



## **Anchor's Point - Owners Update - May 28, 2021**

### **Kimberling City Zoning Hearing:**

As owners at Anchor's Point, you should have received a letter from the City of Kimberling City inviting you to a Public Hearing for citizen Comments on proposed changes to Chapter 400 - Zoning Regulations. The letter continues to say that you received this letter as an owner or neighbor of one of the impacted properties.

The Kimberling City website ([ckcmo.com](http://ckcmo.com)) has the meeting information and documents related to the proposed changes. We have also attached some of the documents and extracts related to Anchor's Point.

The Board has had a conversation with Jerry Harman; Kimberling City Administrator, to see what impact is applicable to Anchor's Point and specifically, the reason we all received the letters.

Mr. Harman indicated that the city has been working on revising their outdated Zoning Regulations for some time. This in itself would not require a letter to Anchor's Point owners.

The specific reason Anchor's Point owners received letters is that the city has added a new zoning designation in Section 400.526 - C-3 Lakefront Overlay District and Anchor's Point is in this area.

The city realizes that Table Rock Lake is an asset to the the city, the residents, and visitors to Kimberling City. The C-3 Lakefront Overlay District will allow the city to protect the unique assets that Table Rock Lake brings to the community by retaining the nature and beauty of the area.

C-3 Lakefront Overlay District, Overlay is the key word. In addition to a property being in a particular Zone Area, the Lakefront Overlay District is to provide additional protections to lake side areas and to the development of those areas. Currently Anchor's Point is in a C-1 Neighborhood Commercial Area, but because we are close to the lake we are Overlaid with the C-3 Lakefront Overlay District. This does not change our C-1 Neighborhood Commercial Area, but just adds the C-3 Lakefront Overlay District.

Since the C-3 Lakefront Overlay District provides protection to preserve the natural attributes of the lake and does not have any other zoning change, the Board does not foresee any impact to Anchor's Point with this C-3 Lakefront Overlay District designation.

### **Anchor's Point Water System:**

The Anchor's Point Water System is fully operational and the system is being operated by Ozark Environmental Services in Kimberling City under contract to the Board. We believe that all of the Department of Natural Resources documents have now been submitted. Upon DNR acceptance and approval of the documents, we will receive the DNR Permit to Dispense. To clarify, we are authorized to dispense water, just waiting for the Permit.

As part of the compliance policy, a Water System Service document has been added to our website / Services page.

This DNR Regulation Post provides information for reporting Water Quality or Supply Complaints, Process Procedures, and Fee Policy.

The Board is proud to announce that the Water Project; including the Parking Lot construction, were completed Early and Within Budget. Many thanks to Board Member Joe Golding for overseeing the project and herding the vendors.

### **Common Ground Maintenance:**

Tri-Lakes Construction has notified the Board that they will no longer provide Common Ground Maintenance after mid-June 2021. Tri-Lakes cited several reasons for their decision to terminate services, but one reason stood out that we need to share.

Tri-Lakes cited that owners who saw their employee working the grounds, would tend to make personal requests for something to be done or complain about another issue. This would distract them from the task at hand and either reduce the service at another area or increase the hours charged to the association. Additionally some of the tasks would require a supervisor to inspect the concern or contact with the Board, all of which reduced assigned services being completed or increasing costs.

If you have a concern about the grounds maintenance, please contact the Board. Do Not Interrupt or Distract those individuals working the Grounds.

The Board is looking for an individual or service to perform the Grounds Maintenance Tasks.

### **MediaCom Service:**

On our May 4, 2021 Owners Update, we provided a new; more direct, procedure to report MediaCom Service Requests. This procedure was due to the many wireless internet outages owners experienced due to the erroneous determination by MediaCom that Anchor's Point was not contracted for wireless internet.

We want to thank Carl Stoltze; MediaCom Technician, for working with us to resolve MediaCom's mistake.

This more direct procedure described in the May4th update has ended.

For MediaCom Support and Service follow the instructions provided on our website / Service page.

MediaCom Premier Community Support: (888) 845-6245

Have your Unit Account Number ready when you call which is also on the Service page. It's good to have your Unit Account Number written somewhere in case internet is not available when you need the Unit Account Number.

**Happy Memorial Day:**

Have a Safe and Happy Memorial Day.

Enjoy your Lakeside Pool and/or other Table Rock Lake activities.

Your APCOA Board

Jim Heimann  
Joe Golding  
Ray Loehr

Visit Us At: [AnchorsPointCOA.org](http://AnchorsPointCOA.org)

**Article 5 –District, Use, and Subdivision Regulations**  
**400.526 –C-3 Lakefront Overlay District**

**400.526 –C-3 Lakefront Overlay District**

**A. Purpose.** The purpose of the Lakefront Overlay District is to allow additional protections to all Lakefront districts when an alteration to existing conditions occurs. The Lakefront Overlay District provisions have the following purposes:

1. To preserve natural, recreational, scenic and historic values along the City of Kimberling City’s Lakefronts on the Table Rock Lake.
2. To preserve, provide and enhance recreation areas and other green space.
3. To strengthen the vitality of the district and capitalize on the asset of the Lakefronts.
4. To promote the Table Rock Lake Lakefront as a unique destination place.
5. To maximize the potential utility and enjoyment of the Table Rock Lake Lakefront through active and passive uses, such as Lakefront dining, public walkways and seating areas.
6. To protect the public health and safety.
7. To regulate uses and structures along the Lakefront to avoid increased erosion and sedimentation.
8. To allow reasonable uses of land on the Lakefront while directing more intensive and non-water-related development to the most appropriate areas of the community.

**B. Uses.** Uses permitted in the LOD District are identified in Table 405.515, Use Table.

**C. Dimensions.** Development in the LOD shall conform to the dimensions applicable in the underlying base zone district as identified in Section 400.518 along with any supplemental regulations provided in this Chapter, except as follows:

1. Visual and physical access. Any new development that creates a visual or physical obstacle to public access on land that was previously accessible to the public shall mitigate the impact to ensure that physical and visual access is provided in another form.
2. Lakefront setback. Properties adjacent to the Table Rock Lake shall have a setback of as required by the US Army Corps of Engineers, as defined by the Administrative Officer on a site-by-site basis.

**D. District regulations.** Development otherwise permitted in the underlying zone shall meet the following standards:

1. Water-dependent uses. Any applicant proposing development adjacent to a water-dependent use will be required to notify the owner of the water-dependent use and submit his/her comments with the site plan, if comments were received. New development that permanently interferes with existing use of the water or will permanently inhibit the continued operation of a water-dependent use is prohibited.
2. Residential uses. All habitable space within dwelling units in the LOD shall be located above the one-hundred-year floodplain.
3. Water-enhanced uses. Any proposed water-enhanced use that will have a significant negative environmental or economic impact on existing water-dependent uses [more than one (1)] will not be permitted.
4. Marinas. All site plans for new marinas or expansion of existing ones must include a stormwater management plan signed and prepared by a Missouri licensed engineer and must include a pump out.
5. Hazards to water quality. No structure or building shall be used in such a way as to significantly threaten or cause significant pollution to the water quality of the Table Rock Lake.

