

**RESOLUTION NO. SU25-02**

**REQUEST TO MODIFY A SPECIAL USE PERMIT FOR THE CAMPGROUND LOCATED AT 300 LAKE DRIVE, 402 SHORE LANE, 408 SHORE LANE, AND 412 SHORE LANE, BRANSON, MO 65616, BY OMITTING THE FENCING REQUIREMENT.**

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**WHEREAS**, an application has been submitted by Nikki Ashmore on behalf of the City of Branson Parks and Recreation Department for approval of a modification to an existing Special Use Permit (Permit No. SU22-000003) for properties located at 300 Lake Drive, 402 Shore Lane, 408 Shore Lane, and 412 Shore Lane, Branson MO 65616 and shown in Exhibit 'A'; and

**WHEREAS**, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for a modification to an existing Special Use Permit; and

**WHEREAS**, a Public Hearing was held before the Branson Planning Commission on October 2, 2022 at 6:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri; and

**WHEREAS**, the Branson Planning Commission approved the Special Use Permit for the Campground on October 2, 2022 by Resolution No. SU22-000003; and

**WHEREAS**, a Public Hearing was held before the Branson Planning Commission on April 1, 2025 at 6:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri to modify the previously approved special use permit issued on October 2, 2022; and

**WHEREAS**, the Planning Commission considered and determined that the criteria outlined in Section 94-16.b. Review and Approval Criteria, items numbered 1-6 were considered and found to be met; and

**WHEREAS**, the Planning Commission has determined that the original condition in Resolution No. SU22-000003, specifically item number 4 pertaining to fencing requirements, circumvents best management practices for storm water and floodplain management, and therefore recommends the removal of this condition; and

**WHEREAS**, all required documentation and payment of the required filing fee have been received by the City of Branson.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:**

Section 1: The Planning Commission hereby authorizes the Planning and Development Director to modify a Special Use Permit for a campground and vehicle park within the properties 300 Lake Drive, 402 Shore Lane, 408 Shore Lane, and 412 Shore Lane, Branson MO 65616 and shown in Exhibit 'A', by omitting the fencing requirement.

Upon certification by the appropriate departments of the City the following conditions have been met:

1. The installation and activities covered by the Special Use Permit shall be in accordance with all applicable city, state, and federal requirements; and
2. Any recreational vehicle shall not occupy any campsite longer than nine months within a twelve month period, and the number of occupants within each recreational vehicle shall not exceed the limits established by the manufacturer or the building codes as adopted by the City.
3. At a minimum, a 10-foot landscape buffer shall be required between the subject property and the surrounding LDR (Low Density Residential) zoned properties.
4. The special use permit approval is contingent upon approval, by the Board of Aldermen, of the rezoning for the subject property from LDR (Low Density Residential) zoning district to CON (Conservation) zoning district.
5. If all conditions of this Resolution authorizing the issuance of this Special Use Permit are not acted upon on or before October 4, 2023, this Special Use Permit shall be null and void.

Section 2: Planning Commission hereby finds the following:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of the intended purpose of the subject zoning district, and complies with all of the applicable provisions of this chapter;
2. The proposed use is consistent with the Community Plan 2030;
3. There will be no significant negative effects upon environmental quality and natural resources that could not be properly mitigated and monitored;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses within the general area in which the proposed use is to be located, and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity, or adverse to the public interest, health, safety, convenience or welfare of the city;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.

Section 3: This resolution shall be in full force and effect after passage and approval.

**ADOPTED**, by the Planning Commission of the City of Branson, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Gary Groman  
Chairperson

ATTEST:

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Amanda Ross  
Director of Planning and Development