



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, FEBRUARY 13, 2017, 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:

<i>Craig Combs</i>	<i>2339 US Hwy. 65</i>	<i>#16-29</i>
<i>Marc & Liz Kirby</i>	<i>189 Friendly Hills</i>	<i>#16-30</i>
<i>Don Phillips</i>	<i>115 Greystone</i>	<i>#16-33</i>
<i>John Boyer</i>	<i>119 Tuscany</i>	<i>#16-35</i>
<i>George C. Thomas, III</i>	<i>191 Greystone</i>	<i>#16-36</i>
<i>Viveiros Duplex</i>	<i>139 Edwards</i>	<i>#16-37</i>
<i>Michael Mays</i>	<i>130 Lugano Lane</i>	<i>#16-38</i>
<i>Valley View 1, LLC</i>	<i>360 Black Rock</i>	<i>#16-39</i>
<i>Patricia A. Bates LT</i>	<i>189 Stoney Pointe</i>	<i>#16-40</i>
<i>Steven & Shari Khoury</i>	<i>157 N. Tuscany</i>	<i>#16-41</i>
<i>Contemporary Housing,</i>	<i>209 Stoney Pointe</i>	<i>#16-42</i>
<i>Valley View 1, LLC</i>	<i>112 N. Tuscany</i>	<i>#16-43</i>
<i>Russell Barbour</i>	<i>120 Lugano Lane</i>	<i>#16-44</i>
<i>Robert & Leslie Dickson</i>	<i>130 Fieldstone</i>	<i>#16-45</i>
<i>Pope & Wutzke</i>	<i>137 N. Tuscany</i>	<i>#16-46</i>
<i>Ted & Laurinda Cox</i>	<i>168 Fieldstone</i>	<i>#16-47</i>
<i>Valley View 1, LLC</i>	<i>138 Stoney Pointe</i>	<i>#16-48</i>
<i>Stinkweed, LLC</i>	<i>130 N. Tuscany</i>	<i>#16-49</i>
<i>Brad LaCore</i>	<i>670 Amanda Rd.</i>	<i>#16-50</i>
<i>DK & NK, LLC</i>	<i>177 N. Tuscany</i>	<i>#17-1</i>

Annual Review:

Year End Permit Summaries

New and Old Business:

Discussion of Code Amendments

Adjournment.



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**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
COMBS FAMILY VENTURES, LLC
#2016-0029
FEBRUARY 13, 2017**

Request:

The representative Craig Combs is seeking the Planning Commission approval of a Division III Permit allowing for the addition of an Alpine Coaster and the necessary structures for the operation and storage of the coaster.

Background and Site History:

On August 17, 2009 the Taney County Planning Commission approved a request by AmiJen Properties, LLC to operate a canopy tour business. This was to include construction of a gift shop, vending area and zip lines on the property located at 2339 US Hwy. 65.

The project received a total score of 1 on the Policy Checklist out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0029, 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, 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. Division II permits will be required for all applicable structures in the development.
4. No outside storage of equipment or solid waste materials.

5. 50' buffer on the east and south side of the property, 30' buffer on the north side and normal buffering on the west side as per the Decision of Record from August 17, 2009 permit #90-18III.
6. Hours of operation will be from 8 a.m. to midnight with the tour ending at midnight and special consideration to the directional lighting as per the Decision of Record August 17, 2009 permit #09-18III.
7. This decision is subject to all existing easements.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL-USE PERMIT 189 FRIENDLY HILLS DR. VACATION RENTAL

Hearing Date: February 13, 2017
Case # 2016-0030
Applicant: Marc & Liz Kirby
Representatives: Marc & Liz Kirby

Request: The representatives, Marc & Liz Kirby are seeking the Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The Residence contains five (5) bedrooms.

Background & Site History:

Per the Assessor's information the single-family residence was constructed in 1996. Division I Permit 96-91 was issued authorizing the construction of this single-family residence and septic permit #96-055 was issued authorizing the construction of the on-site wastewater treatment system. The single-family residence is approximately 4,412 sq. ft. The subject property is a +/- 1.4 acre lot (per the Assessor's information) in the Friendly Hills Subdivision.

The representatives, Marc & Liz Kirby are seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the nightly rental of the property in question.

The current application was approved for Concept January 17, 2017.

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) 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 residence will remain the same. Per the nightly rental provisions of the Development Guidance Code; "The Maximum occupancy for a Nightly Rental shall be two 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 currently served by a private well and an individual, onsite wastewater (septic) system. On February 2, 2017, the onsite wastewater permitting staff conducted an onsite evaluation of the septic system. No onsite violations were present at this time. The onsite wastewater staff has suggested continued monitoring of the system and also having the tank pumped at regular intervals as needed.

The property is currently served by an existing drive off Friendly Hills Drive.

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 project received a total score of -5 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of sewage disposal, emergency water supply and solid waste disposal service.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit #2016-0030, 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. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repair or replace said system ensuring capacity for the total number of people that may be accommodated via nightly rental.
5. No outside storage of equipment or solid waste materials.

6. This decision is subject to all existing easements.
7. The residence located at 189 Friendly Hills Dr. 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.
8. The 189 Friendly Hills Dr. Vacation Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the representative 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.
9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as **my opposition** to:

The request for a Division III Special-Use Permit to allow Short Term Rentals within Friendly Hills Subdivision.

Printed Name(s): MARC RYS REBECCA RYS

Signature(s): M. Rys _____

Lot(s) 14 & 15

Address: ~~171~~ 171 LENHART LANE
BRANSON, MO 65616

Comments: SEE ATTACHED.

January 6, 2017

To: The Taney County Planning & Zoning Commission

From: Marc & Rebecca Rys

Re: Nightly/Weekly Rentals

The Friendly Hills subdivision was founded to be an upscale development for single-family homes. All of our neighbors including ourselves bought our properties with the purpose to have a safe place to raise our families have peace and quiet while having some distance from the Branson tourist industry.

Living in Branson, we have witnessed first hand the following issues in other subdivisions that allowed weekly rental.

- Out of control partying
- Damage & trespassing to neighbor's property
- Unfamiliar pets
- Late night noise
- Vehicles will be carelessly driven & parked
- Septic system capacity
- Risk of Fire hazards due to the negligence of a nightly renter.

But most important, the renters screening process cannot be thorough enough to prevent child predators and convicted felons therefor threatening the safety of our neighborhood.

In summary, to allow a nightly/weekly rental to coexist in the subdivision does nothing but threaten our safety, devalue our property, and force us unwillingly to deal with what ever renter the owner allows to occupy the property for the short term.

The goal of a weekly renter is to let loose and treat the residence as what it is... A rental.



December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as my opposition to:

The request for a Division III Special-Use Permit to allow Short Term Rentals with Subdivision.

Printed Name(s): GREG SLAVIK + ROZ SLAVIK.

Signature(s): Meg Slavic Roz Slavic

Lot(s) #17

Address: FRIENDLY HILLS SUBDIVISION.

Comments: WE HAVE EXPERIENCED WHAT NIGHTLY RENTALS CAN MEAN TO A SUBDIVISION AND IT IS ALL NEGATIVE. WE HAVE A REAL BATTLE GOING ON IN BRANSON CREEK OVER THIS ISSUE AND WE ARE VERY FAMILIAR WITH ANNA MARIA ISLAND FL AS THERE ARE TWO OF THREE CITIES ON THE ISLAND AND IN MY OPINION THE ONE WITHOUT NIGHTLY RENTALS EXPERIENCES FEWER PROBLEMS + MUCH HIGHER PROPERTY VALUES.

December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as **my opposition** to:

The request for a Division III Special-Use Permit to allow Short Term Rentals within Friendly Hills Subdivision.

Printed Name(s): Charles Earls Shelley Earls

Signature(s): Charles Earls Shelley Earls

Lot(s) 21, 24, 23, 22

Address: 218 Lenhart Lane
Branson, Mo. 65616

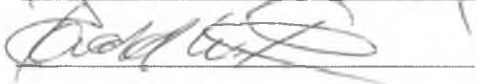
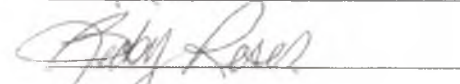
Comments: _____

December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as **my opposition** to:

The request for a Division III Special-Use Permit to allow Short Term Rentals within Friendly Hills Subdivision.

Printed Name(s): Rob + Becky Reese
Signature(s):  
Lot(s) 16

Address: 186 Friendly Hills PR
BRAWSON MO

Comments: moved here to be in a
quiet serene community.
do not want any commercial
applications from any scale.
concerned with: SAFETY
TRAFFIC, NOISE, TRASH.
decrease in home value,

December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as **my opposition** to:

The request for a Division III Special-Use Permit to allow Short Term Rentals within Friendly Hills Subdivision.

Printed Name(s): Angelica A. Makuch

Signature(s): 

Lot(s) 18, 1, 2

Address: 121 Lenhart
Branson, MO 65

Comments: I ^{oppose} ~~request~~ the permit to
allow Shortterm rentals
within Friendly Hills Subdivision
on the basis of retaining
property values and maintaining
high levels of safety and
Security. I purchased a home
in a Residential area, not a
Commercial area to keep
my family safe.

December 22, 2016

Taney County Planning and Zoning Commission,

Please accept this letter as **my opposition** to:

The request for a Division III Special-Use Permit to allow Short Term Rentals within Friendly Hills Subdivision.

Printed Name(s):

Debra Johnston

Robert Johnston

Signature(s):

[Handwritten Signature]

[Handwritten Signature]

Lot(s)

19 & 20

Address:

104 Lenhart Lane
Branson, MO

Comments:

We bought and built specifically
to be protected from hourly
rentals next door.

Timothy S. Davis, Esq.
Attorney at Law

P.O. Box 1625
Branson, Missouri 65615

Tel: (417) 294 - 1083
Fax: (417) 334 - 7385

January 5th, 2017

Bob Atchley
Taney County Planning Administrator
P.O. Box 383
Forsyth, MO 65653
FAX: 417.546.6861

VIA US MAIL

RE: *Marc & Liz Kirby*
Division III Application, 189 Friendly Hills Drive

Dear Mr. Atchley:

Marc & Liz Kirby have applied for a Division III permit to open a nightly rental at 189 Friendly Hills Drive, Lot 3 in the Friendly Hills Subdivision. I own Lots 4, 5 & 6 in the subdivision, adjacent to Kirbys. My lots extend from the Kirbys' yard downhill to the Corp of Engineers take line on Table Rock Lake. At present, I am opposed to having a nightly rental in 189 Friendly Hills because of two objections:

- **First**, the wastewater system at 189 Friendly Hills is more than 20 years old; the septic tank was not pumped during the five years preceding (2011-2016) when the Myers family lived in the home; and I have known for some time that the lateral field is failing because runoff from the field, exiting Lot 3, is evident. The Myers (who recently sold the house) were aware of the septic issue and reduced the sale price of the house about \$20,000 accordingly. Placing a nightly rental at 189 Friendly Hills would aggravate the problem of the ageing and failing septic.
- **Second**, there is limited parking at 189 Friendly Hills and I am concerned that nightly rental guests would park their vehicles on Friendly Hills Drive, itself, and obstruct my access along the roadway easement to my property.

Notwithstanding these objections, I understand from Marc & Liz Kirby that they are willing to replace the ageing septic system with a modern aerobic system and new lateral field. The Kirbys have also indicated their willingness to prevent nightly rental guests from parking on Friendly Hills Drive.

To date, neither the aerobic wastewater system, nor any type of parking control, is in place. But if these two matters were to be satisfactorily addressed, then I would drop my opposition to the nightly rental proposal. In fact, I would support it because it seems better to me to have a profitable business in the home, generating income to maintain the property, than to have what we experienced the past five years – i.e. cash strapped owners who failed to maintain the home properly, leading to untreated wastewater flowing onto my lots. An accumulation of deferred maintenance, bringing decline to the subdivision, seems to me to be a greater threat to my property values than an adjacent nightly rental.

Please call with any questions.

Yours sincerely,

cc: Marc & Liz Kirby
189 Friendly Hills Drive
Branson, Missouri 65616



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 115 GREYSTONE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0033
Applicant/Representative: Don Phillips

Request:

The representative is seeking the Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains five (5) bedrooms.

Background and Site History:

Per the Assessor's information the single-family residence was constructed in 2009. The single-family residence is approximately 2,585 sq. ft. The subject property is located on lot 2 Phase 11 (per the Assessor's information) in the Fieldstone Bluffs.

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) or greater.

The exterior appearance of the single-family residence 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 currently served by an existing drive off of Greystone Drive.

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 project

received a total score of 1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0033, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 115 Greystone Drive 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.
7. The 115 Greystone Dr. Vacation Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the representative to whom the permit is issued and cannot be transferred without Planning Commission approval. (The applicant has requested the Special Use permit be transferred to John & Soneeah Digiavanna after the closing of the sale of the property). The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

January 23, 2017

Scott Starrett
Taney County Planning Commission
P. O. Box 383
Forsyth, MO 65653

Dear Mr. Starrett:

Please give a copy of this letter to each member of the Planning Commission.

We will not be able to attend the public hearing on February 13, 2017, that will consider the requests of several property owners in Branson Creek regarding a Division III Special Use Permit to allow them to rent their property on a nightly rental basis.

We live across the street from one of the requesters (115 Greystone) and less than 600 feet from a second requester (191 Greystone).

We are requesting that the Planning Commission deny all requests as I believe that approval would put each of the property owners in violation of the Declaration of Covenants, Conditions, and Restrictions for Branson Creek (Covenants) and is significant inconvenience to the permanent residents. Branson Creek was developed as single family houses and villas of two units for residential living and not as a nightly rental resort. **The Covenants Section 3.4 (e) prohibits activities that generate noise, that create unsightly conditions visible outside the dwelling, or create an unreasonable source of annoyance to persons outside the unit.**

When 115 Greystone and 191 Greystone are rented on a nightly basis, there are 4-6 cars parked in the driveway or street at each address. On occasion there has been a large boat parked on the street. On numerous occasions, I have also seen several towels hanging outside the house. With the additional individuals in the development due to the nightly rentals, it causes overcrowding at the community swimming pools and increased noise.

Covenants Section 3.4 (g) allow for 12 month leases, but not for nightly rentals. Approving a Division III Special Use Permit will be in violation of this covenant.

The two houses on Greystone were built as single family homes. They were not built to meet the safety and fire codes when 4 – 6 families occupy the house.

Thank you for your consideration of our concerns.

Sincerely,

Gordon and Bonnie Glass

120 Greystone Dr.
Hollister, MO 65672



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 119 TUSCANY DRIVE/FIELDSTONE VILLA VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0035
Applicant/Representative John B. & Shirley Boyer

Request:

The representative Shirley Boyer is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Tuscan Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0035, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 119 Tuscany Drive shall accommodate (sleep) no more than (8) 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.
7. The 119 Tuscany Dr. Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 191 GREYSTONE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0036
Applicant: George C. & Lizabeth Thomas
Representatives: Beth Hammond

Request:

The representative Beth Hammond is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains six (6) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2011. The single-family residence is approximately 3,125 sq. ft. The subject property is located on lot 11 Phase II (per the Assessor's information) in the Fieldstone Bluffs.

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 residence 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 six (6) bedroom home would have a maximum occupancy of fourteen (14) people.

The property is currently served by an existing drive off of Greystone Drive.

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 seven (7) parking spaces will be required. The project

received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0036, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 191 Greystone Drive shall accommodate (sleep) no more than fourteen (14) 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.
7. The 191 Greystone Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

January 23, 2017

Scott Starrett
Taney County Planning Commission
P. O. Box 383
Forsyth, MO 65653

Dear Mr. Starrett:

Please give a copy of this letter to each member of the Planning Commission.

We will not be able to attend the public hearing on February 13, 2017, that will consider the requests of several property owners in Branson Creek regarding a Division III Special Use Permit to allow them to rent their property on a nightly rental basis.

We live across the street from one of the requesters (115 Greystone) and less than 600 feet from a second requester (191 Greystone).

We are requesting that the Planning Commission deny all requests as I believe that approval would put each of the property owners in violation of the Declaration of Covenants, Conditions, and Restrictions for Branson Creek (Covenants) and is significant inconvenience to the permanent residents. Branson Creek was developed as single family houses and villas of two units for residential living and not as a nightly rental resort. **The Covenants Section 3.4 (e) prohibits activities that generate noise, that create unsightly conditions visible outside the dwelling, or create an unreasonable source of annoyance to persons outside the unit.**

When 115 Greystone and 191 Greystone are rented on a nightly basis, there are 4-6 cars parked in the driveway or street at each address. On occasion there has been a large boat parked on the street. On numerous occasions, I have also seen several towels hanging outside the house. With the additional individuals in the development due to the nightly rentals, it causes overcrowding at the community swimming pools and increased noise.

Covenants Section 3.4 (g) allow for 12 month leases, but not for nightly rentals. Approving a Division III Special Use Permit will be in violation of this covenant.

The two houses on Greystone were built as single family homes. They were not built to meet the safety and fire codes when 4 – 6 families occupy the house.

Thank you for your consideration of our concerns.

Sincerely,

Gordon and Bonnie Glass

120 Greystone Dr.
Hollister, MO 65672



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**TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
139 EDWARDS DUPLEX
AARON VIVEIROS
#2016-0037
FEBRUARY 13, 2017**

Request:

The applicant Aaron Viveiros is seeking the Planning Commission approval of a Division III Permit to build a duplex at 139 Edwards Road Hollister, MO.

Background and Site History:

Per the Assessor's information the residential lot is located in the 2nd Addition Riverlake Subdivision Lot 12 Block 2. The lot is +/- 11, 695 sq. ft. in size. There are currently 3 mobile homes on the lot to be removed before construction of the duplex.

The current application was approved for Concept January 17, 2017.

The Taney County Development Guidance Code defines in Section 4.1.2 Division II Permits (b) requirements for a Division II Permit "any duplex that has been issued a Division III Permit".

A Division II Permit will be required before construction begins after Division III approval.

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

The project received a total score of 1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0037, 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 if applicable; 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. Division II permit be issued by Taney County Planning before new construction begins.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 130 LUGANO LANE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0038
Applicant: Michael Mays
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Greystone Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0038, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 130 Lugano Lane shall accommodate (sleep) no more than (8) 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.
7. The 130 Lugano Lane Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 360 BLACK ROCK DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0039
Applicant: Valley View I, LLC
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The single-family residence is approximately 1,882 sq. ft. The subject property is located on lot 5 Phase I (per the Assessor's information) in the Fieldstone Bluffs.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Black Rock Drive.

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 four (4) parking spaces will be required. The project

received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0039, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 360 Black Rock Drive shall accommodate (sleep) no more than eight (8) 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.
7. The 360 Black Rock Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 189 STONEY POINTE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0040
Applicant: Patricia A. Bates
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains five (5) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2008. The single-family residence is approximately 2,902 sq. ft. The subject property is located on lot 11 Phase I (per the Assessor's information) in the Fieldstone Bluffs.

The current application was approved for Concept January 17, 2017.

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 residence 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 currently served by an existing drive off of Stoney Pointe Drive.

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 four (6) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0040, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 189 Stoney Pointe Drive Drive 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.
7. The 189 Stoney Pointe Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL-USE PERMIT 157 N. TUSCANY DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0041
Applicant: Steven & Shari Khoury
Representative: Sunset Realty Services

Request: The representative, Sunset Realty Services is seeking the Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's information the single-family residence was constructed in 2006. The single-family residence is approximately 1,815 sq. ft. The subject property is held in condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

Review:

The property is currently served by an existing drive off of N. Tuscany Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit #2016-0041, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 157 N. Tuscany Drive shall accommodate (sleep) no more than eight (8) 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.
7. The 157 N. Tuscany Dr. Vacation Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 209 STONEY POINTE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0042
Applicant: Contemporary Housing, LLC
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains five (5) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2010. The single-family residence is approximately 3,365 sq. ft. The subject property is located on lot 9 Phase I (per the Assessor's information) in the Fieldstone Bluffs.

The current application was approved for Concept January 17, 2017.

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 residence 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 currently served by an existing drive off of Stoney Pointe Drive.

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 project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0042, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 209 Stoney Pointe Drive Drive 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.
7. The 209 Stoney Pointe Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 112 TUSCANY DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0043
Applicant: Valley View I, LLC
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The single-family residence is approximately 1,891 sq. ft. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of N.Tuscany Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0043, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 112 N. Tuscan Drive shall accommodate (sleep) no more than (8) 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.
7. The 112 N. Tuscan Dr. Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 120 LUGANO DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0044
Applicant: Russell Barbour
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Lugano Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0044, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 120 Lugano Drive shall accommodate (sleep) no more than (8) 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.
7. The 120 Lugano Dr. Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 130 FIELDSTONE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0045
Applicant: Robert & Leslie Dickson
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Fieldstone Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0045, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 130 Fieldstone Drive shall accommodate (sleep) no more than (8) 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.
7. The 130 Fieldstone Dr. Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 137 N. TUSCANY DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0046
Applicant: Terry Pope & Janyce Wutzke
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of N. Tuscany Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0046, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 137 N. Tuscany Drive shall accommodate (sleep) no more than (8) 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.
7. The 137 N. Tuscany Dr. Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



TANEY COUNTY PLANNING COMMISSION

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

TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 168 FIELDSTONE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0047
Applicant: Ted & Laurinda Cox
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Fieldstone Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0047, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 168 Fieldstone Drive shall accommodate (sleep) no more than (8) 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.
7. The 168 Fieldstone Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 138 STONEY POINTE DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0048
Applicant: Valley View I, LLC
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2008. The subject property is located on lot 20 Phase I (per the Assessor's information) in the Fieldstone Bluffs.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of Stoney Pointe Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0048, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 138 Stoney Pointe Drive Drive shall accommodate (sleep) no more than eight (8) 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.
7. The 138 Stoney Pointe Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 130 N. TUSCANY DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0049
Applicant: Stinkweed, LLC
Representatives: Sunset Realty Services

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of N. Tuscany Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0049, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 130 N. Tuscany Drive shall accommodate (sleep) no more than (8) 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.
7. The 130 N. Tuscany Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 670 AMANDA DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2016-0050
Applicant: Brad LaCore
Representatives: same

Request:

The representative Sunset Realty Services is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains five (5) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The single-family residence is a 7,500 sq. ft. home located in Oak Lake Estates.

The current application was approved for Concept January 17, 2017.

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 residence 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 currently served by an existing drive off of Amanda Drive.

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 project received a total score of -3 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2016-0050, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 670 Amanda Drive 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.
7. The 670 Amanda Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).



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TANEY COUNTY PLANNING COMMISSION STAFF REPORT DIVISION III SPECIAL USE PERMIT 177 N. TUSCANY DRIVE VACATION RENTAL

Hearing Date: February 13, 2017
Case #: 2017-0001
Applicant: DK & NK LLC
Representatives: Nancy M. Klein

Request:

The representative Nancy M. Klein is seeking Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains three (3) bedrooms.

Background and Site History:

Per the Assessor's Information the single-family residence was constructed in 2007. The subject property is owned in Condo style ownership in the Villas of Fieldstone at Branson Creek Development.

The current application was approved for Concept January 17, 2017.

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 residence 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 three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by an existing drive off of N. Tuscany Drive.

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 four (4) parking spaces will be required. The project received a total score of -1 on the Policy Checklist, out of a maximum possible score of 29.

Staff Recommendations:

If the Taney County Planning Commission approves Division III Permit #2017-0001, 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. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. The residence located at 177 N. Tuscany Drive shall accommodate (sleep) no more than (8) 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.
7. The 177 N. Tuscany Drive Vacation Rental has been approved as a special-use permit. Therefore the permit is specific to the representative 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.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

DIVISION III PERMITS ISSUED

<u>PERMIT #</u>	<u>DATE</u>	<u>NAME</u>	<u>MAP #</u>	<u>SPECS</u>	<u>ACTION TAKEN</u>
16-1	2/16/2016	2581 Jones Road Vaca Rental	19-6.0-23-222-222-020.000	Nightly Rental	approved
16-2	2/16/2016	Luxury Vacation Rental	18-2.0-10-004-001-028.000	Nightly Rental	approved
16-3	3/21/2016	Stonegate Glass Chapel	05-3.0-05-000-000-014.007	Reception Hall	approved
16-4	3/21/2016	Donald Goodman Tire Crew LLC	04-4.0-20-002-010-002-003	Auto Repair Tire Shop	approved
16-5					
16-6	3/21/2016	Tree Town	05-9.0-32-000-000-005.000	Bed and Breakfast	approved
16-7	3/21/2016	Northwoods Haven	06-7.0-35-000-000-009-000	Single family residential	approved
16-8	4/18/2016	The Majestic at Table Rock	18-2.0-10-003-001-008.001	timeshares	approved
16-9	5/16/2016	Wet Willy's Storage	04-7.0-25-000-004-005.000	Mini-storage	approved
16-10	5/16/2016	White River Valley Tower	17-1.0-02-002-001-011.000	Cell Tower	approved
16-11	6/20/2016	Branson View Disk Golf Course	17-8.0-28-000-000-077.001	disk golf	approved
16-12	7/18/2016	Haney Nightly Rental	19-6.0-23-002-001-002.001	nightly rental	approved
16-13	7/18/2016	Dandelion Vacation Spot	18-1.0-12-001-001-031.000	nightly rental	withdrawn
16-14	8/15/2016	Hyden Nightly Rental 1	19-1.0-11-002-002-006-.001	nightly rental	denied
16-15	8/15/2016	Hyden Nightly Rental 2	19-2.0-03-004-001-007.000	nightly rental	denied
16-16	8/15/2016	Hyden Nightly Rental 3	19-2.0-10-001-003-003.000	nightly rental	denied
16-17	8/15/2016	Vanderlink T1	07-1.0-12-000-000-020-000	cell tower	approved

16-18	8/15/2016	Find Your Beach	09-8.0-27-000-000-026.000	nightly rental	approved
16-19	8/15/2016	Bear Creek Farms	06-1.0-01-000-000-004.003	commercial business	approved
16-20	9/19/2016	McAdara Nightly Rental	19-1.0-11-003-006-054.000	nightly rental	withdrawn
16-21	9/19/2016	Armor, LLC	08-6.0-24.000-000-035.000	storm shelter business	approved
16-22					
16-23	11/21/2016	Stevenson Bed & Breakfast	18-7.0-26-003-001-025.000	Bed and Breakfast	denied
16-24	11/21/2016	Windmill Tower	18-7.0-36-000-000-015.000	Cell Tower	approved
16-25	11/21/2016	1159 Bee Creek Road	08-5.0-21-000-002-009.000	Office Building	approved
16-26	12/19/2016	Snowden Heating & Air	06-7.0-35-000-000-002.000	Warehouse for HVAC	approved
16-27	12/19/2016	My Wildwood Cottage	18-7.0-36-000-000-021.000	nightly rental	withdrawn
16-28	12/19/2016	MO-15 Powersite Tower	09-3.0-05-000-000-081.007	Cell Tower	approved
16-29	1/17/2017	Branson Zipline	05-4.0-17-000-000-001.001	roller coaster	pending
16-30	1/17/2017	Friendly Hills Short Term Rental	18-20-10-002-001-020.001	nightly rental	pending
16-31	1/17/2016	Carraway nightly rental	17-8.0-28-000-000-001.009	nightly rental	pending
16-32	1/17/2016	Carraway nightly rental	17-8.0-28-000-000-001.110	nightly rental	pending
16-33	1/17/2016	Phillips nightly rental	17-8.0-28-000-000-101.002	nightly rental	pending
16-34	2/21/2017	George nightly rental	17-8.0-28.000-000-001-125	nightly rental	pending
16-35	2/21/2017	Branson Creek Fieldst one Villa	17-8-0-28-000-000-001.138	nightly rental	pending
16-36	2/21/2017	Branson Family Memories	17-8.0-28-000-000-101-011	nightly rental	pending

16-37	2/21/2017	Viveiros Duplex	18-6.0-13-001-001-038.000	nightly rental	pending
16-38	2/21/2017	Sunset nightly rental Branson Crl Mays	17-8.0-20-000-000-001.130	nightly rental	pending
16-39	2/21/2017	Sunset NR BC Valley View I	17-8.0-28-000-000-001.017	nightly rental	pending
16-40	2/21/2017	Sunset NR BC / Bates	17-8.0-28-000-000-001.025	nightly rental	pending
16-41	2/21/2017	Sunset NR BC/Khoury	17-8.0-28-000-000-001-108	nightly rental	pending
16-42	2/21/2017	Sunset NR BC/Cont. Housing	17-8.0-28-000-000-001.023	nightly rental	pending
16-43	2/21/2017	Sunset NR BC/Valley View I	17-8.0-28-000-000-001.152	nightly rental	pending
16-44	2/21/2017	Sunset NR BC/Barbour	17-8.0-28-000-000-001.132	nightly rental	pending
16-45	2/21/2017	Sunset NR BC/Dickson	17-8.0-28-000-000-001-136	nightly rental	pending
16-46	2/21/2017	Sunset NR BC Pope	17-8.0-28-000-000-001.127	nightly rental	pending
16-47	2/21/2017	Sunset NR BC Cox	17-8.0-28-000-000-001.148	nightly rental	pending
16-48	2/21/2017	Sunset NR BC Valley View I	17-8.0-28-000-000-001.034	nightly rental	pending
16-49	2/21/2017	Sunset NR BC Stinkweed LLC	17-8.0-28-000-000-001.139	nightly rental	pending
16-50	2/21/2017	Brad LaCore	19-1.0-11-003-001-012.000	nightly rental	pending

2016 DIVISION II PERMITS

Permit #	Date	Name	Address	Structure type/size	action taken
16-1	2/11/2016	GRQ Partners	240 SH Expressway	30 x 190 storage unit	approved
16-2	3/3/2016	RRE Inv, LLC	Hwy. 86	60 x 110 underground storage	approved
16-3	3/3/2016	White River Youth Camp	13573 E. St. Hwy. 76	1440 sq. ft. addition to dorm	approved
16-4	3/9/2016	David Schmale	Coon Creek Parkway/BB Hwy.	50 x 100 steel bldg. for warehouse	approved
16-5					
16-6	3/14/2016	Douglas Thomas	11027 St. Hwy. 176	3200 sq. ft. rec hall	approved
16-7	3/30/2016	1st Assembly of God	T-Hwy.	10,500 church	approved
16-8	4/5/2016	Branson Ace Hardware	190 Cross Creek	6561 Addition	approved
16-9	6/2/2016	Ozark Mtn. Ventures, LLC	250 Adair Road	6000 sq. ft. warehouse	approved
16-10	5/5/2016	Myer Land Dev. Co.	165 & 175 Splendor View	Duplex	approved
16-11	5/18/2016	Woodland Hills	2115 -8 Bird Rd.	Tri-Plex	approved
16-12	5/18/2016	Woodland Hills	2115-8 Bird Rd.	Tri-Plex	approved
16-13	5/25/2016	1st Baptist Church	10,000 E. St. Hwy. 76	40 x 60 Addition	approved
16-14	6/3/2016	Gumi Camp	267 MoArk Rd.	16 x 40 office	approved
16-15	6/3/2016	Gumi Camp	267 MoArk Rd.	14 x 60 Chapel	approved

16-16	12/20/2016	Tire Crew	13730 US Hwy. 160	60 x 60 auto shop	approved
16-17	7/14/2016	T-K Global	235 Coon Creek Rd.	1800 sq. ft. addition	approved
16-18	7/11/2016	Kings Rentals	124 Melody Mtn.	31 x 100 Rental shelter	approved
16-19	8/16/2016	Tanco Lumber	276 St. Hwy. H	40 x 60 Pole Barn	approved
16-20	7/28/2016	Verizon Wireless	3271 Ridgedale Rd.	300' cell tower	approved
16-21	8/11/2016	Jerry's Boat Storage	128 Brewster Rd.	40 x 100 climate control storage	approved
16-22	8/18/2016	Bluegreen Big Cedar LLC	915 Long Creek Ranch Rd.	timeshare maint. Bldg.	approved
16-23	8/18/2016	Innovative Project Solutions	2120 Rustic Acres Rd.	65.71 x 13 Solar Bus. System	approved
16-24	8/18/2016	" "	" "	57.33 x 13 Solar Bus. System	approved
16-25	9/15/2016	Saints St. Apts.	200 Saints Street	400 sq. ft. Pavilion	approved
16-26	9/29/2016	Hercules Church	9256 N. St. Hwy. 125	36 x 66 Multi purpose bldg.	approved
16-27	10/20/2016	Dave Crismon	293 Sycamore Dr.	24 x 28 carport	approved
16-28	11/17/2016	Kanakuk Camp Ministries	833 Lakeshore Dr.	26 x 27 storage shed	approved
16-29	12/6/2016	Future Men	3278 Deer Lane	42 x 46 basketball court	approved
16-30	12/27/2016	Empire Energy LLC	945 E. St. Hwy. 76	30 x 40 storage shed	approved

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-001I	Sanders Athletic Frlooring	17-8.0-27-000-000-031.000	516 Legends Ln	SFH
16-002I	Richard Waters	19-1.0-01-002-003-011.000	140 Beaver Pass	Garage
16-003I	SMBZ Construction LLC	08-8.0-34-001-004-007.002	206 Windridge Rd	SFH
16-004I	Dwane Gaar	05-5.0-22-000-000-019.008	7750 State Hwy 176	SFH
16-005I	Carl Bear	19-1.0-01-002-027-002.000	249 Sunny Cir	Carport
16-006I	Stacy Hagston	08-2.0-04-000-000-019.001	445 Arizona Dr	SFH
16-007I	SMBZ LLC	08-2.0-09-000-000-013.058	227 Everett Mill Rd	SFH
16-008I	SMBZ LLC	08-2.0-09-000-000-013.043	240 Everett Mill	SFH
16-009I	Beau Jackson	06-7.0-26-000-000-001.018	238 Newbury Rd	SFH
16-010I	L Susan Chevalier	09-5.0-21-000-000-056.001	341 Quincy Rd	Addition to MH
16-011I	7M Development	05-9.0-30-000-000-004.007	284 Northview	SFH
16-012I	Scott Halvorson	18-8.0-34-001-001-005.003	315 Scenic	SFH
16-013I	Tena George	17-9.0-31-000-000-014.002	553 State Hwy 265	Shed
16-014I	Gary Porter	06-7.0-36-000-000-001.035	426 Southwoods Way	SFH
16-015I	Jim Clutts	05-9.0-31-000-000-001.035	2361 Emory Creek	SFH
16-016I	Randy Rossner	04-3.2-05-000-000-009.000	4110 State Hwy H	Shop
16-017I	Oscar Cook	04-3.2-06-000-000-008.000	3925 State Hwy H	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-018I	Bryan Batey	18-7.0-36-003-001-011.000	111 Mountainview Ave	SFH
16-019I	Grant Boyer	04-6.0-23-000-000-008.001	2680 Forsyth Taneyville Rd	Garage
16-020I	Kandis Davis	18-2.0-03-000-000-018.011	199 Hummingbird Ln	SFH
16-021I	James Vance	19-1.0-01-002-013-030.002	293 Dora Ln	Garage
16-022	Brownlee Holdings LLC	06-7.0-25-000-000-019.036	1135 Emory Creek Blvd	SFH
16-023I	Louanne Danner	08-9.0-30-000-000-001.011	770 Hummingbird Ln	Garage
16-024I	Brad Lewis	09-6.0-23-000-000-037.000	1154 Blackwell Ferry Rd	Deck
16-025I	Karen Lacy	18-6.0-14-002-003-033.000	301 Chestnut	MH
16-026I	Ron Daniels	20-1.0-12-000-000-004.000	4500 State Hwy JJ	SFH
16-027I	Dan Murphy	19-1.0-01-002-001-015.000	126 Poison Ivy Ln	Carport
16-028I	Rudy Bussard	19-1.0-01-002-006-001.000	230 Rabbit Rd	Carport
16-029I	Lance Etheridge	04-7.0-36-004-001-001.001	21573 US Hwy 160	Garage
16-030I	Landmarc Homes	19-1.0-11-003-004-016.000	466 Paradise Hgt	SFH
16-031I	Nicholas Vogel	08-5.0-15-000-000-017.011	361 Bear Rd	SFH
16-032I	Paul Morris	19-1.0-11-003-006-006.000	408 Amanda	Storage Container
16-033I	Vern Kelin	08-5.0-21-003-001-006.000	856 Bee Creek Rd	Addition to SFH
16-034I	John Bussone	05-5.0-22-000-000-010.003	175 Bilyeu Ln	Garage

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-035I	Thomas Reemes	04-3.2-05-000-000-005.001	4800 State Hwy H	SFH & Garage
16-036I	Richard Ott	09-2.0-04-000-000-075.000	112 Brook Dr	Pool
16-037I	Curt Rhodes	05-9.0-29-000-000-004.000	US Hwy 160	Garage
16-038I	turner Residential Properties LLC	06-7.0-25-000-000-019.047	1420 Emory Creek Blvd	SFH
16-039I	Turner Residential Holding LLC	05-9.0-31-000-000-001.036	2360 Emory Creek	SFH
16-040I	Mary Hurst	10-7.0-35-000-000-009.000	1577 Brown Cemetary Rd	MH
16-041I	SMBZ Construction LLC	08-8.0-34-001-002-015.000	417 Spring Meadows Pkwy	SFH
16-042I	SMBZ Construction LLC	08-8.0-34-001-001-017.000	150 Whispering Meadows Pkwy	SFH
16-043I	SMBZ Construction LLC	08-8.0-34-001-003-009.006	241 Windridge Rd	SFH
16-044I	Charles Rasmussen	06-6.0-23-000-000-013.014	1005 Newbury Rd	Pool
16-045I	Doug Friedrichsen	19-1.0-11-003-006-064.000	843 Lakeview Dr	Garage
16-046I	David Webb	09-4.0-20-000-000-031.003	6080 E State Hwy 76	SFH
16-047I	John Allen	18-7.0-35-000-000-003.007	170 Highland Dr	SFH
16-048I	Jerry Bowman	06-1.0-02-000-000-004.019	290 Hideaway Valley	SFH
16-049I	Alfredo Rosales & Maria Herrera	18-1.0-11-003-001-090.000	357 Rainbow Dr	MH
16-050I	Robert Campa	08-4.0-19-003-004-032.000	2229 Bird Rd	SFH
16-051I	SMBZ Construction LLC	05-5.0-21-000-000-003.032	520 Oakbrook Est Ln	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-052I	Hagston Homes	18-6.0-13-003-002-008.011	2910 Poverty Gulch Rd	SFH
16-053I	Eldo Lane Roberts	07-6.0-14-000-000-003.000	1307 Sycamore Church Rd	SFH
16-054I	Big Cedar Lodge	17-9.0-31-000-000-020.000	277 Cox Rd #D	MH
16-055I	Big Cedar Lodge	17-9.0-31-000-000-020.000	277 Cox Rd #A	MH
16-056I	Big Cedar Lodge	17-9.0-31-000-000-020.000	163 Terry Trl	MH
16-057I	Big Cedar Lodge	17-9.0-31-000-000-020.000	277 Cox Rd #B	MH
16-058I	Big Cedar Lodge	17-9.0-31-000-000-020.000	129 Applewood	MH
16-059I	Big Cedar Lodge	17-9.0-31-000-000-020.000	277 Cox Rd #C	MH
16-060I	Stonecroft Holding Co LLC	20-3.0-06-000-000-021.000	135 Buttonwood	MH
16-061I	Stonecroft Holding Company LLC	20-3.0-06-000-000-021.000	163 Buttonwood	MH
16-062I	Stonecroft Holding Co LLC	20-3.0-06-000-000-021.000	184 Buttonwood	MH
16-063I	Tom Arlt	18-6.0-13-001-001-007.000	1566 Acacia Club	MH Screened Patio and Shed
16-064I	Angela Labbee	09-5.0-21-000-000-076.000	430 Delaware Rd	SFH
16-065I	Claude Miller	18-5.0-15-001-003-007.001	691 Skyview Dr	SFH
16-066I	7M Development LLC	08-5.0-16-000-000-033.017	133 Thunder Ridge Ct	SFH
16-067I	Dennis Diekemper	24-1.0-01-000-000-013.000	600 Oil Hart Rd	SFH
16-068I	Venture Brothers Investments LLC	08-4.0-20-000-000-041.001	558 Cannonball Loop	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-069I	ron Harns	09-4.0-18-001-000-022.000	1933 Rustic Acres Rd	Solar Panels
16-070I	Larry Russell	05-8.0-27-000-000-024.000	6259 State Hwy 176	Carport
16-071I	Tony Todd	02-6.0-23-000-000-004.002	3690 State Hwy DD	Garage
16-072I	Hunter Carr	07-1.0-01-000-000-001.037	7091 State Hwy 248	SFH/Shop
16-073I	Paul Krueger/BDI Building	08-5.0-21-003-001-007.000	263 West Rd	SFH
16-074I	SMBZ Construction LLC	08-8.0-34-001-003-009.008	261 Windridge Rd	SFH
16-075I	Gary Metcalfe	19-1.0-01-002-013-010.000	345 Boo Boo	Storage Bldg
16-076I	Robert Trobaugh	06-7.0-25-000-000-011.003	135 Kelly Crossing Ln	SFH
16-077I	Michael Quinnelly	06-8.0-34-000-000-001.016	130 Live Oak	SFH & Shop
16-078I	7M Development	06-7.0-25-000-000-019.048	1394 Emory Creek Blvd	SFH
16-079I	Louis Harris	09-3.0-05-000-000-047.000	1442 State Hwy Y	SFH
16-080I	Mastercraft Custom Homes	19-2.0-03-003-001-015.000	408 Happy Hollow Rd	SFH
16-081I	Mastercraft Custom Homes	19-2.0-03-003-001-015.000	428 Happy Hollow Rd	SFH
16-082I	Rick Findley	09-2.0-09-000-002-005.000	224 Austin St	MH
16-083I	Michael Deleon	06-7.0-36-000-000-021.001	876 Airport Rd	SFH
16-084I	Roberta Mahaney	04-8.0-27-000-000-002.000	2270 Forsyth Taneyville Rd	MH
16-085I	Thomas Kitchen	09-1.0-01-000-000-077.000	695 Lake Point Rd	Pole Barn

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-086I	Dennis Miller	18-6.0-14-002-003-025.000	185 Mimosa	Shed
16-087I	Lance Etheridge	04-7.0-36-004-001-001.001	21573 US Hwy 160	SFH
16-088I	Brant Sederwall	19-1.0-11-001-010-013.000	115 Cedarbrook Cir	SFH
16-089I	Curt Rhodes	05-9.0-29-000-000-004.000	US Hwy 160	Cabin
16-090I	Mike Combs	08-2.0-03-000-000-003.000	8500 US Hwy 160	SFH
16-091I	Dale Cope	18-6.0-13-003-004-009.000	376 Iowa Colony Rd	SFH
16-092I	Andrew Alton	08-3.0-05-000-000-021.000	236 Green Acres Rd	SFH
16-093I	James Bowman	19-2.0-03-003-001-016.000	434 Happy Hollow	Deck
16-094I	Barry Lockey	16-1.0-11-000-000-002.001	290 Meacham	Garage
16-095I	Vicki Hails	19-1.0-01-002-023-028.000	254 Sundae Mt Pass	Park Model
16-096I	John Fellin	19-1.0-01-002-017-015.000	138 Blush Ave	Garage
16-097I	Michael Reynolds	04-5.0-16-000-000-009.000	3950 Casey Rd	Shed
16-098I	Robert Danks Janice Miller	19-5.0-15-002-009-050.000	224 Sixth Ave	Storage Shed
16-099I	Gregg Mathis	04-9.0-29-002-008-001.000	123 Thomas Trl	Deck
16-100I	Andrea Eidson	05-5.0-15-000-000-006.000	1150 Round Mountain Rd	SFH
16-101I	Mervin Lightfoot	14-3.0-06-000-000-002.001	3427 State Hwy M	MH
16-102I	Branson Land & Property	08-8.0-34-001-004-007.000	258 Windridge Rd	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-103I	Clifford Mikels	14-4.0-18-000-000-003.001	5100 State Hwy M	MH & Garage
16-104I	Traci Slagter	07-6.0-14-000-000-009.010	354 Round Hill Rd	SFH
16-105I	Brent Butler	05-9.0-30-000-000-001.015	385 woodland Hills Dr	SFH
16-106I	Did not use this permit #			
16-107I	Did not use this permit #			
16-108I	Kevin King	09-5.0-21-000-000-066.008	109 Melody	Pool & Shed
16-109I	James Murguia	06-7.0-25-000-000-011.002	3420 US Hwy 160	SFH
16-110I	Chester Steffen	08-9.0-30-000-000-001.025	182 Carmen Ln	Shed
16-111I	Daniel Greiman	07-6.0-13-000-000-020.012	1329 Sycamore Church	Shop Bldg
16-112I	Withdrew application			
16-113I	Chuck Anderson	20-3.0-08-000-000-001.003	372 Blue Ridge	Garage/deck
16-114I	Shahid Insaf	09-4.0-18-001-000-020.000	2000 Rustic Acres Rd	SFH
16-115I	Craig Andersen	08-9.0-30-000-000-074.005	403 Hummingbird In	Carport
16-116I	Brad Gore & Ken Bowman	18-1.0-12-003-010-003.000	146 Groton	SFH
16-117I	Chet Dixon	09-8.0-28-000-000-036.000	162 Mica Rd	SFH
16-118I	Brett Gage	18-7.0-26-003-001-043.000	127 Drowse Ln	Garage
16-119I	Jennifer Buttell-Kersey	04-4.0-20-002-013-027.000	215 Kimberly Creek Rd	Garage & Mudroom addition

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-120I	Sam Yarnell	20-1.0-11-000-000-001.001	750 Arnold	MH
16-121I	Michael Brower	20-4.0-18-002-001-001.045	310 Heavy Timber Dr	Garage
16-122I	Celia Rock	09-8.0-34-003-001-010.000	406 Dallas Rd	addition to SFH
16-123I	Michael Sweeney	19-1.0-01-002-018-003.000	150 Sundae Mtn Pass	Carport
16-124I	Robert Antasek	05-9.0-31-000-000-001.060	2437 Emory Creek Blvd	SFH
16-125I	Christina Armstrong	08-5.0-16-001-002-004.000	134 Gettysburg Ave	Room Addition
16-126I	Corsa LLC	04-4.0-19-003-003-007.000	147 Mach	MH
16-127I	Jerry Bryant	19-1.0-01-002-015-018.000	181 Jellystone	Shed
16-128I	Norma Terry	09-1.0-12-000-000-008.003	835 Prescott Rd	MH
16-129I	Raymond Weeks	04-7.0-36-003-015-002.000	381 Lakeway	SFH
16-130I	Joe Nance and Bob Tanner	08-9.0-30-000-000-008.001	2214 State Hwy 248	MH
16-131I	Michael Cardwell	09-7.0-26-000-000-062.001	151 Toby Ln	SFH
16-132I	Donald Miller	04-7.0-25-000-005-020.000	110 Cabin Ln	Storage Bldg
16-133I	Randall McKnight & Rebecca Combs	19-5.0-22-000-000-045.000	2015 Tate Rd	SFH
16-134I	Daunis Bethke	18-1.0-11-003-002-018.001	1650 Skyview Dr	SFH
16-135I	Roy Montgomery	08-7.0-36-000-000-005.000	356 Oak Tree Ac	Carport
16-136I	Dane Ulrich	08-7.0-36-000-000-004.001	357 Oak Tree Cres	Shop Bldg

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-137I	Jerry Bryant	19-1.0-01-002-015-018.000	181 Jellystone	SFH
16-138I	Dennis Groves	08-8.0-33-004-005-002.000	281 Eastlake	SFH
16-139I	Jeff Mitten	20-1.0-12-000-000-005.003	401 Arnold	SFH
16-140I	Mark Gropp	10-6.0-24-000-000-010.000	25000 US Hwy 160	Storage Bldg
16-141I	Chris Brueggeman	23-3.0-06-000-000-003.000	758 AB Fine Rd	SFH
16-142I	Dennis Shepherd	09-3.0-06-000-000-029.000	480 Cope Ln	Garage
16-143I	Branson Cedars Resort	20-4.0-18-002-001-001.074	769 State Hwy 86	Special Event
16-144I	Leroy Buchholz	19-5.0-22-000-000-049.000	231 Chapel Rd	SFH
16-145I	Joseph Fagen	09-3.0-08-002-001-016.000	173 Lakeview Dr	Storage Bldg
16-146I	William Yep	05-4.0-18-000-000-001.005	200 Bear Creek Est Ct	SFH
16-147I	William Davis	03-7.0-36-000-000-007.000	1927 Lone Pilgrim Rd	SFH
16-148I	Matthew Williamson	09-6.0-23-000-000-019.005	195 Victory Ln	SFH
16-149I	David Jones	08-8.0-28-000-000-115.001	1982 Lake Shore Dr	Deck
16-150I	Vivian Brown	09-4.0-20-000-000-073.000	7080 E State Hwy 76	SFH
16-151I	Johan Regnell	08-8.0-34-004-006-008.000	202 Spring Meadow Pkwy	Deck
16-152I	George Eckley	19-1.0-01-002-004-006.000	115 Beaver Pass	Carport
16-153I	David Koellner	09-3.0-07-000-000-016.058	659 Peaceful Dr	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-154I	Nicole Wallen	22-6.0-13-000-000-023.000	2800 MoArk Rd	SFH
16-155I	Glenn Plachta	08-7.0-25-003-001-041.000	294 Meadowview Ln	SFH
16-156I	Melvin Hollinger	04-4.0-18-003-004-002.001	209 Cedar Vale	Carport
16-157I	Byron Kent Vanderpool	16-5.0-16-000-000-002.014	.210 Lonesome Dove	SFH
16-158I	Craig Masterson	22-6.0-13-000-000-022.000	Mo Ark Rd	MH
16-159I	Billy Wilson	08-1.0-01-004-010-001.000	627 1st St	MH
16-160I	Mary Fetner	06-7.0-35-000-000-027.000	250 Hampton Rd	Special Event
16-161I	DIRLA Inc	17-4.0-18-002-002-016.000	1133 Acacia Club	Utility Bldg
16-162I	Charles Turner	09-3.0-08-002-002-009.002	184 Boxelder	Carport
16-163I	BDI Building & Development	08-5.0-21-003-001-007.002	299 West Rd	SFH
16-164I	Jerome Bauman	19-1.0-01-002-010-001.000	173 Joannas Way	carport
16-165I	Richard Edwards	04-4.0-19-003-004-035.000	399 Sundown Ln	Garage
16-166I	Roger Osborne	06-7.0-35-000-000-014.000	7563 State Hwy 248	Garage
16-167I	Walter Nelson	03-8.0-34-000-000-015.000	1571 Winkle Creek Rd	Room Addition & Deck
16-168I	Rons Trailers & Landscaping	19-1.0-01-002-017-001.000	337 Sundae Mtn Pass	Room Addition
16-169I	Jerry Haefeker	17-4.0-19-002-002-004.003	9064 Historic Hwy 165	Pole Barn
16-170I	Lilbern Combs	03-8.0-34-000-000-006.000	1116 Winkle Creek	MH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-171I	Mark Braden	03-6.0-14-000-000-006.000	19433 E State Hwy 76	SFH
16-172I	Brian Scott	07-6.0-13-000-000-033.000	141 Breckenridge Rd	Garage
16-173I	Cynthia Glasford	19-1.0-01-002-013-008.000	211 Boo Boo	Carport
16-174I	Randall Gilleylen	06-7.0-25-000-000-019.015	979 Emory Creek Blvd	SFH
16-175I	John Russwurm	18-7.0-35-004-008-004.000	200 Sunview Rd	Carport
16-176I	Gorm Tuxen	19-1.0-11-003-006-003.000	430 Amanda	Garage
16-177I	Rick Ebbinghaus	06-7.0-36-000-000-001.064	744 Emory Creek Blvd	SFH
16-178I	Jerry Workman	19-1.0-12-004-005-015.000	310 Sidehill Dr	SFH
16-179I	Bob Robertson	18-7.0-35-000-000-009.000	1852 Hill Haven Rd	Garage
16-180I	Thomas Van Huis	18-7.0-26-003-001-020.000	300 Winkle Dr	Carport
16-181I	Jimmie Clutts	05-5.0-15-000-000-005.002	8760 State Hwy 176	SFH & Garage
16-182I	SMBZ Construction	09-5.0-21-002-004-009.000	132 E Marion Ln	SFH
16-183I	Gary Gaumer	24-1.0-11-000-000-004.001	800 Clarkson Rd	Storage Bldg
16-184I	Shawn Collins	04-7.0-36-001-001-028.000	318 Staake Spur	Storage Bldg
16-185I	Allana Kellett	03-8.0-27-002-001-009.000	170 State Hwy FF	Sunroom
16-186I	Eugene Smith	08-7.0-35-003-001-021.000	140 Prairie Dr	Sunroom
16-187I	Pamela Taylor	04-4.0-19-002-017-023.000	301 Patti	SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-188I	James Lane	19-1.0-01-002-009-002.000	150 Butterfly Blvd	Covered Porch
16-189I	Ben Owens	09-1.0-12-000-000-017.000	375 River Ranch Rd	Barn
16-190I	David Barth	08-7.0-36-000-000-001.029	155 Meadowview Ln	SFH
16-191I	Vince & Jana Hilt	18-2.0-10-002-001-010.019	166 Kings Way	SFH
16-192I	Bill Neumann	07-1.0-01-000-000-001.010	599 Watson Rd	SFH
16-193I	John Raidel	19-1.0-11-002-012-004.000	541 Lindel Dr	Covered Deck
16-194I	John Good	09-1.0-02-004-002-005.000	1698 Lakeway	SFH
16-195I	Charles Runyon	09-1.0-01-000-000-036.000	652 Lake Ranch Rd	Garage
16-196I	Randy Besser	17-1.0-02-002-001-028.000	2855 E State Hwy 76	SFH
16-197I	Brownlee Holding LLC	05-9.0-30-000-000-004.020	487 North View Dr	SFH
16-198I	Brownlee Holding LLC	05-9.0-30-000-000-004.021	457 North View	SFH
16-199I	Robert Franklin	06-7.0-36-000-000-001.023	560 Southview Dr	Garage/Storage Bldg
16-200I	Mary Fetner	06-7.0-35-000-000-027.000	250 Hampton	Special Event
16-201I	Jeff Shaw	17-4.0-18-002-002-003.000	1387 Acacia Club Rd	Garage
16-202I	John Miller	09-6.0-23-000-000-013.000	527 Blackwell Ferry Rd	Garage/Storage Bldg
16-203I	Gary Kimmons	04-1.3-01-000-000-003.006	1092 Cook Rd	Cover for Trailer
16-204I	Paul Roeder	18-7.0-36-003-005-021.000	290 Cove View Rd	addition to SFH

2016 DIVISION I PERMITS

Permit #	Property Owner	Property Number	Situs Address	Structure Type
16-205I	Richard Ott	09-2.0-04-000-000-075.000	112 Brook Dr	Storage Shed
16-206I	Lonnie Michel	09-3.0-08-004-015-001.000	115 Wilson St	SFH
16-207I	Dan Blumenstock	19-5.0-22-000-000-026.000	128 Morning Star	SFH
16-208I	Albert Gerth	04-4.0-17-000-000-026.046	292 Jesse Rd	Garage
16-209I	Kevin Morris	07-5.0-22-000-000-002.009	620 Noland Rd	SFH
16-210I	Ethel Campbell	08-1.0-01-000-000-007.000	1330 Silver Creek Rd	Addition to SFH

BOARD OF ADJUSTMENT CASES 2016

NUMBER	NAME	TYPE OF REQUEST	MAP #	ACTION TAKEN
16-1A	SMBZ, LLC	appeal	08-8.0-33-004-014-015.003 th 022	denied
16-1V	Gary & Karen Deeke	variances	18-6.0-24-000-000-002.004 etc.	pending
16-2V	Alanna Hovey	variance	05-9.0-32-000-000-005.000	approved
16-3V	Jerome & Nancy Bauman	variances	19-1.0-01-002-010-001.000	approved
16-4V	Michael Brower	variance	20-4.0-18-002-001-001.045	approved
16-5V	Cindy Jone-Taylor	variance	04-7.0-35-001-001-028.000	approved
16-6V	Shirley Erickson	variance	19-1.0-01-002-017-018.000	denied
16-7V	Josh & Sara Franks	variance	17-4.0-20-000-000-025.000	approved
16-2A	Emerald Pointe, LLC	appeal	18-7.0-36-001-003-001.000	pending
16-8V	Pete & Elizabeth Capco	variance	18-6.0-24-003-009-011.000	approved
16-9V	David Hawkins	variance	09-5.0-21-000-000-059-009	approved
16-11V	Jeffery M. Shaw	variance	17-4.0-18-002-002-003.000	approved



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

2016 Plats

<u>Amended</u>	<u>Exempted</u>	<u>Final</u>	<u>Minor Sub</u>	<u>Replats</u>
0	2	2	19	26

Land Disturbance Permits: 9

AMENDMENTS
TANEY COUNTY DEVELOPMENT GUIDANCE CODE
FEBRUARY 2017

The Taney County Planning Staff would like to make the following amendments to the Taney County Development Guidance Code in regards to WORKING DAYS AND CALENDAR DAYS:

1. Section 6 Certificates of Occupancy/ Compliance

Subsection 6.3 Revocation-

If a certificate of occupancy/compliance has been suspended and sixty (60) calendar days have passed without the development returning or demonstrating diligent efforts to return to compliance with its permit (or filing an appeal that stays further proceedings until it is heard), the certificate of occupancy/compliance shall be revoked and a notice of revocation served, requiring vacation of the development within ten (10) ~~working days~~ **calendar days**

2. APPENDIX B Step : Planning & Zoning Staff Action

Subsection (b) Applications for Division I permits shall be processed within five (5) ~~working days~~ **calendar days** of their filing. Applications cannot be processed until all submittals have been made.

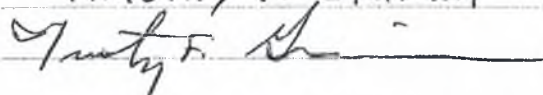
3. Notice of Proposed Land Use Change Posting:

(c) Notice of public hearings, as required for Division II and III applications, shall be posted on the property described in the applications for the permit. The notice shall include the time, date and location of said hearing. The notice shall be supplied and posted by the staff at least ten (10) ~~working days~~ **calendar days** prior to the public hearing.

TO: TANEY COUNTY PLANNING COMMISSION
 P.O. BOX 383
 FORSYTH, MO. 65653
 PHONE 417-546-7226 FAX 417-546-6861

FROM: TIMOTHY F. GRIMM AND BEVERLY GRIMM
 170 STONEY POINTE DR.
 HOLLISTER, MO. 65672
 417-334-3977

RE: PUBLIC HEARING NOTICE 2-13-17 TO OPERATE
 A NIGHTLY RENTAL. WE ARE OPPOSED TO THIS.
 THEY ARE ILLEGALLY OPERATING THEM NOW. EXCESSIVE
 AMOUNTS OF PEOPLE AND NOISE IN SOME UNITS.
 CARS AND BOATS SOMETIMES PARKED ON NARROW
 STREETS NOT MEANT FOR LARGE AMOUNTS OF TRAFFIC.
 WE HAVE 2 SMALL SWIMMING POOLS WHICH ARE
 SOMETIMES OVERRUN WITH RENTERS TO THE POINT
 WHERE FULL TIME RESIDENTS CANNOT USE THEM.
 TRASH BARRELS LEFT OUT ON STREET (AGAINST CCR'S)
 FULL TIME RESIDENTS QUALITY OF LIVING IS BEING
 COMPROMISED BY OUR ASSOCIATION'S LACK OF ENFORCEMENT
 AND THE COUNTY'S LACK OF ENFORCEMENT. WHEN THIS
 DEVELOPMENT WAS BUILT A PERMIT FOR NIGHTLY
 RENTALS WAS NEVER APPROVED! I BELIEVE THE
 FIRE DEPARTMENT WAS RECENTLY CONTACTED AND THEY
 SAID FIRE SPRINKLERS WOULD BE REQUIRED IN NIGHTLY
 RENTAL UNITS AND SHOULD CEASE OPERATING IMMEDIATELY?
 WE ARE NOT IN FAVOR OF NIGHTLY RENTALS
 IN OUR SUBDIVISION.

THANK YOU
 TIMOTHY F. GRIMM


February 5, 2017

Taney County Planning and Zoning Commission
County of Taney
P.O.Box 383
Forsyth, MO 65653-0486

Gentlemen:

I would like to take this opportunity to thank all of you for the consideration you gave to the recent requests for nightly rentals on Lemonwood Lane in Hollister and their subsequent denial. Since I live next door to one of the properties involved in the request for a permit for nightly rentals, I can assure you I can speak from experience with this problem. It also distresses me that this property (and the other one on Lemonwood Lane) were rented without a permit and continued to be rented without a permit in defiance of the ordinance and its denial.

This letter is written as one last plea for your careful consideration concerning restrictions on nightly rentals in Taney County in the future. As you have heard, the residents on Lemonwood Lane and in all of Taney County value the privacy, security and friendly neighborhoods afforded them in their homes located in R-1 zoning. Presently the County has good regulations and restrictions concerning for the rental of housing in R-1 neighborhoods. If you were to remove these restrictions (and or loosen them,) it would be like letting the fox in the hen house. Our secure, private and friendly neighborhoods would then become a "free for all" of nightly rentals springing up everywhere. Nightly rentals are a growing business in the Ozarks and nationwide, and the problem is going to become an even bigger issue in the future.

February 5, 2017

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By removing the restrictions that are currently in place, we could quickly lose our privacy, become insecure and lose property values to name a few. Our children might even show fear since they would not know who is next door. An R-1 designation is just that—a single family neighborhood with people residing there on a permanent basis.

I urge you gentlemen to not remove the restrictions on nightly rentals which are up for a vote before the Commission on Monday, February 13, 2017. And, thank you for your service to our community.

Very truly yours,



Donna Lakey
264 Lemonwood Lane
Hollister, MO 65672

Scott Starrett

From: Richard Hurt [rshurt@gmail.com]
Sent: Tuesday, February 07, 2017 4:50 PM
To: Scott Starrett
Subject: Nightly Rentals at Branson Creek

We are residents at Branson Creek Fieldstone Bluffs where there are several single family homes now being rented on a nightly basis. We were the second residence in the Bluffs having moved in 8 years ago. When we bought the lot on which to build, we were told that these houses would be owner occupied or used as second homes for the owners. And for several years, that was the way it was. In the last 3-4 years some of the houses have sold and people who bought them have started renting them out nightly. This has disturbed my wife and I greatly. One of these houses at 226 Stoney Pointe is directly across the street from us and its back yard hot tub are no more than 100 feet from our bedroom window. We have had more than one instance of people out drinking in the hot tub at 1:00 and 3:00 am in the morning. We came very close to calling the police once, but were afraid the people might cause trouble. We have cars parked so thick on Stoney Pointe, that it becomes hard sometimes to weave through them to get out of the neighborhood. These are all at least 4 bedroom houses and so there are always multiple families staying in one house, and with all having cars, it gets very crowded. The HOA covenants say that cars must be in the driveways. Recently, at another rental 4 houses down from us at 360 Black Rock Drive, there were 5 monster trucks parked in the drive way and on the street with people working on them and equipment to do so in the yard. Branson Creek had a small pool built for the residents before the nightly rentals started which would accommodate about 10-12 people at a time comfortably and it was sufficient for we older residents. Now there are many times that there are 20-25 people in that pool, none of which are residents. The residents don't even go to the pool anymore because of this. We can't take our grandchildren when they visit. We don't think it is right that so many of us bought in Branson Creek Fieldstone thinking that we were moving into a residential neighborhood, only to have the rules changed in the middle of the game. As evidenced by the fact we are having these applications for a variance, this was not the original intent of this development. We think it should stay the way it was originally intended. We plan on being there at the public hearing on February 13, but we just felt we needed to send this in case something would happen that we cannot attend.

Richard & Sharon Hurt
326 Black Rock Drive
Branson Creek Bluffs
Hollister, MO

Bob Atchley

From: Ray Vorbeck [ray.vorbeck@gmail.com]
Sent: Friday, February 03, 2017 2:40 PM
To: Bob Atchley
Cc: Raymond Vorbeck
Subject: Attention Commissioners

Mr Atchley, we live at 110 Greystone Drive in Hollister. My wife and I plan to attend the meeting scheduled for the evening of February 13. It is my understanding that the issue of nightly rentals in our community will be discussed. We thought it could be more expeditious to put our concerns in writing.

We feel very strongly that nightly rentals should not be allowed for any home or condo in the neighborhood. One reason is the people who rent seem to have no concern for the beauty of our neighborhood.

They crowd our small pool, they park wherever they please and bring so many friends/family members our infrastructure is at risk. The extra traffic is a danger to our folks and children walking about the neighborhood. And the traffic continues well into the night.

It is not pleasing to the eye to drive up to our home and see towels, bathing suits and other clothing hanging from balconies. Our trash cans flow over from usage we never anticipated. They seem to have no concern for us or our equipment.

We have seen our neighborhood advertised as a "Resort Community." Nothing could be further from the reality of our nice, quiet housing development. And homes advertised for 12 people and more? How can any home in our neighborhood accomodate that many people?

Not to mention the reduction in the value of our beautiful home. We have committed to a 20 year investment only to see it depreciate in value. We have spent a substantial amount of money to beautify our home and neighborhood in terms of landscaping plant and hardscape. We are retired and have no prospects of recovering any losses.

Finally we are also concerned about criminal activity. We know of no such activity at this time but exposing our homes and families to the nightly traffic is not in the best interests of our homeowners.

Your careful consideration is appreciated.

Judi & Ray Vorbeck
February 3, 2017

Scott Starrett

From: Karen Murphy [klmnm40@gmail.com]
Sent: Tuesday, February 07, 2017 1:58 PM
To: Scott Starrett
Subject: Fwd: Branson Creek Rental Problems

Would you be sure this complaint is also in the packet. Thanks again.

> On Jan 22, 2017, at 12:24 PM, Joan Farmer <jefarmer123@gmail.com> wrote:

>

> Dear Sir:

>

> So sorry you and the commissioners have been brought in to deal with this situation. However, you are probably our last line of defense, protecting us permanent residents from greedy opportunists trying to make money on our misfortune.

>

> In 2008, we bought our home before it was finished and moved into it a year later. We paid for a dream that has turned into a nightmare. My husband was impressed with the access to a good golf course and a lovely clubhouse. The house itself met all my retirement conditions: one floor (no stairs), brick exterior, and yard maintenance.

>

> We both appreciated the beauty of the area, the lovely clubhouse where we could have lunch or a quick snack. Unfortunately, the economy crashed, the developer sold most of the area to McMillan Properties. They came in like "gangbusters" and spent a lot of money on foolish parties, flags, etc., etc. After a year of unparalleled spending, they realized their mistake and sold off the golf course and clubhouse to John Morris. Golf privileges ended and the substitute "clubhouse" and pool are a bitter joke.

>

> We have survived the downturn in the economy and 3 different owners with varying management styles. However, the three individuals presently managing the development don't have any training for their positions and refuse to honor the original guidelines. The result: " We're between a rock and a hard place."

>

> We are able to move away and leave our dreams behind. However, not everyone in our development is economically or physically able to do so. Hence, our need for intervention.

>

> I feel that we are being forced out of our homes by a new breed of "carpetbaggers" and that our peace and safety are being destroyed.

>

> Hopefully, you won't believe all the realtors and opportunists in their "sunny" accounts of the situation and will honor our requests for relief.

>

> Sincerely,

> Joan Farmer

> Permanent Resident

> of Taney County

>

>

> I can assure you that without responsible supervision of the rentals, permanent residents will make a grand

exodus and the infrastructure will be trashed by renters who have no loyalty or pride in the area. In other words, within a short time, Branson Creek will be "toast".

--

Karen L. Murphy

Scott Starrett

From: Ray Vorbeck [ray.vorbeck@gmail.com]
Sent: Tuesday, February 07, 2017 2:00 PM
To: Scott Starrett
Subject: Commissioners Nightly Rentals

Mr Stennett, please see below a message sent to Mr Atchley regarding nightly rentals in our subdivision. Thank you for your assistance in this matter. J&R

Mr Atchley, we live at 110 Greystone Drive in Hollister. My wife and I plan to attend the meeting scheduled for the evening of February 13. It is my understanding that the issue of nightly rentals in our community will be discussed. We thought it could be more expeditious to put our concerns in writing.

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Finally we are also concerned about criminal activity. We know of no such activity at this time but exposing our homes and families to the nightly traffic is not in the best interests of our homeowners.

Your careful consideration is appreciated.

Judi & Ray Vorbeck
February 3, 2017

Scott Starrett

From: Wally Sinko [wallysinko@me.com]
Sent: Tuesday, February 07, 2017 10:50 AM
To: Scott Starrett
Subject: Nightly Rentals

I am a permanent residence of 155 N Tuscany Dr, Branson Creek Hollister and would like to state I would like to see the unit next to me 157 N Tuscany, cease nightly rentals as it has been an unpleasant experience. I have had to tolerate excessive noise, garbage bags left on our shared front porch for days, children running in out slamming doors that rattle my windows, and children playing with my yard ornaments.

Thank you,
Cheryl Sinko

Sent from my iPad