



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
PUBLIC HEARING
MONDAY, SEPTEMBER 12, 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

Public Hearing:

Armor, LLC

Old and New Business:

Tentative

Adjournment.



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III SPECIAL-USE PERMIT
STAFF REPORT**

HEARING DATE: September 12, 2016

CASE NUMBER: 2016-0021

PROJECT: Armor, LLC Garage Door & Storm Shelters

APPLICANT: Christian Salley

LOCATION: The subject property is located at 2944 State Highway T, Branson, MO; Scott Township; Section 24, Township 23, Range 21.

REQUEST: The applicant, Christian Salley is requesting the approval of a Division III Special-Use Permit allowing for the relocation of the existing Garage Door & Storm Shelter Business from the previous location at 1283 U.S. Business 65, Hollister, MO to the applicant's residence located at 2944 State Highway T.

BACKGROUND and SITE HISTORY:

The subject property is +/- 3.21 acres (per the Assessor's information as indicated within Beacon) and is described as the part of Tract 1 of the Meadow Springs Acres Subdivision, lying east of Huntington Road; located at 2944 State Highway T, Branson, MO. The property in question currently contains the applicant's single-family residence which was constructed in 1993 (per the Assessor's information as indicated within Beacon).

The current application was approved for Concept on August 15, 2016.

GENERAL DESCRIPTION:

The applicant, Christian Salley is requesting the Planning Commission approval of a Division III Special-Use Permit allowing for Armor, LLC (formerly called Christian's Armor Storm Shelters), a garage door & storm shelter sales and installation business, to be relocated from a leased business space, located at 1283 U.S. Business 65, Hollister, MO to the applicant's residence, located at 2944 State Highway T. The applicant has indicated that the vast majority of his sales are conducted online. He has further indicated that very little inventory will be kept on site. The business would essentially consist of a small home office and display area near State Highway T. As a part of this relocation, the applicant is requesting to relocate two storm shelter display units to his personal residence, located at 2944 State Highway T, Branson, MO. The applicant has

indicated that this business display would include the pouring of an approximately 14' x 8' square foot concrete pad which would accommodate the storm shelter displays, along with a double sided 5' x 8' sign. The applicant has stated that the vast majority of the business will be conducted online but that he is also proposing to construct a small gravel parking area near the storm shelter display for the rare customer that wishes to view the storm shelter display units in greater detail. The movable display will be located within the White River Valley Electric Cooperative utility easement. The applicant has indicated that he has spoken with personnel from the Electric Cooperative, has stated that they do not have an issue with the location of the display within the easement, so long as it is not permanent and the Electric Cooperative is not held liable for any possible damage that may occur during a storm event.

REVIEW:

The applicant is seeking the approval of a Division III Special-Use Permit in order to operate a garage door and storm shelter sales and installation business within his existing single-family residence, as a home occupation. The applicant has indicated that this home occupation involves no outside employees. The exterior appearance of the single-family home will remain the same. As a part of this relocation, the applicant is requesting to relocate two storm shelter display units to his personal residence, located at 2944 State Highway T, Branson, MO. The applicant has indicated that this business display would include the pouring of an approximately 14' x 8' square foot concrete pad which would accommodate the storm shelter displays, along with a double sided 5' x 8' sign.

The applicant has indicated that the garage door and storm shelter sales and installation business will be in compliance with the home occupation provisions of the Development Guidance Code that require, "The total area used for the home occupation shall not exceed one-third (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building." The applicant has stated that very little or any inventory will be kept on site. The garage doors and storm shelters will be ordered online and installed on location.

This is a home occupation application which falls under the provisions of a Division III Special-Use Permit. Per the provisions of the Development Guidance Code, a Special-Use Permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. Per the provisions of the Development Guidance Code the Special-Use Permit cannot be used to establish commercial compatibility for or with any future land-use change applications

The adjoining property immediately to the north is State Highway T, with light residential being located further to the north. The adjoining property immediately to the south is predominantly vacant and light residential. The adjoining property immediately to the east is lots within the Meadow Springs Acres Subdivision. The adjoining property immediately to the west is Huntington Drive, with primarily vacant and light residential properties being located further to the west.

The applicant has indicated that the majority of the sales will be online sales but the occasional on-site sales will be occurring between the hours of 8:00 AM and 9:00 PM.

The project received a score of 7 on the Policy Checklist, out of a maximum possible score of 19. The relative policy receiving a negative score consist of use compatibility.

STAFF RECOMMENDATIONS:

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. This decision is subject to all existing easements.
3. Compliance letters from the Western Taney County Fire Protection District and the White River Valley Electric Cooperative shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature.
4. The Armor, LLC Storm Shelter Business Display 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.
5. All on-site sales shall occur between the hours of 8:00 AM and 9:00 PM.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
Water Quality				
SEWAGE DISPOSAL	n/a= x			
centralized system	2	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				
STORM DRAINAGE	n/a= x			
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			
AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			
Critical Areas				
PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	2	6
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			
Land Use Compatibility				
OFF-SITE NUISANCES	n/a=			
no issues	2	4	0	0
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
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: Eastern Taney County	Performance Value	Importance Factor	Score	Section Score
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STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening		0	3	
partially blocked from view		-1		
exposed / not blocked from view		-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x		
no on-site waste containers or blocked from view by structure design or screening		0	3	
partially blocked from view		-1		
exposed / not blocked from view		-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	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		
LANDSCAPED BUFFERS -- RESIDENTIAL	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		
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		
Local Economic Development				
AGRICULTURAL LANDS	n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)		0	1	0
development requires reclassification of Class I-IV agricultural land to other use(s)		-2		
RIGHT TO FARM	n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0
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	2	
potential impact but can be mitigated		-1		
potential impact on existing industrial uses with no mitigation		-2		

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
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			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	4		
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			
Services - Capacity and Access				
UTILITIES n/a=	x			
adequate utilities capacity as evidenced by letter from each utility	0	4		
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	x			
structure size and/or access can be serviced by emergency equipment	0	3		
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS	n/a=				
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS	n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3		
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			
EMERGENCY WATER SUPPLY	n/a=	x			
fire hydrant system throughout development with adequate pressure and flow		0	5		
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION	n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development		2	4	2	
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			
PEDESTRIAN SAFETY	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			
BICYCLE CIRCULATION	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			
UNDERGROUND UTILITIES	n/a=	x			
all utilities are provided underground up to each building / structure		2	4		
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			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	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			

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	x			
weekly service is available and documentation of availability provided		0	5		
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	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= 7

Maximum Possible Score= 19

Actual Score as Percent of Maximum= 36.8%

Number of Negative Scores= 1

Negative Scores as % of Total Score= 2.9%

Scoring Performed by:

Bob Atchley

Date:

September 6, 2016

Project: **Armor LLC Garage Doors & Storm Shelters**

Permit#: **16-21**

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley*

Date: *September 6, 2016*

Eastern District Relative Policies: Division III Permit

Project: **Armor LLC Garage Doors & Storm Shelters Permit: 16-21**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	19	7	36.8%	1	12.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	5		
sewage disposal				
right-of-way / roads	5	5		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4	8	-4	1	33.3%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification				
development buffering				
utilities				
pedestrian circulation				
underground utilities				
Importance Factor 3	6	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems				
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				





Scoring by: *Bob Atchley*
 Date: *September 6, 2016*



Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	08-6.0-24-000-000-035.000	Alternate ID	n/a	Owner Address	SALLEY CHRISTIAN DOUGLAS & AMANDA
Sec/Twp/Rng	24-23-21	Class	n/a		2944 ST HWY T
Property Address	2944 STATE HWY T	Acreage	3.21000003814697		BRANSON MO 65616-
District	4CWX				
Brief Tax Description	MEADOW SPRINGS ACRES MEADOW SPRINGS ACRES TR 1 LYING E OF HUNTINGTON GR				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/27/2016

 Developed by
The Schneider Corporation

MEADOW SPRINGS ACRES

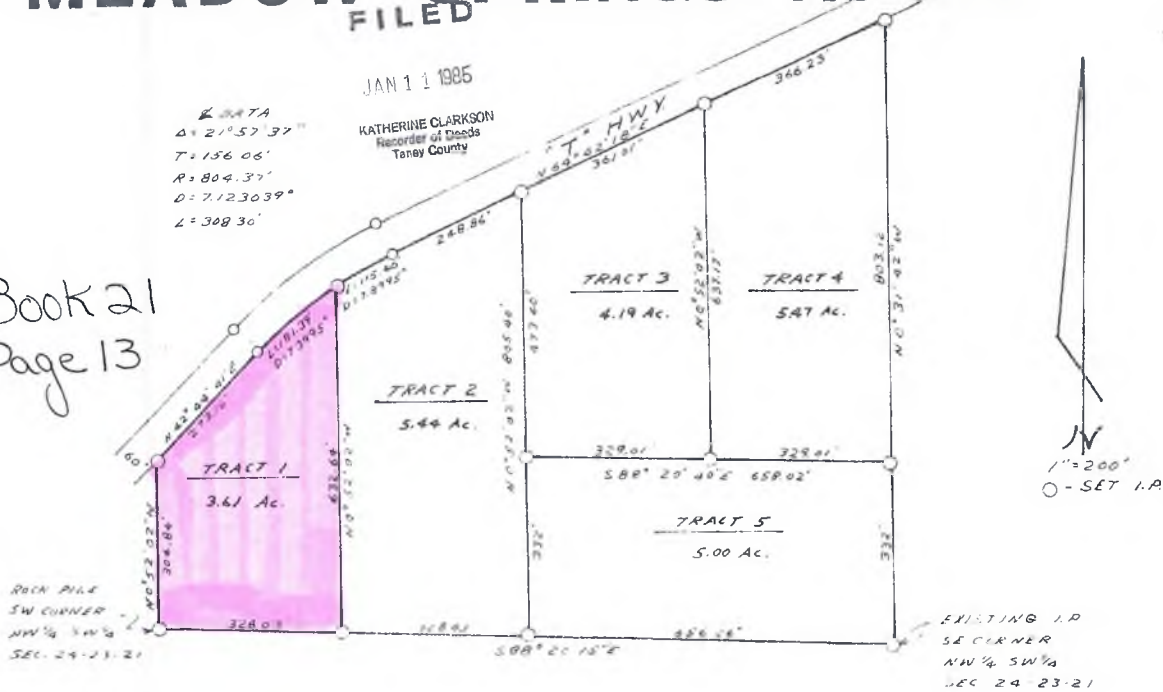
FILED

JAN 11 1985

KATHERINE CLARKSON
Recorder of Deeds
Taney County

DATA
Δ = 21°57'37"
T = 156.06'
R = 804.37'
D = 7123039"
L = 308.30'

Book 21
Page 13



DESCRIPTION

TRACT #1
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 24, Township 23 North, Range 21 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southwest corner of said NW 1/4 SW 1/4; thence N 0°52'02" W, 304.84 feet to the Southeastly right-of-way line of "T" Highway (Long Beach Road); thence N 42°44'41" E along said right-of-way line, 273.16 feet; thence along a 7.3995 degree curve to the right and along said right-of-way line, 181.39 feet; thence S 0°52'02" E, (leaving said right-of-way line) 632.64 feet; thence N 88°20'15" E, 328.03 feet to the point of beginning, containing 3.61 acres, more or less.

TRACT #2
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 24, Township 23 North, Range 21 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southwest corner of said NW 1/4 SW 1/4; thence S 88°20'15" E, 328.03 feet for a new point of beginning; thence N 0°52'02" W, 632.64 feet to a point on the Southeastly right-of-way line of "T" Highway (Long Beach Road); thence along a 7.8995 degree curve to the right and along said right-of-way line, 115.40 feet, said curve having a back tangent that bears N 33°50'01" W; thence N 64°42'18" E along said right-of-way line, 248.86 feet; thence S 0°52'02" E (leaving said right-of-way line) 805.40 feet; thence N 88°20'15" E, 328.03 feet to the new point of beginning, containing 5.44 acres, more or less.

TRACT #3
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 24, Township 23 North, Range 21 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southwest corner of said NW 1/4 SW 1/4; thence S 88°20'15" E, 656.06 feet; thence N 0°52'02" W, 332 feet for a new point of beginning; thence continue N 0°52'02" W, 473.60 feet to a point on the Southeastly right-of-way line of "T" Highway (Long Beach Road); thence N 64°42'18" E along said right-of-way line 361.01 feet; thence S 0°52'02" E (leaving said right-of-way line), 637.17 feet; thence N 88°20'40" W, 329.01 feet to the new point of beginning, containing 4.19 acres, more or less.

TRACT #4
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 24, Township 23 North, Range 21 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southeast corner of said NW 1/4 SW 1/4; thence N 0°31'42" E, 332 feet for a new point of beginning; thence N 88°20'40" W, 329.01 feet; thence N 0°52'02" W, 637.17 feet to a point on the Southeastly right-of-way line of "T" Highway (Long Beach Road); thence N 64°42'18" E along said right-of-way line, 360.23 feet; thence S 0°31'42" E (leaving said right-of-way line), 803.12 feet to the new point of beginning, containing 5.47 acres, more or less.

TRACT #5
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 24, Township 23 North, Range 21 West, Taney County, Missouri being more particularly described as follows: Beginning at the Southeast corner of said NW 1/4 SW 1/4; thence N 88°20'15" E, 656.06 feet; thence N 0°52'02" W, 332 feet; thence S 88°20'40" E, 658.02 feet; thence N 0°31'42" E, 332 feet to the new point of beginning, containing 5.00 acres, more or less.

I hereby certify that I have made an actual and accurate survey of the land described herein and found conditions to be as indicated.

This amended plat is filed to correct the legal description of Tract #1 of plat filed in Plat Book 18 at Page 50.

Benny Rozell
Benny Rozell - 11
18th Feb. 1978
Taney, Missouri

THIS ACTION DOES NOT CONFLICT WITH THE RULES AND REGULATIONS OF THE TANAY COUNTY PLANNING COMMISSION

Bob G. Dean
Bob G. Dean, Planning Administrator

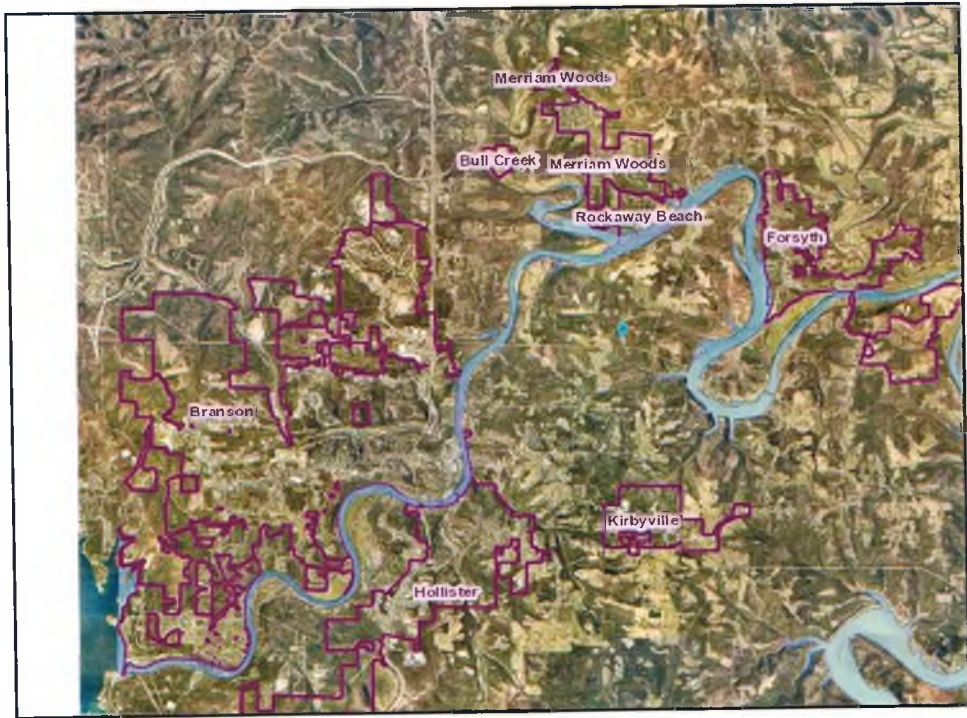
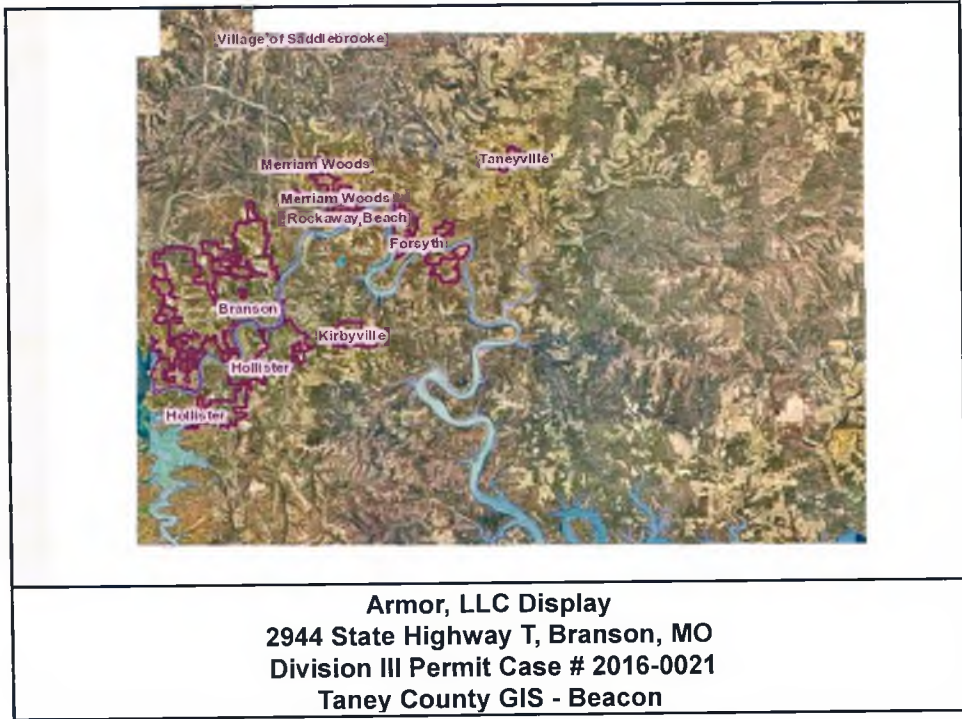
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Armor LLC



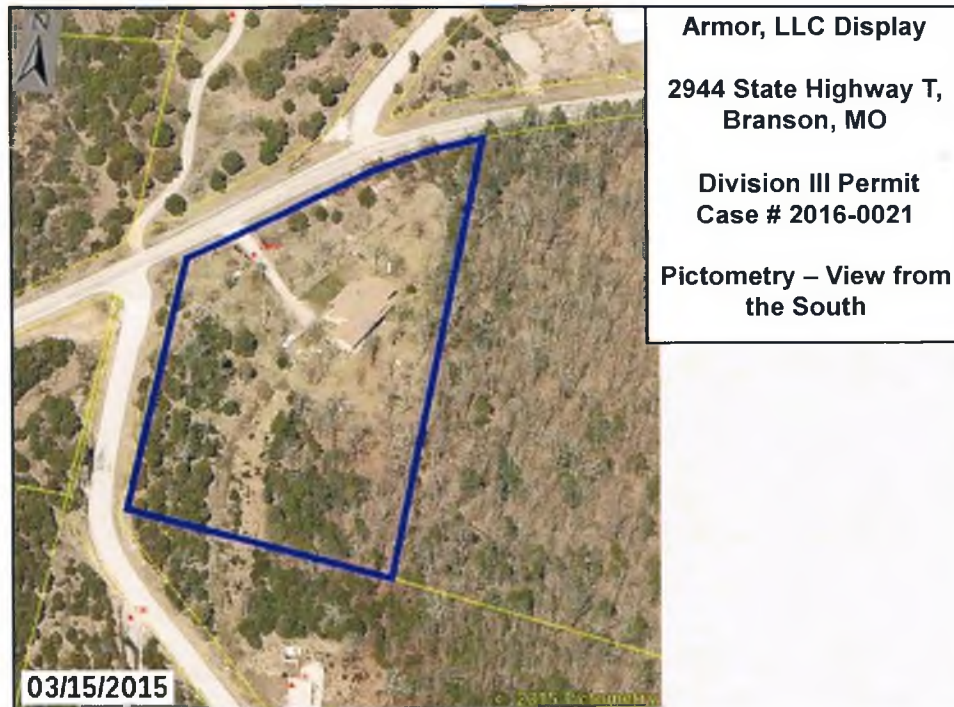
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03/15/2015

Armor, LLC Display
2944 State Highway T, Branson, MO
Division III Permit Case # 2016-0021
Pictometry – View from the East



Armor, LLC Display
2944 State Highway T, Branson, MO
Division III Permit Case # 2016-0021
Pictometry – View from the West









