



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 19, 2016, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

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

Review and Action:

Minutes, December 2015

Final Votes:

*Timothy Davis Law Office and Private Residence
Acacia Club Affordable Mobile Home Park
Dollar General Store #16542*

Concepts:

*Woodland Hills, LLC
Premier Landscapes
Luxury Vacation Rental
2581 Jones Road Vacation Rental*

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 21, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were; Dave Stewart, Randy Haes, Doug Faubion, Randy Fogle, Rick Caudill, and Brad Lawrence. Staff present; Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Review and Action:

Minutes, November 2015; with no additions or corrections, a motion was made by Rick Caudill to approve the minutes as written. Seconded by Brad Lawrence. The vote to approve the minutes was unanimous.

Final Vote:

Sarge's Gun Shop withdrew the request.

Concepts:

Timothy Davis Law Office and Private Residence; request to construct a single family residence in the Friendly Hills Subdivision on 9 acres to be used for residential and business purposes. The property is located at 301 Friendly Hills Dr. Mr. Davis clarified his request. He stated that he won't build on the lower lot. There are water lines adjacent to the property which can be utilized. However the sewer lines from the City of Branson cannot be utilized. Mr. Davis plans to use an aerobic field for his wastewater disposal. He also reported that in talking to his neighbors they have no objections. There is approximately 9 acres with the property. With no discussion this project will proceed to public hearing next month.

Acacia Club Affordable Mobile Home Park; a request by JMS Property, LLC to develop an 87 unit mobile home park located on 10 acres off Acacia Club Road. Tim Davis representing the applicant clarified this request. There is public water and sewer available to this property. There will be two entrances and exits to the property

alleviating the traffic problem. There is 10 acres with this property. Mr. Faubion pointed out there is no green space provided since this layout is so dense. Mr. Haes pointed out there would be a water runoff issue and there might be a problem with leveling the pads. The applicant plans to own the pads. Mr. Stewart stated that in his opinion the neighbors might not be open to this use. Mr. Lawrence pointed out that with setbacks and road standards there wouldn't be room for as many pads that the plans shows. Mr. Haes stated that with density there wouldn't be room for yards. It was the opinion of Mr. Stewart that this plan had not been thought out enough. Mr. Davis will take these concerns to the applicant. Mr. Atchley reported that the Code specifies a density of 80 units maximum, and that the applicant might want to have an engineered stormwater plan. Mr. Haes stated that the current retention is about at maximum. With no other discussion this project will proceed to public hearing next month.

Dollar General Store #16542; a request by NCY Properties, LLC to develop property located at 920 St. Hwy. 86 for a dollar general store. Mr. Rodney Parrott with Overland Engineering represented the applicant. He stated that part of the property will be subdivided except for the part that the structure will sit on. This property will be served by an individual septic system. There will be an individual well drilled for the development. Mr. Haes asked if MoDot had been consulted regarding the entrance. Mr. Parrott stated that they have, they will share the entrance. Mr. Parrott presented a preliminary plat of the subdivision showing the entrance. They plan to keep the site clean and neat year round. Stormwater plans have been done. There will be 1.2 acres utilized. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported a call that came into the office this day regarding a request to operate a day care center from a building owned by Crossroads Baptist Church and had been a church and a warehouse. Plans were for 96 children to be at the facility at a time. Mr. Atchley asked if the Commission would consider this a change of use. Discussion followed. Mr. Faubion pointed out that churches are usually permitted as Division II. The Commission decided by consensus that this should be permitted under the Division III process.

Mr. Atchley asked if the Commission wished to hear projects in February. Discussion followed. The Commission will allow project to come through in February.

Adjournment:

With no other business on the agenda for December 21, 2015 the meeting adjourned at 6:38 p.m.

#15-28

**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: Woodland Hills LLC

NAME OF APPLICANT: Woodland Hills/Mark Cook
(Must be owner of record)

SIGNATURE:  **DATE:** 12/29/2015
(Must be owner of record)

MAILING ADDRESS: 304 Flynn Road Branson, MO 65616

TELEPHONE NUMBER: 417 334 4238 or 918 918 5011

Representative Information

NAME OF REPRESENTATIVE: Mark Cook

MAILING ADDRESS (rep.): 304 Flynn Road

TELEPHONE NUMBER (rep.): 918 948 5011

CH-1-19
PH-2-8
FV-2-16

*Woodland Hills, LLC
304 Flynn Road
Branson, MO*

Primary Proposed Plan:

To remove existing mobile homes and replace with new multi-family housing, ranging from duplex, tri-plex and quad-plex.

Existing sewer, water, and lot sizes to remain in place.

Landscaping and trees will be replaced with like kind to match.

Attached plat map indicates the lots that are being requested to be changed to multi-family.

The properties are family owned by the Cook family and Cadwaladers.


#15-29

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NAME OF PROJECT: Premier Landscapes

NAME OF APPLICANT: Shane Gunter
(Must be owner of record)

SIGNATURE:  **DATE:** 12/29/15
(Must be owner of record)

MAILING ADDRESS: P.O. Box 967 Branson MO 65615

TELEPHONE NUMBER: 417-294-2254

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

CH- 1-19
PH- 2-8
FY- 2-16

Property Information

ACCESS TO PROPERTY (street # and name): 250 Adair Rd.
Branson mo, 65616

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

PARCEL #: 08-3.0-05-000-000-043.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 5 **TOWNSHIP:** 23 **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 *. to be installed*
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well *. to be installed*
 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: _____

Description of proposed project:

Ozark Mountain Ventures intends to construct a 6000 square foot metal building on the outlined 23.9 acres. The building will have a designated 5000 square foot area to run our partnering company, Premier Landscapes LLC. The remaining 1000 square foot will be used for retail and office space. The retail area will be used with the intention of starting a landscape supply company that is tentatively named, Premier Landscape Supply.

Premier Landscapes LLC is a company started by Shane Gunter in 2012. They provide landscape and landscape maintenance services to the Branson area. They specialize in new commercial and residential landscape installations, to include; irrigation systems, retaining walls, sod installation, ground grading, shrub/plant installation etc. Their maintenance department then focuses on the landscaping maintenance. This includes; Mowing grass, trimming shrubs, mulch application, fertilization programs, leaf removal as well as any other landscape maintenance necessities for our commercial and residential clients.

We intend to run Premier Landscapes LLC out of the 5000 square foot portion of the metal shop building. We will use the space to store all the company trucks, tractors, mowers, and equipment. The space will also be used to work on and maintain equipment as necessary.

Premier Landscape Supply will provide landscape materials of all kinds to the general public. We also intend to sell materials to our partnering company, Premier Landscapes LLC. In addition to this Premier Landscape Supply intends to eventually construct multiple greenhouses. We plan on using these greenhouses to grow bedding plants as well as storing plants for future use. These plants will then be sold to Premier Landscapes as well as the public in our retail store.

Premier Landscape Supply will provide and sell to the general public the following:

- Assorted Gravel
- Assorted Mulch
- Retaining wall blocks
- Pavers
- Firewood
- Straw
- Seed
- Landscape lighting
- Boulders
- Stacking rock
- Topsoil
- Planting pots
- Lawn ornaments



Overview



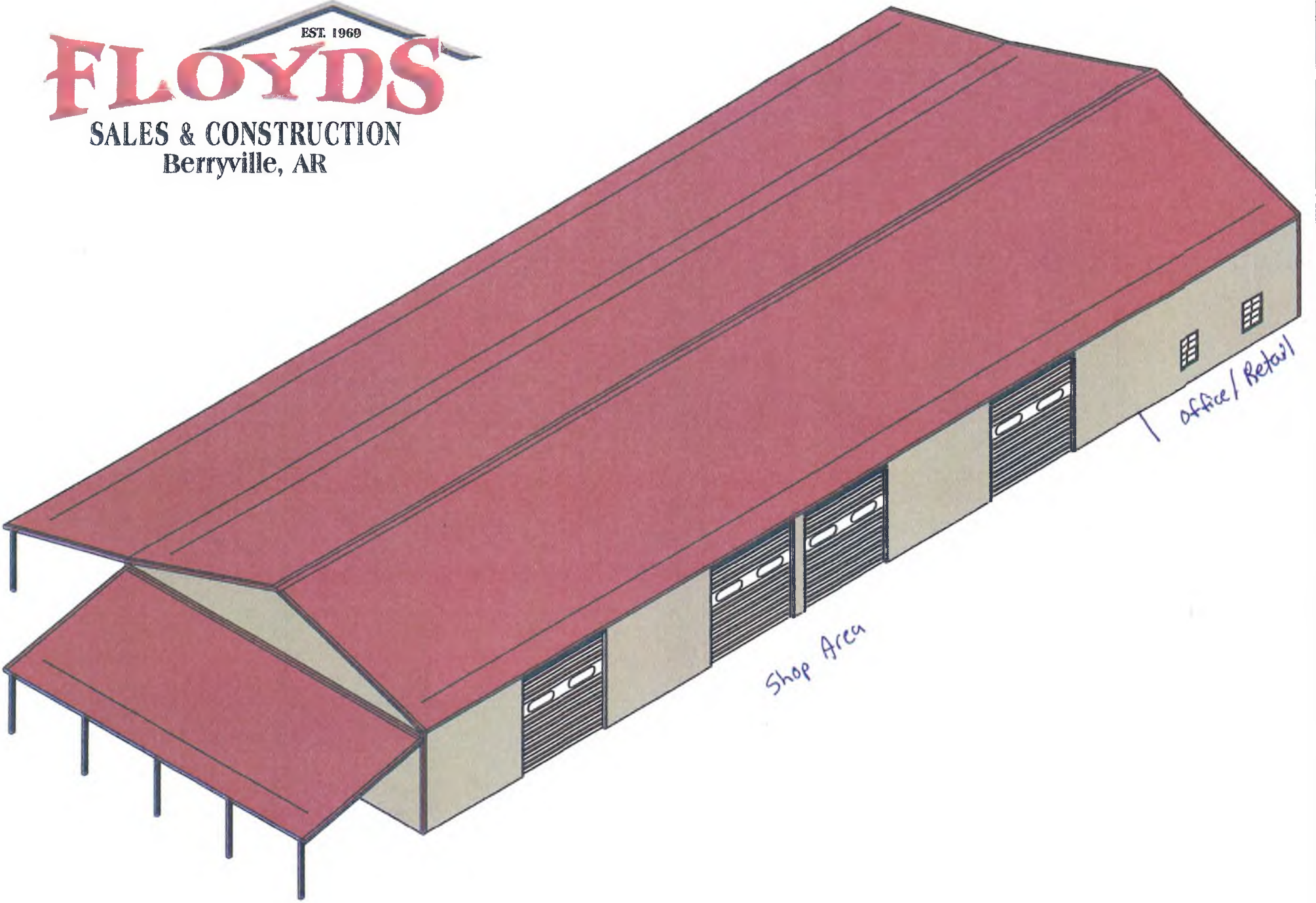
Legend

- Parcels
- Roads
- Lakes
- Corporate Limits

Parcel ID	08-3.0-05-000-000-043.001	Alternate ID	n/a	Owner Address	OZARK MOUNTAIN VENTURES LLC
Sec/Twp/Rng	5-23-21	Class	n/a		151 ROYAL DORNOCH RD
Property Address	ADAIR RD	Acreege	23.89		BRANSON MO 65616
District	4CWX				
Brief Tax Description	PT OF THE E2 OF THE SE4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/28/2015
 Last Data Upload: 12/27/2015 10:04:30 PM

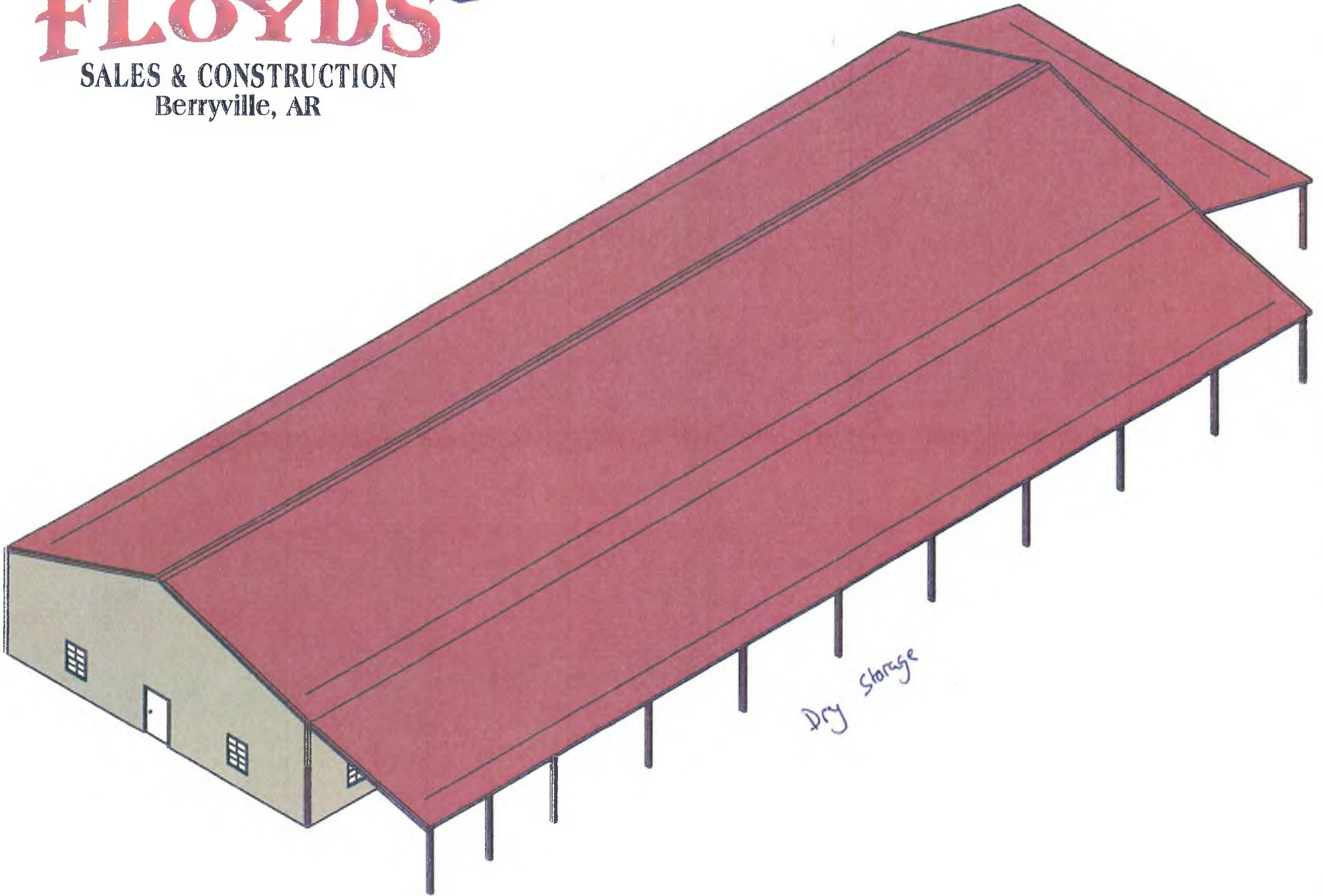
EST. 1969
FLOYDS
SALES & CONSTRUCTION
Berryville, AR



Shop Area

Office / Retail

EST. 1969
FLOYDS
SALES & CONSTRUCTION
Berryville, AR



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#15-31

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NAME OF PROJECT: Luxury Vacation Rental

NAME OF APPLICANT: Winfred & Gail Bowman - 2-16-16
(Must be owner of record)

SIGNATURE: Winfred Bowman / Gail E. Bowman **DATE:** 12-31-15
(Must be owner of record)

MAILING ADDRESS: 7269 Meramar Dr. St. Louis, Mo. 63129

TELEPHONE NUMBER: Home 314-846-4631 cell 314-614-7021

Representative Information

NAME OF REPRESENTATIVE: Same as Applicant

MAILING ADDRESS (rep.): 7269 Meramar Dr. St. Louis, Mo. 63129

TELEPHONE NUMBER (rep.): (Home) 314-846-4631 (cell) 314-614-7021

Revised 01/01/2010

Property Information

ACCESS TO PROPERTY (street # and name): 514 Skyline Rd.,
Branson, Mo

Number of Acres (or sq. ft. of lot size): 0.97 - acre - M/L

PARCEL #: 18-2-0-10-004-001-028-000
(This number is on the top left hand corner of your property tax statement)

SECTION: 10 **TOWNSHIP:** 22 N **RANGE:** 22 W

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) NA **BLOCK #** NA

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 # Mo American Water

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

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

- Residential
- Special Use
- Multi-Family
- Commercial
- Industrial
- 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.)

We intend to offer a luxury Vacation Rental, catering to high-end clients and offering a World Class experience, i.e. exceptional vacation/getaway living quarters, expansive views of the lake, attracting travelers who want to experience the best that Branson has to offer. Things like.....outdoor viewing decks that overlook Table Rock Lake and Chateau on the Lake, dissappearing-edge swimming pools, hot tubs, game rooms, gourmet kitchens, all while enjoying a stay in a 6500 sq feet (TLA) luxury property.

With nearby access to boating & fishing, and Everything Else Branson: Hwy 76 restaurants and shows, Silver Dollar City, Old Town Branson, The Landing and the Scenic Train Ride, Moonshine Beach, the Old English Village, the Annual Grape Stomp, the Keeter Center, College of the Ozarks, and Kimberling City attractions.

Our target market is the traveler who is looking for upscale accomodations in Branson and who want something more than the same ole motel room for a night or two. This will be perfect for mature adults, as there is main level entry. And especially for East and West Coast clients, who hear about Branson/SDC and decide to put it on their Bucket List.

PS. My wife and I honeymooned in Branson back in June of '79, and we have been coming back ever since. Now that we are retired, we like to spend more time in Branson.

Revised 12/19/03

Legal Description

AKA "514"

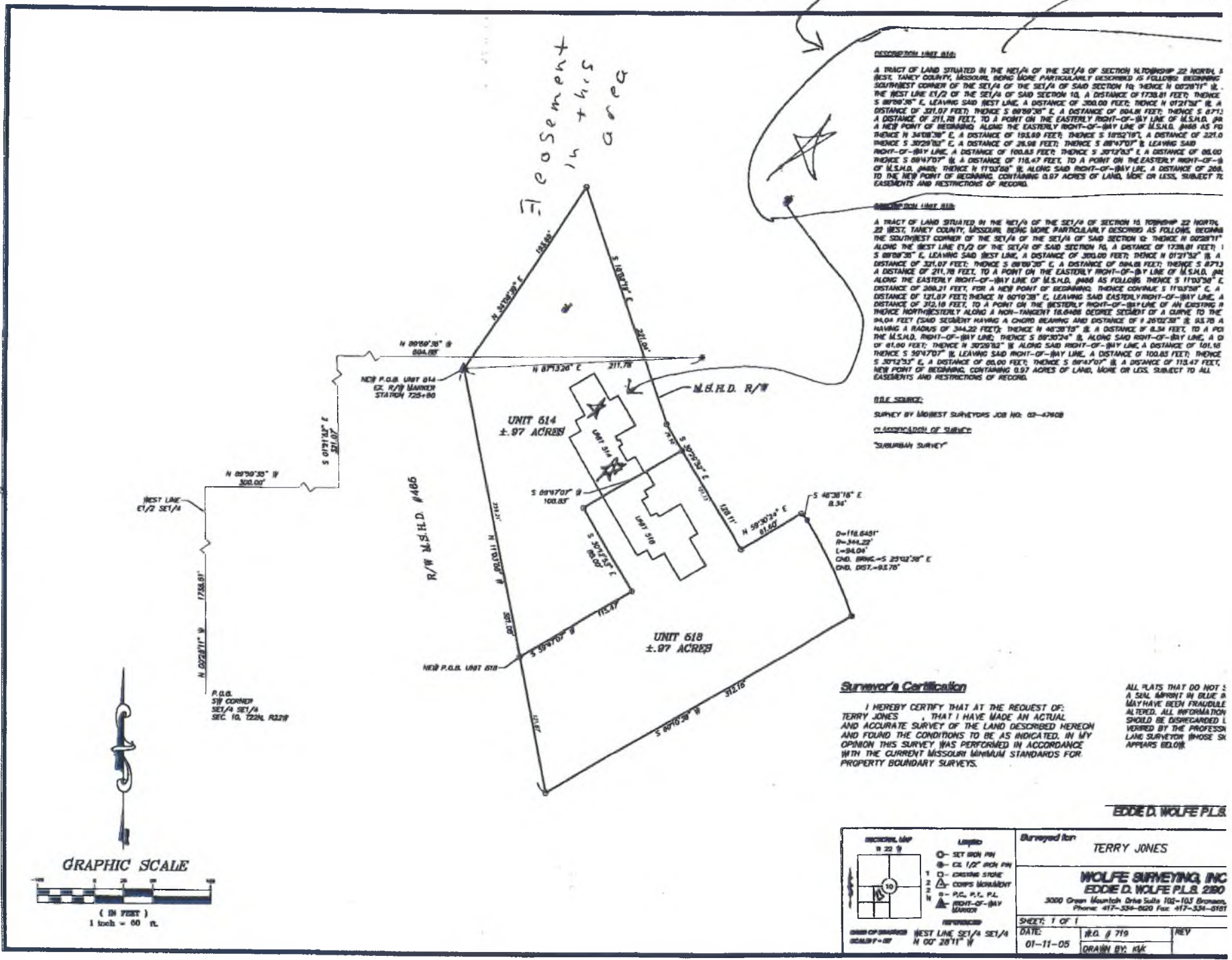
RX Date/Time
Dec. 31 '15 12:15

12/31/2015 12:49

FAX

P. 003

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NAME OF PROJECT: 2581 Jones Road Ridgesdale, MO

NAME OF APPLICANT: Estate of Pamela Hall, Michael McLane, Personal Representative

SIGNATURE: DocuSigned by: Michael McLane, Personal Representative **DATE:** 12/29/2015
819E49D3DBA9400
(Must be owner of record)

MAILING ADDRESS: 7815 S Oxford Ave, Tulsa, OK, 74136

TELEPHONE NUMBER: 918-481-1750

Representative Information

NAME OF REPRESENTATIVE: Sunset Realty
Dustin Hall / Barb Durham

MAILING ADDRESS (rep.): 301 C West Pacific Branson MO
65616

TELEPHONE NUMBER (rep.): 417-336-3780 ← **Contact Person**
* #

Property Information

ACCESS TO PROPERTY (street # and name): 2581 Jones Road,

Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): 10.1 acres

PARCEL #: 19-6-0-23-000-000-020.000

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

SECTION: 23 TOWNSHIP: 21 RANGE: 22

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: _____

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Applicant requests Special Use Permit be issued for 2581 Jones Road to be used as a vacation rental property. Application is being made to satisfy a contingency on an existing contract for sale so applicant requests that, if approved, permit transfer to buyer, William and Londa Nichols. Subject is located approx. 2.5 miles down Jones Road off Hwy 86 Home was built in 1998, has 5 bedrooms, 3.5 baths, 2 living areas and sits on 10.1 acres. Buyer plans to accommodate up to 14 people with a maximum of 4 cars allowed.

	60038000 Residential For Sale Agreement Type: Exclusive Right To Sell County: Taney Subdivision: Taney-Not in List Total Bedrooms: 5 Baths - Total: 4 Baths - Full: 3 Baths - Half: 1 Sign on Property: Yes Aprx Year Built: 1998	Single Family Pending List Price: \$269,900 Begin Date: 10/19/2015 Original List Price: \$269,900 Total SqFt: 4,500 List Price Sqft: 59.98 Total Finished SqFt (All Levels) 4,500 Above Grade Fin SqFt: 3,000 Above Grade UnFin SqFt: 0 Below Grade Fin SqFt: 1,500 Below Grade UnFin Sq Ft: 0 SqFt Provided By: Agent Aprx Lot Size (Acres): 10 Lake/River: None View: No Waterfront/View: None
	Elementary School: Hollister Middle School: Hollister High School: Hollister	Inside City Limits: No Foreclosure/Short Sale: No

Directions: 65 South to West on 86 to left on Jones Rd. to #2581 on left (Address numbers are on tree at driveway.)
Legal Description: W 612.65' OF E 1144.65' SESE4 S OF CR 86-80; Taney County, MO.

Agent Remarks: Easy to show on short notice. Key in lockbox opens the house and the shop. There is an elevator in the house that the previous occupant used frequently without incident, but the sellers say they aren't sure that it is fully up to code, so they prefer to describe it as a freight elevator/dumbwaiter.
Marketing Remarks: Totally secluded! Escape to this 10 acre retreat with a beautiful home and large shop nestled in the Ozark Hills. 4500SqFt home features nice finishes - granite countertops, large open rooms, and walls of windows overlooking your gorgeous wooded property. The master suite is a retreat all its own - a large room with vaulted ceilings accented by large wood beams, massive walk-in closets, fireplace, and an elegant master bath. In total, there are 5 bedrooms (3 do not have windows) and 4 baths. The 30X50 shop is quality iron construction, insulated, and has a concrete floor. Great place for hobbies, or to run you home-based business.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Living Room	1	30'6 x 20	Laundry Room	1	8 x 12'11
Kitchen	1	13'8 x 20'3	Half Bath	1	3 x 7'3
Master Bedroom	2	20 x 20'3	Master Bath	2	9'5 x 11'7
Family Room	L	19'7 x 21'4	Bedroom 1	L	12'7 x 11'3
Bathroom	L	10'5 x 4'11	Bedroom 2	L	10'11 x 12'7
Bathroom	L	10'4 x 4'10	Bedroom 3	L	12'7 x 10'10
Workshop		30 x 50	Bedroom 4	L	10'11 x 12'6

Features	Construction & Utilities	Other	Fees and HOA Info
Appliances: Cooktop-Gas; Dishwasher; Freestanding Stove; Microwave; Wall Oven-Elec Basement Type: Basement: Yes; Full; Full - Finished; Walkout Dining: Island; Kitchen/Dining Combo; Living/Dining Combo Exterior Extras: Deck Fireplace Location: Fireplace: Yes; Bedroom; Family Room Fencing: None FP Type/Amenities: Gas Logs Garage/Parking: Parking Spaces Interior Amenities: Cathedral Ceiling; Ceiling - Raised; Counters - Granite; W/D Hookup; Walk-in Closet; Walk-In Shower Outbuildings: Outbuilding; Storage Shed Other Rooms: Bedroom (Basement); Bonus Room; Family Room (Basement); Great Room; Living Areas (2) Section/Twnshp/Range: Section: 23; Township: 21; Range: 22 Utility Room: Main Floor Windows: Double Pane	Architecture: Contemporary Exterior Material: Stone; Other - See Remarks Flooring: Tile - Ceramic; Wood Laminate Cooling: Central Cooling Source: Electric Heating Source: Electric; Propane Heating: Central; Heat Pump Lot: Acreage; Sloped; Wooded Roofing Material: Composition Road Surface: Street - Asphalt; Drive - Gravel/Stone Foundation: Poured Concrete Sewer: Septic	Documents: Aerial Map; Disclosure How to Show: Call Listing Office Lockbox: LB Type: Supra; Lockbox Location: Front Door Listing Info: Possession: At Closing Tax Year: 2015 Tax ID: 19-6.0-23-000-000-020.000 Real Estate Tax: 1,045.86 LB Type: Supra Vacation Rental: No	

