



## TANEY COUNTY PLANNING COMMISSION

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### MINUTES

## TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING

**MONDAY, DECEMBER 11, 2017, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

#### Call to Order:

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

Mr. Starrett read a statement outlining the procedures for the meeting and presented the exhibits.

#### Public Hearings:

James Berry, proposed storage units located at 13245 US Hwy. 160; a request to construct up to six storage unit buildings. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Berry was present to address concerns from the public. He explained where the parking was planned to be and that there will be a gated entrance with a chain link fence. The lot will not be paved and will be base rock. A buffer will be placed along the fence dividing the property. Ethel McLemore and her daughter Carolyn Flanagan spoke in opposition to this request. Their concern was that the property owner would not follow through with the requirements of the code, and that he had already removed trees, fence and phone lines from their property. They would like a buffer placed between this use and their property, and to have their fence put back up. Mr. Berry stated there had been no survey done before work began on the property, the fence was an old woven wire fence and that Mrs. McLemore's son gave the ok for it to be taken down and the tree was cut up and wood given to him. Mr. Caudill suggested that a survey be done, before proceeding. Mr. Faubion stated that there is a survey done on the property. Mr. Cramer stated that before a fence is placed the survey markers should be found. Mr. Stewart asked that the two neighbors have their concerns worked out before appearing before them next. Ms. Flanagan stated that to her knowledge no one came to her with the questions. With no other discussion this project will proceed to final vote next week.

NYC Properties LLC/Brad Youngblood, proposed nightly rental located at 918 State Hwy. 86; a request to operate a nightly rental business from an existing single family dwelling. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Youngblood was present to address any questions from the Commission or public. Mr. Stewart discussed the driveway to the second building. Both properties are being purchased together and access each other. Concerns were that if

one of the properties sold in the future one would not have access, which would be worked out at the time between buyer and seller. Wastewater was discussed. Mr. Haes asked about occupancy and if there would be enough parking. Mr. Cramer pointed out that when it is sold, the new owner would have to come before the Planning Commission again and the parking and access could be dealt with then. No one from the public spoke either for or against the request. This project will proceed to final vote next week.

NYC Properties LLC/Brad Youngblood, proposed nightly rental located at 920 St. Hwy. 86; a request to operate a nightly rental business from an existing dental office building which has been renovated into a six bedroom single family dwelling. Mr. Starrett read the staff report and presented location maps and pictures of the site. There are two lots behind these properties which are being bought together with the structures. Wastewater was discussed. With no other discussion and no one from the public speaking for or against this project, it will proceed to final vote next week.

Jana Hilt, proposed nightly rental located at 166 Kings Way; a request to operate a nightly rental business from an existing single family dwelling. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mrs. Hilt presented a power point presentation showing compatibility and neighbors approving and not approving the request. Some of neighbors who opposed the request concerns were traffic, safety, and incompatibility. Copies of the power point were given to the Planning Commission. Robert Woolston owns the lots surrounding this request and would like to sell them for this use as well. Mark Elder real estate agent for Carol Jones, sits on the Stone County Planning and Zoning Board, stated that in his opinion does not see a problem with this use. Mark Rys who lives close to this property had concerns regarding incompatibility, safety of the neighborhood, traffic, and he spoke on behalf of some of the other property owners who are not in favor of this request. Robert Johnston lives on Johnston Lane spoke in opposition of the request. He stated that the neighbors pay to have the roads kept up and thinks it would be unfair to have a business using them. The property owners bought in that area because there were no commercial uses. Mrs. Hilt addressed the concerns. Mr. Faubion pointed out that CCR's were placed on a property for a reason to protect the property owners. Mrs. Hilt reported that before purchasing this property sought the advice of a real estate attorney who told her that most CCR's cannot be enforced. After discussion this project will proceed to final vote next week.

Old and New Business:  
No discussion.

Adjournment:

With no other business on the agenda for December 11, 2017 the meeting adjourned at 7:09 p.m.

**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 18, 2017, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were; Steve Adams, Dave Stewart, Doug Faubion, George Cramer, Randy Haes, Randy Fogle, and Howard Kitchen. Staff present; Scott Starrett and Bonita Kisse-Souttee.

Mr. Starrett read a statement outlining the procedures for the meeting and presented the exhibits.

Review and Action:

Minutes; November 2017; with no additions or corrections a motion was made by Mr. Haes to approve the minutes as written. Seconded by Mr. Fogle. The vote to approve the minutes was unanimous.

Final Votes:

James Berry; proposed storage units, 13245 US Hwy. 160. Mr. Starrett reviewed the request and the proposed decision of record. Mr. Berry was present and reported that he spoke to the property owners and an agreement made regarding the property line. With no other discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Seconded by Mr. Stewart. The vote to approve was unanimous.

NYC Properties LLC/Brad Youngblood, proposed nightly rental, 918 St. Hwy. 86. Mr. Starrett reviewed the request and the proposed decision of record. Mr. Youngblood was present. Mr. Haes discussed parking for both properties and if one sells would there be enough. Mr. Starrett pointed out the location of the parking, and lateral fields. Mr. Fogle clarified who the permit will be issued to because the property is for sale. With no other discussion Mr. Faubion made a motion to approve based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was four in favor and three opposing.

NYC Properties LLC/Brad Youngblood, proposed nightly rental, 920 St. Hwy. 86. Mr. Starrett reviewed the request and the proposed decision of record. Mr. Youngblood addressed questions from the Commission. With no discussion a motion was made by

Mr. Stewart to approve based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was five in favor with the Chairman voting in favor, and two opposing.

Jana Hilt, proposed nightly rental 166 Kings Way. Mr. Starrett reviewed the request and the proposed decision record. A representative for Mrs. Hilt, Debbie McDaniel was present to address questions from the Commission. Mr. Starrett clarified the location. A motion was made by Mr. Kitchen to deny the request. Seconded by Mr. Fogle. Mr. Kitchen pointed out that the property next door was denied both by the Planning Commission and Board of Adjustment, and there are others in the neighborhood also denied approval for nightly rental. Mr. Starrett pointed those out on the map. After discussion a vote was taken, which was unanimous for denial.

#### Concepts:

Paul Riazantsev/Lynsey Coffey, proposed nightly rental, 725 Skyline Road. Mr. Starrett presented location maps of the request, and the Commission discussed the location. Mr. Faubion clarified the owner, the wastewater system, number of bedrooms and the use of the existing building on the property. There are two other nightly rentals in the neighborhood. Ms. Riazantsev provided approval letters from the neighbors. With no other discussion this project will proceed to public hearing next month.

Resort Installation Systems/Eddie Wolfe, proposed apartment buildings on 4.1 acres located off Quebec Drive. Mr. Wolfe was present to address questions from the Commission. Mr. Starrett presented a location map of the site. Mr. Faubion discussed why it had not been previously platted into lots. Mr. Wolfe stated that the site had held water and lately had been filled with shot rock. He stated that this would be affordable housing. There will be adequate drainage and retention in place. Sewer and water is existing. The applicant also owns property which butts up to the houses. With no other discussion this project will proceed to public hearing next month.

Baldknobber Hill LLC/Aimee Dixon Plumlee, proposed duplexes, 593 Harp Lane. Mr. Starrett presented location maps of the site. Mrs. Plumlee was present to address questions from the Commission. Mr. Stewart discussed a better turnaround at the end of the driveway. A cul de sac will be constructed at the end. With no other discussion this request will proceed to public hearing next month.

Linda Conrad & Paula Cotton, proposed nightly rental, 185 Honeysuckle Lane. Mr. Starrett presented location maps of the site. Ms. Conrad was present to address questions from the Commission. The existing structure will be hooked to public sewer and water. Plans are to rent as a one bedroom. Access will be to Honeysuckle Lane which is a County Road. Mr. Faubion asked if she had talked to the neighbors. She reported that she had and only one of them was not in favor. Ms. Conrad lives in the other house on the property full time. She will construct a privacy fence on the back and side. There are other nightly rentals in the neighborhood according to Ms. Conrad.

Mr. Stewart asked for a plan for a driveway for the next meeting. With no other discussion this project will proceed to public hearing next month.

Marc Kirby/Sheila Brown, proposed nightly rental, 189 Friendly Hills. Mr. Starrett presented location maps of the site. Mr. Kirby was present to address questions from the Commission. The applicant was denied on this site previously and has reapplied. He stated the reason for the re-application was that there was a tie vote. Number of bedrooms, parking and turnaround was discussed. A retaining wall will be installed to make the back yard two levels. With no other discussion this project will proceed to public hearing next month.

#### Old and New Business:

Mr. Starrett reminded the Commission that next month new officers will be elected, and they should be thinking about who wants to be Chairman and Vice-Chairman.

Mr. Adams discussed amending the Code requiring a fire wall for duplexes. Mr. Cramer discussed fire walls in apartments. Mr. Fogle explained that the Western Fire District addresses this. Mr. Faubion asked about the status on the dog kennel that was approved. Discussion followed.

#### Adjournment:

With no other business on the agenda for December 18, 2017 the meeting adjourned at 7:18 p.m.