

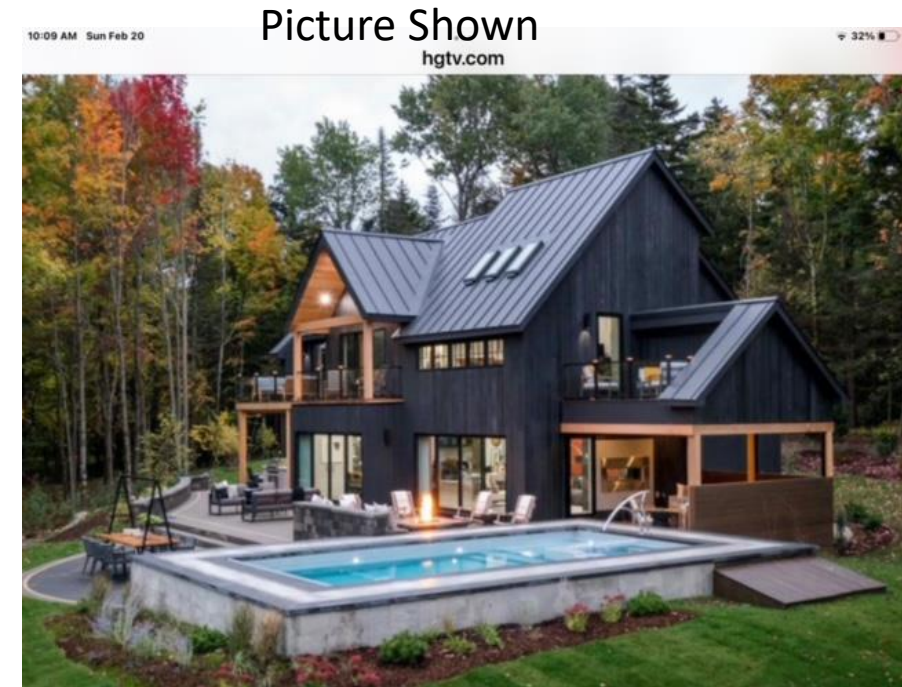
Development Plans

- **Meet & Greet**

- Depicts a picture of HGTV Dream Home
 - Then says it will 60+ homes on 20 Acres
 - However these are “more like detached condos”
- Would like to work with neighborhoods to improve the roads and then will get Stone Co. to take over repair and maintenance. Apparently did not meet with Stone County prior to meeting with neighbors.

- **1st Planning and Zoning Meeting**

- Again shows same HGTV picture to the P&Z
- Tells P&Z around 60 Homes could be more based on NR-1 guidelines.
- Shows rough drawing of how the development might look. 60+ Units of detached Condos. Parking spaces not yet determined
- Vote delayed “IF” Mr. Worley submits comprehensive Road plan to the Taney County Planning Commission



Closer to plan – Branson Creek



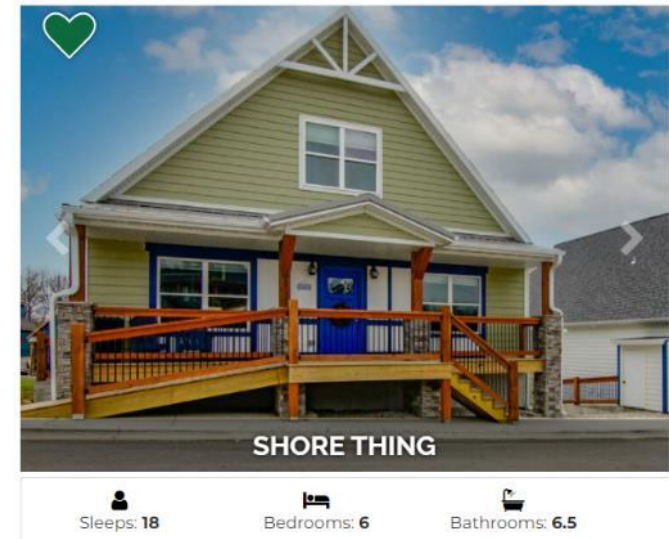
Clarify the Facts

Current Overnight Rentals:

- ❖ There are only four 2 Bedroom Nightly Rental Cabins currently. Four Cabins 2 bedroom each adds up to 24 people and 8 cars. No Comparison to what the Worley Group is proposing 66 Units 6 Bedrooms up to 1200 people 400+ cars per day. Which could add up to 1500+ trips per day.
- ❖ Statement was made on “good authority” by the Worley group that the owners of lots in Paradise Estates intend to build additional nightly rental units. Stan Patterson and his family own the lots adjacent to the property. The current road improvement is for a personal home and they have no intention of building additional rental units.
- ❖ All lots in Paradise Estates are zoned residential, the 4 cabins are conditional use. Remaining owners have no intention of building rental homes.
- ❖ White River Lodge B&B has sold to an individual that has no plans to build nightly Rentals not an investor as suggested at the last meeting by the Worley Group.

Equipment on Site:

- ❖ Mr. Worley stated that heavy equipment is already making it onsite to the back of Paradise Estates on Tall Tree. This is only partially correct. The heavy equipment trucks and long Trailers have to park in Grandview Acres on either on Arundel (Stone Co) or Post Oak (Private) blocking the roads.
- ❖ Trucks unload and drive the equipment to the location while other traffic is blocked.
- ❖ Trucks then have to back out of the subdivision because there is no turn around spot.
- ❖ This is for 2 residential homes, If 60+ commercial homes are being built by individual contractors, the blockages and damage to our subdivision roads will go on for years. And will block emergency vehicles if needed



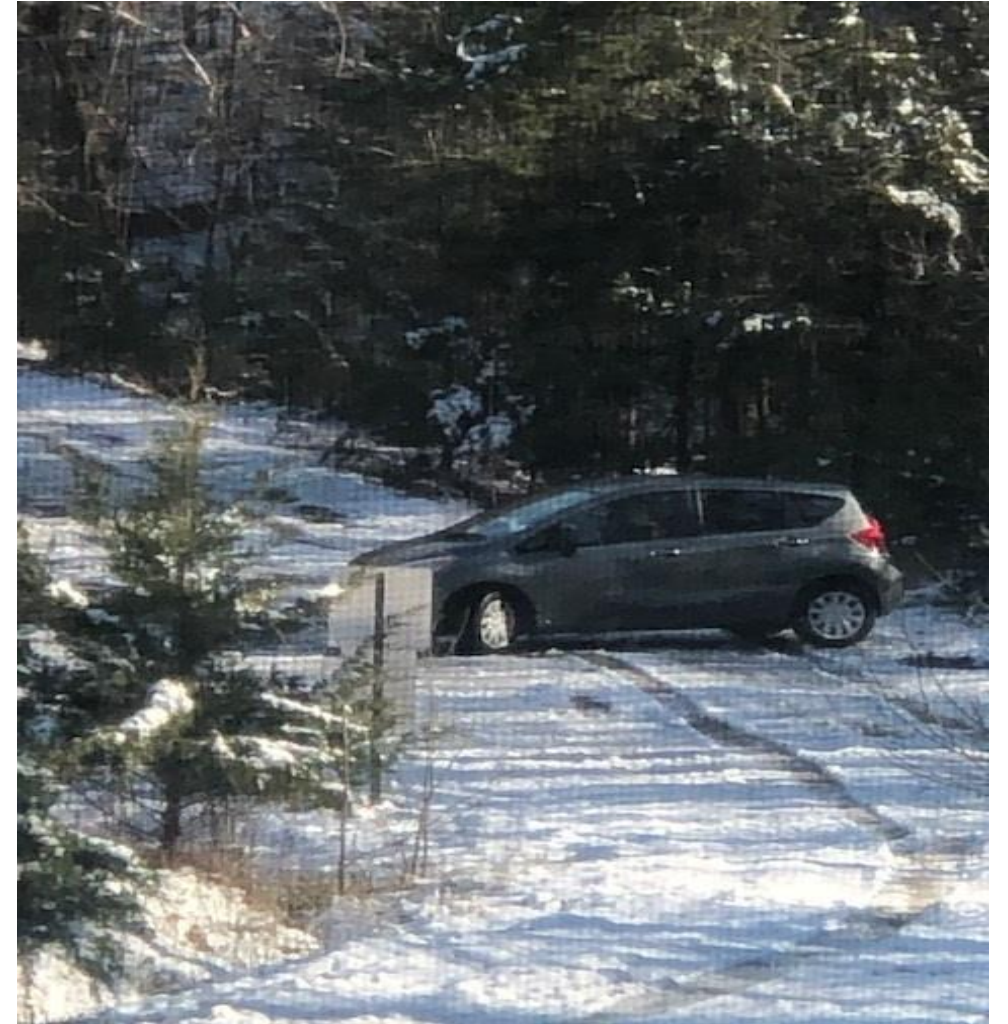
We can't wait to welcome you into our NEW lake home! 3449 sq foot of space for your friends and family to enjoy! Shore Thing **This home showcases 6 bedrooms and 6 bathrooms, plenty of space for a larger family, church groups, work retreats, or a group of friends!**

Sleeps 18 could generate up to 18 cars for a Church Group or Work Retreat

Progress and the Future

Not Against Progress

- ❖ We are not against progress
- ❖ We would love to get our roads fixed. Mr Worley's Team last week conveyed that our subdivisions do not want our roads fixed to stop him. This is not accurate.
- ❖ We have tried to get Stone County to take over our roads for years because we have retirees on a limited income. We can't afford to fix them just to have them tore up again by construction trucks.
- ❖ We are concerned about our safety, our kids safety, our grandkids safety, and the safety of those 924 visitors in Taney County packed into the nightly rentals.
- ❖ During the winter the steep grades and turns make homes impassable. Just with the current four rentals, we have to pull people out of ditches and up hills every year.



Traffic, Costs, and Danger

Costs and Maintenance:

- ❖ As part of the agreement made to delay the vote at the first meeting, Mr. Worley was told to submit a comprehensive plan to improve the roads. He has not done this. At the second meeting he submitted a bid from a contractor that only include a portion of the road, and was only to improve the road to rock. No plan was submitted to bring the roads up to Stone Co standards as was agreed upon to delay the vote.
- ❖ Mr. Worley has yet to provide a comprehensive plan on how the roads will be safely built, which roads are be updated, a contract for ongoing maintenance, guard rails, lighting, sidewalks for pedestrians, to the Planning Commission or to our HOA's to understand his plans for our safety and the safety of his tenants in Taney County.
- ❖ Who will enforce future improvements as well as the on-going maintenance of the roads?

Traffic Study:

- ❖ Mr. Worley's team mentioned around 200 cars per day.
- ❖ A local Civil Engineer submitted a stamped and signed study estimated that our steep grades and blind spot roads would reach 1,500+ trips per day during peak season on County Road Arundel with grades up to 22%. Public Roads Tall Tree and Post Oak have grades up to 26%. Crash Rates and accidents will increase greatly especially for tenants with boats attached.
- ❖ That would be 1,500+ trips by people that don't know our roads, our steep grades, sharp turns and hidden drop offs. This can cause accidents, bottlenecks, and cost valuable time for fire or ambulance emergencies.

Taney County Planning & Zoning Criteria Precedence

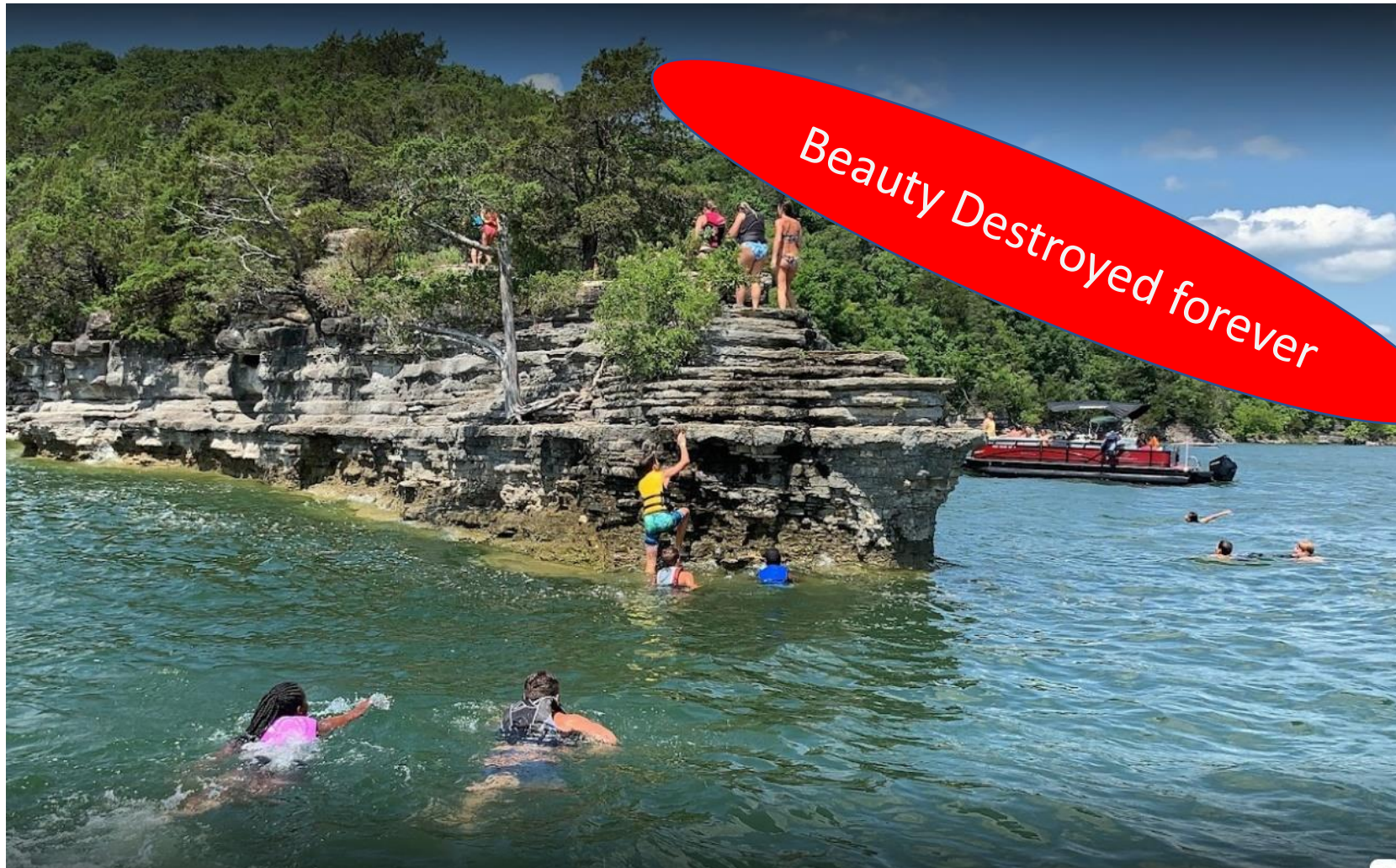
Adjacent Compatibility

- Proposed Property
 - Adjacent to Battleship Rock, an Advertised Branson Area Tourist Attraction
 - Corp of Engineer Property
 - Not Currently accessible by road
 - New development will create Traffic to Cliffs
 - Trespassing will occur
 - Both New Development Property Owners and Current Land Owners
 - Increased Liability to Taney County, New Development Land owners, Private Road Owners
 - General Pubic -
 - They will come by car and high likelihood they will **NOT** have life vests



Adjacent Compatibility

Natural Beauty of Table Rock Lake



Adjacent Compatibility – Save the Cliffs and Natural Beauty of Table Rock Lake

There is a proposal before the Taney County Commission that would destroy the natural beauty of the cliffs, also known as Battleship Rock! This famous landmark, where people come from all over to jump and enjoy the beauty of the cliffs, is being threatened by a developer. They are proposing to **clear** the 20 acres of pristine lakefront above the cliffs and build 65+ nightly rental homes. Please sign the petition *opposing* this proposal!

- Current proposal is to **REZONE** from A-1 *AGRICULTURAL* to NR-1 *NIGHTLY RENTALS*!

- A development like this, would disrupt the landscape and wildlife through **deforestation** and **displacement**.

- There would be an increase in **storm water runoff** into the lake due to lack of vegetation and impervious structures

- There would potentially be an increase in **pollution** of our treasured lake

- There would be increased boat traffic in the area which in turn creates an increase in wake-induced **shoreline erosion**.

- The only access to the proposed development would be through two neighborhood subdivisions.

- According to the traffic study, daily Traffic through these two quiet neighborhoods would *increase* by up to **1000** cars per day!

- This dramatic increase in traffic poses a **tremendous safety risk** to residents, their children/grandchildren, pets, and all others that are in the area.

- A development of that size would put a **strain on the aquifer**.

HELP PRESERVE THE BEAUTY AND INTEGRITY OF OUR LAKE, PLEASE SIGN THE PETITION NOW AND SHARE IT WITH EVERYONE YOU KNOW!

change.org

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What's new

Petition details

Comments

Updates

Discover

Save the Cliffs at Table Rock Lake



Christine Etter started this petition to Taney County Commission

There is a proposal before the Taney County Commission that would destroy the natural beauty of the cliffs, also known as Battleship Rock! This famous landmark, where people come from all over to jump and enjoy the beauty of the cliffs, is being threatened by a developer. They are proposing to **clear** the 20 acres of pristine lakefront above the cliffs and build 65+ nightly rental homes. Please sign the petition *opposing* this proposal!

4,012 have signed. Let's get to 5,000!



Madison Leblanc signed 10 minutes ago



Andrea Nevels signed 11 minutes ago

Thanks to your support this petition has a chance at winning! We only need 988 more signatures to reach the next goal - can you help?

Take the next step!

Adjacent Compatibility Criteria

- **Taney County Commission Rezoning**

- **No Road Access in Taney County means:**

- No Taney Co Fire & Rescue access
 - No Taney Co access to Taney Co Property Owners
 - No Taney Co access to Taney Co Construction

- **Adjacent Taney County Nightly Rental Property, None**

- 40 Acres Adjacent – Letter from John Holderman opposing zoning change
 - Next Taney Co Property Adjacency is Williams Landing 22 Homes HOA Nightly Rental not allowed
 - Corp of Engineer Land – Battleship Rock - Attractive Nuisance

- **Stone County Private Road access will Cross County Lines**

- Will create confusion, long response time and restriction for Taney County Fire and Rescue teams



Taney County Website

This Property is NOT NR-1 Compatible with Adjacent Taney County Property

Adjacent Compatibility Criteria

- **Including Stone County Roads** **Taney County No Jurisdiction –**

- **No Access from State or County Roads – 3/4 Mile from nearest Public Road**

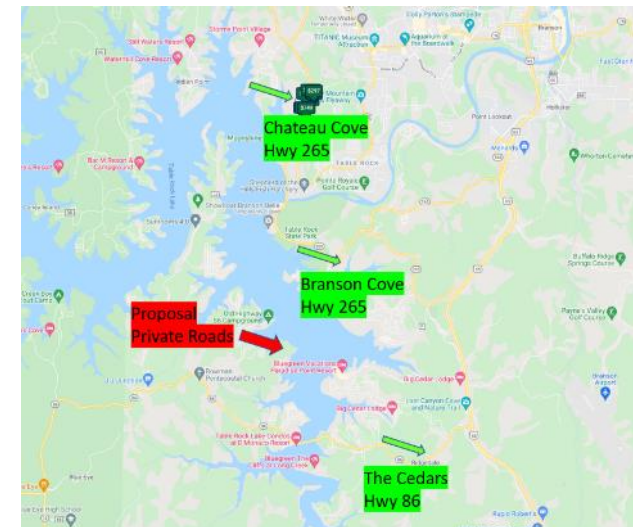
- Roads are **Private**, with Public Access
- **Roads go through two Residential Neighborhood Property**
- Roads have **steep unrepairable Grades**
- Grades exceed both Taney and Stone County Fire and Rescue requirements
- Proposed Improvement \$500k is only for **part of the road and only gravel**
 - Cost to pave to bring up to Stone County standard will be significantly more and was not presented



- **Taney County Large Nightly Rental Developments**

- Branson Cove / Chateau Cove – **Access via State Hwy 265**
- The Cedars – **Access via State Hwy 86**

- **Developments of this size need two access points**



Unprecedented Decision

- **Taney County Commission Re-zoning / Stone County Burden**

- **Safety**

- Unsafe Traffic through Private Residential Subdivisions
 - Endangers residents, visitors, workers, first responders
 - Response times for Fire and Rescue well above safe levels
 - Places Taney County Residents , Property Owners and visitors at Risk

- **Stone County Roads –**

- Private Roads, w/public access
 - Only Access to property through two Quiet Residential Neighborhoods
 - As Road Traffic increases, **Liability burden** is placed on Stone Co & Residents
 - Construction Traffic – Heavy Equipment through Neighborhoods
 - Nightly Rental Traffic – In/Out vacationers – Road Study 1,500+ cars per Day passing through two Residential Neighborhoods
 - Battleship Rock Public Traffic – 1,500+ goes even higher
 - Comprehensive Road Plan has NOT been submitted by Developer as requested by Taney Co.

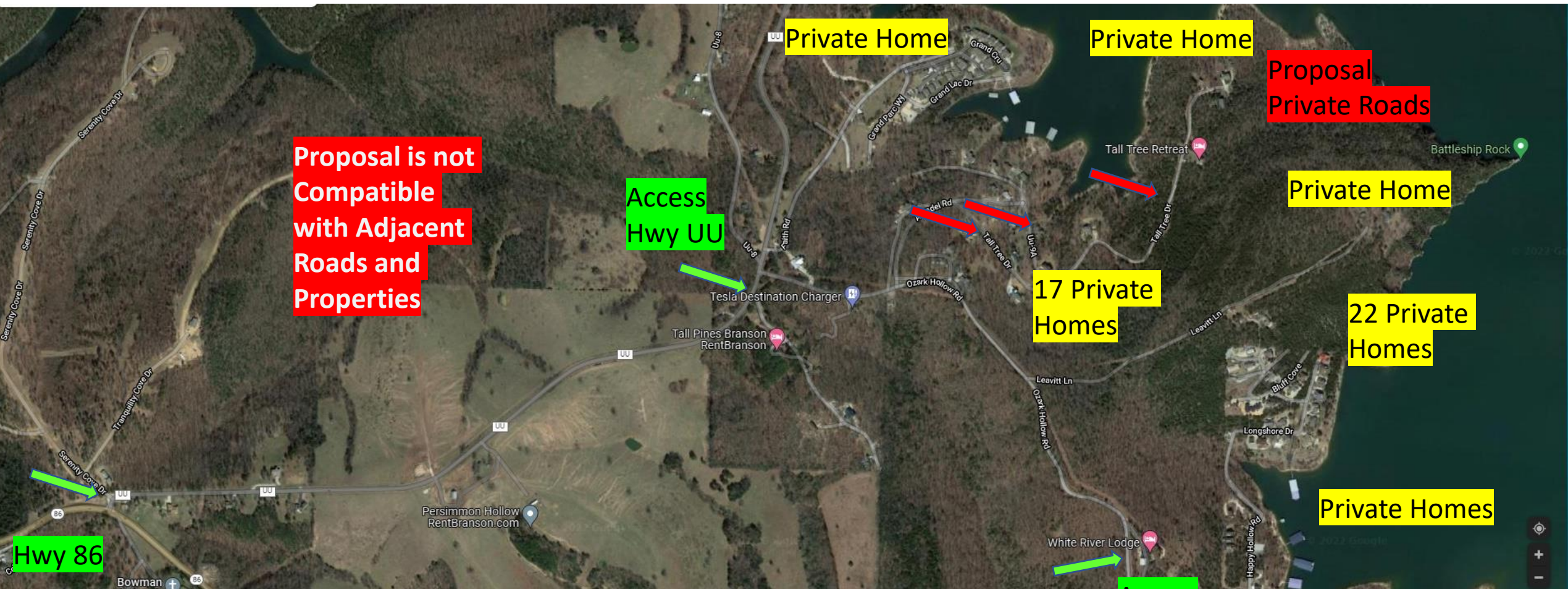
- **Adjacent Property**

- Taney County Property is zoned A-1 or Residential
 - All Property in Grandview Acres and Paradise Estates is zoned residential
 - 4 CUP 2 Bedroom Nightly Rentals – vs 66 6 Bedroom Nightly Rentals
 - Adjacent property owners oppose and will sign Affidavits that there are no plans to build NR
 - Corp Engineer Land – Battleship Rock - Attractive Nuisance

- **Failure**

- Property is rezoned NR-1 / Land is cleared / Development fails and this becomes another Indian Ridge

Proposed Property is NOT Compatible with Adjacent Property in either Taney County or Stone County



Proposal is not
Compatible
with Adjacent
Roads and
Properties

Access
Hwy UU

Private Home

Private Home

Proposal
Private Roads

Private Home

17 Private
Homes

22 Private
Homes

Private Homes

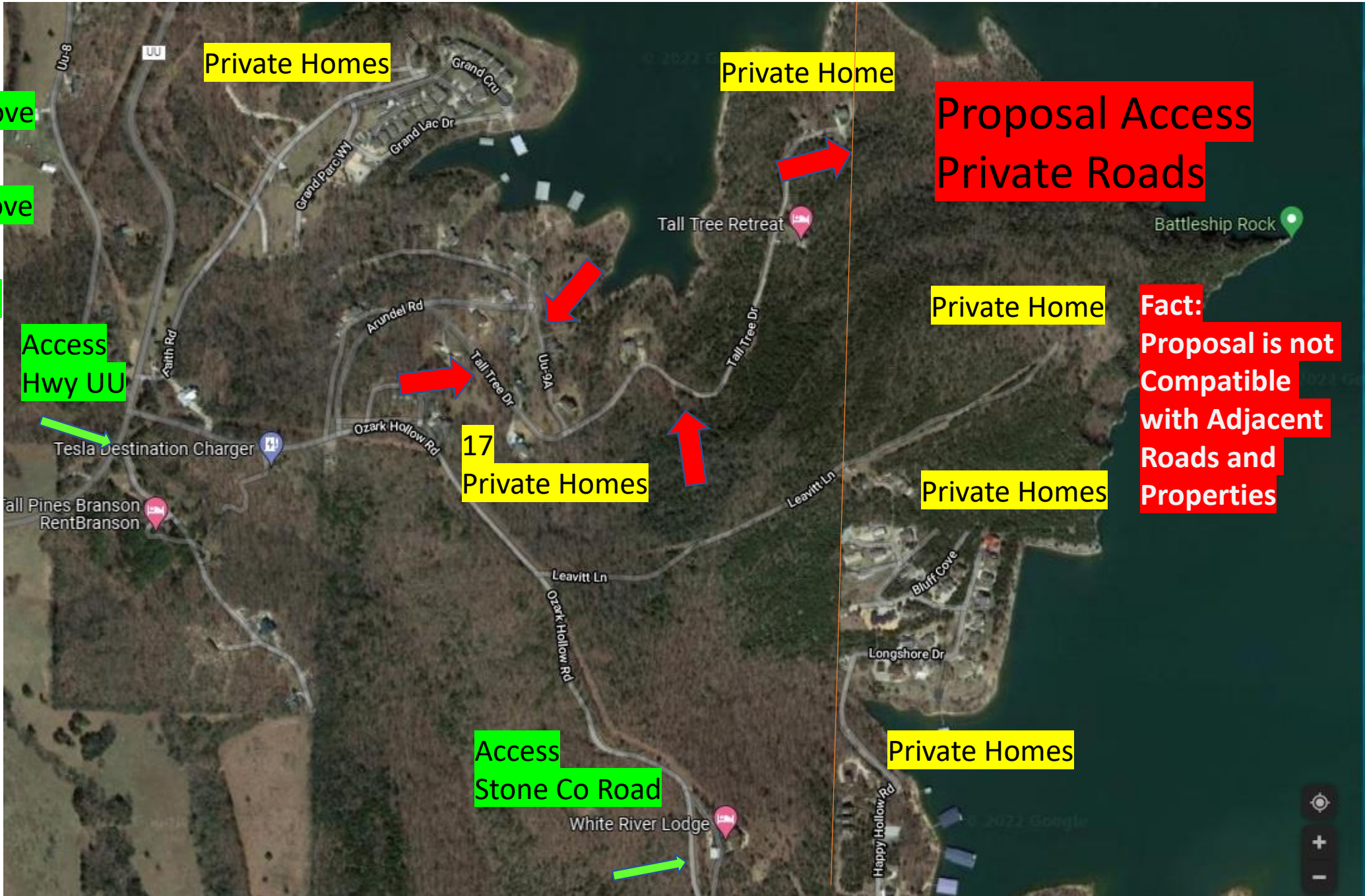
Hwy 86

Chateau Cove
Hwy 265

Branson Cove
Hwy 265

The Cedars
Hwy 86

Access
Stone Co Road



Private Homes

Private Home

Proposal Access
Private Roads

Private Home

Fact:
Proposal is not
Compatible
with Adjacent
Roads and
Properties

Private Homes

Private Homes

17
Private Homes

Access
Stone Co Road

Access
Hwy UU

Branson Cove
Hwy 265

Chateau Cove
Hwy 265

The Cedars
Hwy 86

[illegible]

**Proposal is not
Compatible
with Adjacent
Roads and
Properties**

