



FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
2882 Bagnell Dam Blvd.
Lake Ozark, MO 65049
Phone: 573-552-8334 Fax: 573-552-8336

March 14, 2014

Planning and Zoning Commission
Camden County
1 Court Circle
Camdenton, MO 65020

RE: Case #13-220 - C, Case #13-221, Case#14-071 CUP

Commissioners:

On behalf of the Four Seasons Lakesites Property Owners, we submit a request to **deny** the un-zoned parcel to B-1 on the 2 acres. We feel the entire property should be zoned R-1. We further request you to **deny** the parking size request to change 2 acres to 6.66 acres and to **deny** the request of any B-2 zoning adjacent to residential areas.

The development of "transient nightly rental lake development cabins" is not consistent with surrounding single family dwellings and increases the likelihood of nuisances and illegal activity in these peaceful family oriented neighborhoods.

Such development would directly affect our 256 property owners who live on Imperial Point, Imperial Court, Bittersweet, and Anemone road as well as property owners not in Four Seasons POA.

- It would increase road traffic on Bittersweet Road to a dangerous level.
- It would not be compatible with the surrounding residential neighborhood.
- It would increase the likelihood of property damage and vandalism in the neighborhood.
- It would increase the likelihood of misuse of privately owned boat launches in the neighborhood.
- This kind of zoning change would negatively affect neighboring property values.
- Currently, trees on the piece of land under question serve as a buffer for our property owners from surrounding noise, music, etc. Development for this property would virtually deny the property owners from the quiet enjoyment of their homes.

Should any further changes be made prior to vote, please consider immediate implementation of R-1 zoning to prevent continuous development on what's now un-zoned property.

This type of development exacerbates neighborhood break down. Commercial creep continues to jeopardize residential neighborhoods and residential values.

While commercial development is important to the lake and financial/employment infrastructure, it should not be at the expense of long-established residential and family neighborhoods.

Sincerely,

Mary Bustin, Treasurer, Nancy Cason, President
Four Seasons Lakesites POA Board of Directors