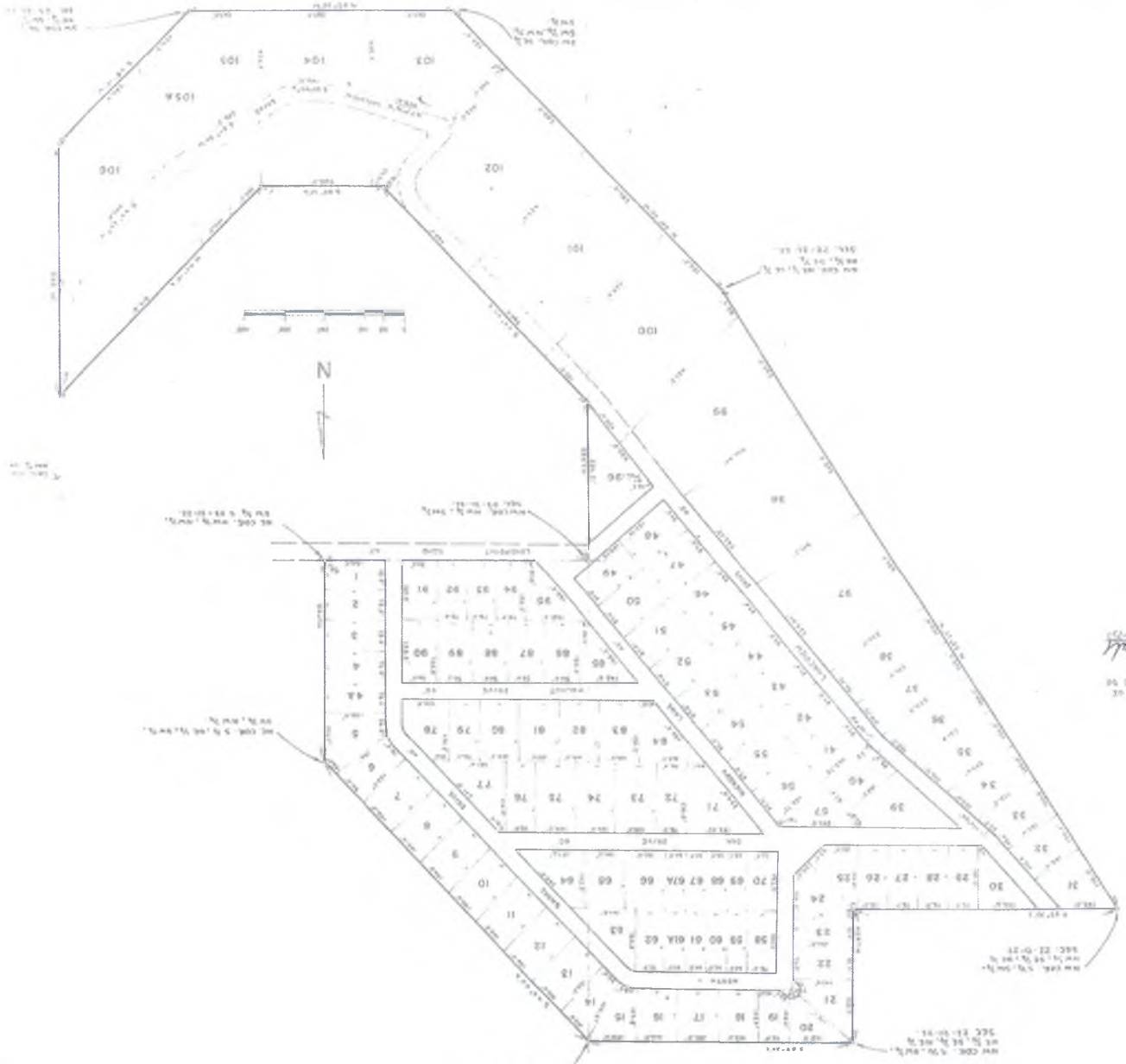
**410 Newton Road Nightly Rental  
410 Newton Road, Ridgedale, MO**

**Division III Permit 2015-0014**

**Pictometry – West View**

Part of Page 42

FILED  
M. G. KAYES  
Recorder of Deeds  
TANNEY COUNTY  
MISS. 1911



# LONG POINT

TANNEY COUNTY, MISSOURI

RECORDED  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
 A PLAT PREPARED BY MRS. J. J. NIHTENGALE, LAND SURVEYOR, AND IS  
 THE BEST OF HIS SKILLFUL CONSTRUCTION AND ACCORDING TO THE  
 BOOK OF RECORDS  
 M. G. KAYES  
 Recorder of Deeds  
 TANNEY COUNTY, MISSOURI  
 20 September 1891



# LONG POINT

TANEY COUNTY, MISSOURI







# NOTICE OF PUBLIC HEARING

## THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The Following Requested Zone Change Under the Division III Process

Applicant: Dennis Bean land

Proposed Development: Nightly Rental

Property Location: 410 Newton Rd.

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 6-8-15

Phone: 417-546-7225

05/29/2015 15:32





05/29/2015 15:32

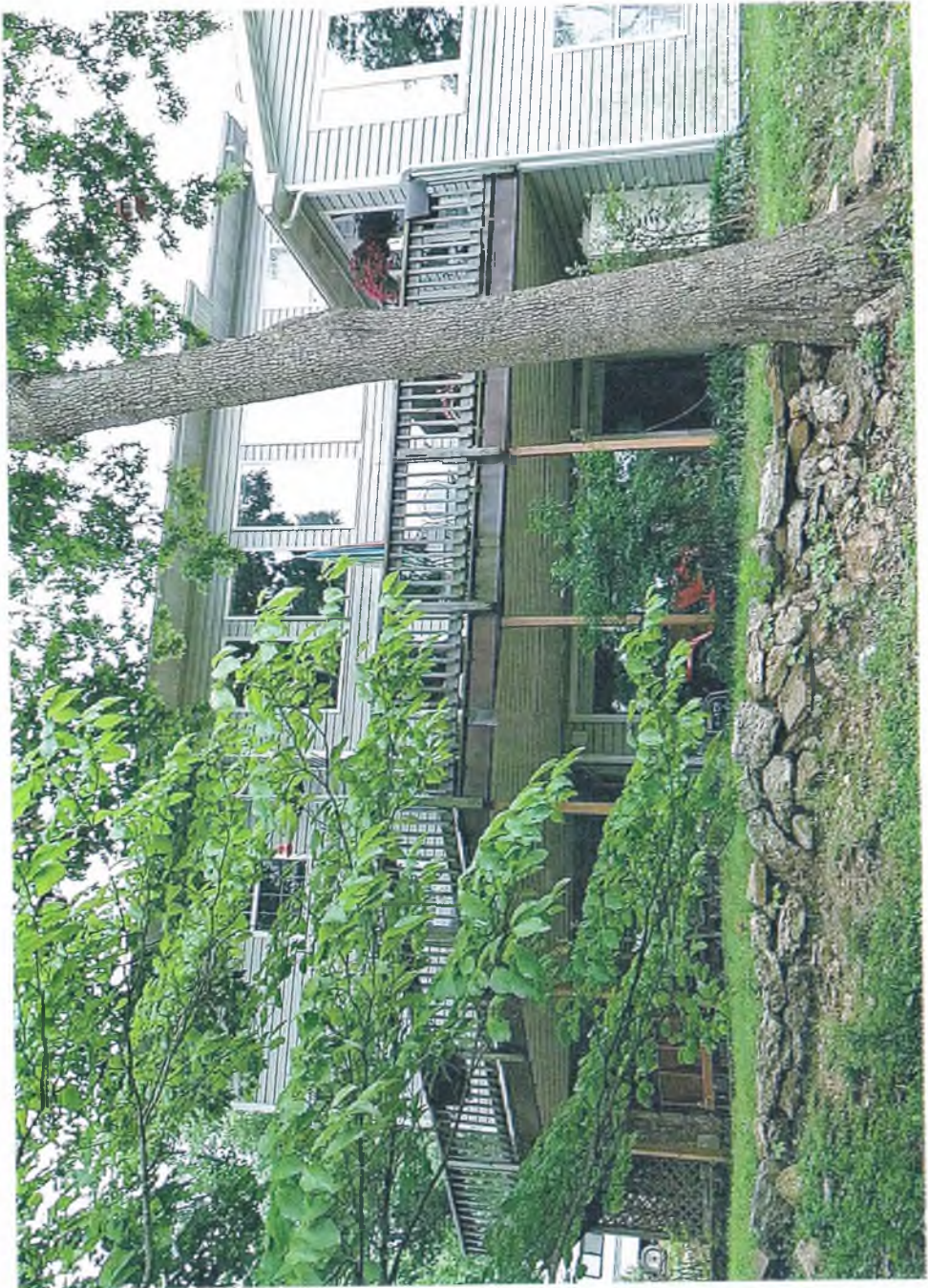


05/29/2015 15:32













05/29/2015 15:32