



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, JANUARY 14, 2013, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*  
*Election of Chairman and Vice-Chairman*

Public Hearings:

*Riggs Nightly Rental*  
*Campbell Chiropractic Office*

Old and New Business:

*Tentative*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** January 14, 2013

**CASE NUMBER:** 2012-0027

**PROJECT:** Riggs Nightly Rental (Shawnee Cabin)

**APPLICANTS:** Fred & Shirley Riggs

**REPRESENTATIVES:** Gerry & Tammy Spicer

**LOCATION:** The subject property is located at 906 Jones Road, Ridgedale, MO; Oliver Township; Section 24, Township 21, Range 22.

**REQUEST:** The applicants, Fred & Shirley Riggs are requesting approval of a Special-Use Permit in order to utilize an existing, single-family residence for nightly rental.

### **BACKGROUND and SITE HISTORY:**

Division I Permit # 2003-0090 was issued on March 19, 2003 for the construction of an approximately 52' x 44' single-family residence. The property is served by a community well and an individual septic system.

The current application was approved for Concept on December 17, 2012.

### **GENERAL DESCRIPTION:**

The subject property (approximately 11,400 square foot lot) contains an approximately 1,666 square foot single-family residence (per the Assessor's information) located at 906 Jones Road, Ridgedale, MO, known as Lots 10 and 11, Block 53, in Ozarks Paradise Village, South Addition. The three (3) bedroom residence is currently being advertised on the Hidden Falls Log Cabin Rentals website as the Shawnee Cabin.

## **REVIEW:**

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days.” Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same.

The property is currently served by a community well and an on-site wastewater treatment system. Scott Starrett, with the On-site Wastewater Permitting Division of the Planning Department has indicated that upon reviewing Septic Permit #03-086 for 906 Jones Road, Ridgedale, MO shows 720 square feet of trench for a 3 bedroom home. A three (3) bedroom home sleeping 8 people would require 960 square feet of trench if built today. There was some confusion at the time of installation between the State, Counties and leach pipe manufactures on the square footage of reduction factor for using SB2 pipe and peanut pipe. Mr. Starrett’s recommendation is to let the owner be aware the system needs to be watched for signs of failure and regularly pumped to maintain the system.

The property is currently served by an existing drive off of Jones Road.

The residence is in compliance with the setback requirements. The existing parking area exceeds the current requirements of the Taney County Development Guidance Code which requires a total of 2 parking spaces (1.5 spaces per two-bedroom dwelling unit with ½ space added for each additional bedroom).

The only adjoining residence, located at 924 Jones Road has already been approved for nightly rental via a Division III Special-Use Permit application. Therefore per the provisions of the Development Guidance Code buffering would not be required.

On April 16, 2012 the Planning Commission approved a request by Valerie Budd authorizing the utilization of an existing cabin at 150 Walnut Drive, Ridgedale, MO for nightly rental (within the same subdivision as the current request).

On October 15, 2012 the Planning Commission approved a request by Gary McSpadden Ministries authorizing the utilization of the existing single-family residence, located at 956 Jones Road, Ridgedale, MO for nightly rental (also within the same subdivision as the current request).

On December 17, 2012 the Planning Commission approved a request by Linda McKissack authorizing the utilization of the existing single-family residence, located at 129 Spruce Drive, Ridgedale, MO for nightly rental (also within the same subdivision as the current request).

On December 17, 2012 the Planning Commission approved a request by Valarie Budd & Linda McKissack authorizing the utilization of the existing single-family residence, located at 924 Jone Road, Ridgedale, MO for nightly rental (also within the same subdivision as the current request).

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

## **SUMMARY:**

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office and Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department if the applicant owns more than one (1) nightly rental property.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This residence shall accommodate (sleep) no more than eight (8) persons per night.
7. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the three (3) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

<b>Division III Relative Policy Scoring Sheet: Western Taney County</b>	<b>Performance Value</b>	<b>Importance Factor</b>	<b>Score</b>	<b>Section Score</b>
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<b>Water Quality</b>				
SEWAGE DISPOSAL	n/a=			
centralized system	2	5	1	5
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

<b>Environmental Policies</b>				
SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			
SLOPES	n/a=	x		
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			
WILDLIFE HABITAT AND FISHERIES	n/a=	x		
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			
AIR QUALITY	n/a=	x		
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

<b>Land Use Compatibility</b>				
OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	0	0
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

<b>Compatibility Factors</b>				
USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Riggs Nightly Rental		Permit#:	12-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=	x		
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=	x		
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=	x		
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Riggs Nightly Rental		Permit#:	12-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b>		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
<b>Local Economic Development</b>					
<b>RIGHT TO FARM</b>		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
<b>RIGHT TO OPERATE</b>		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
<b>DIVERSIFICATION</b>		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
<b>Site Planning, Design, Occupancy</b>					
<b>RESIDENTIAL PRIVACY</b>		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
<b>MIXED-USE DEVELOPMENTS</b>		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
<b>Commercial Development</b>					
<b>DEVELOPMENT PATTERNS</b>		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Riggs Nightly Rental		Permit#:	12-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
<b>DEVELOPMENT BUFFERING</b>		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
<b>Services - Capacity and Access</b>					
<b>TRAFFIC</b>		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
<b>EMERGENCY SERVICES</b>		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
<b>RIGHT-OF-WAY OF EXISTING ROADS</b>		n/a=			
greater than 50 ft. right-of-way		1	5	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
<b>Internal Improvements</b>					
<b>WATER SYSTEM SERVICE</b>		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	0	0
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
<b>EMERGENCY WATER SUPPLY</b>		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
<b>PEDESTRIAN CIRCULATION INFRASTRUCTURE</b>		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

		Performance Value	Importance Factor	Score	Section Score
<b>PEDESTRIAN SAFETY</b>	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
<b>BICYCLE CIRCULATION</b>	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
<b>UNDERGROUND UTILITIES</b>	n/a=				
all utilities are provided underground up to each building / structure		2	4	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
<b>Open-Space Density</b>					
<b>USABLE OPEN SPACE</b>	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
<b>Solid Waste Disposal</b>					
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b>	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b>	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

**Total Weighted Score= -6**

**Maximum Possible Score= 39**

**Actual Score as Percent of Maximum= -15.4%**

**Number of Negative Scores= 3**

**Negative Scores as % of All Applicable Scores= 27.3%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*January 3, 2013*

**Project:** Riggs Nightly Rental

**Permit#:** 12-27

Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	emergency water supply waste disposal service
<b>Importance Factor 4:</b>	use compatibility
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *January 3, 2013*

**Project: Riggs Nightly Rental**

**Permit: 12-27**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	39	-6	-15.4%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>25</b>	<b>-10</b>	<b>2</b>	<b>28.6%</b>
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>50.0%</b>
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>				
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
<b>Importance Factor 2</b>				
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

**Scoring by:** Bob Atchley / Bonita Kissee  
**Date:** January 3, 2013

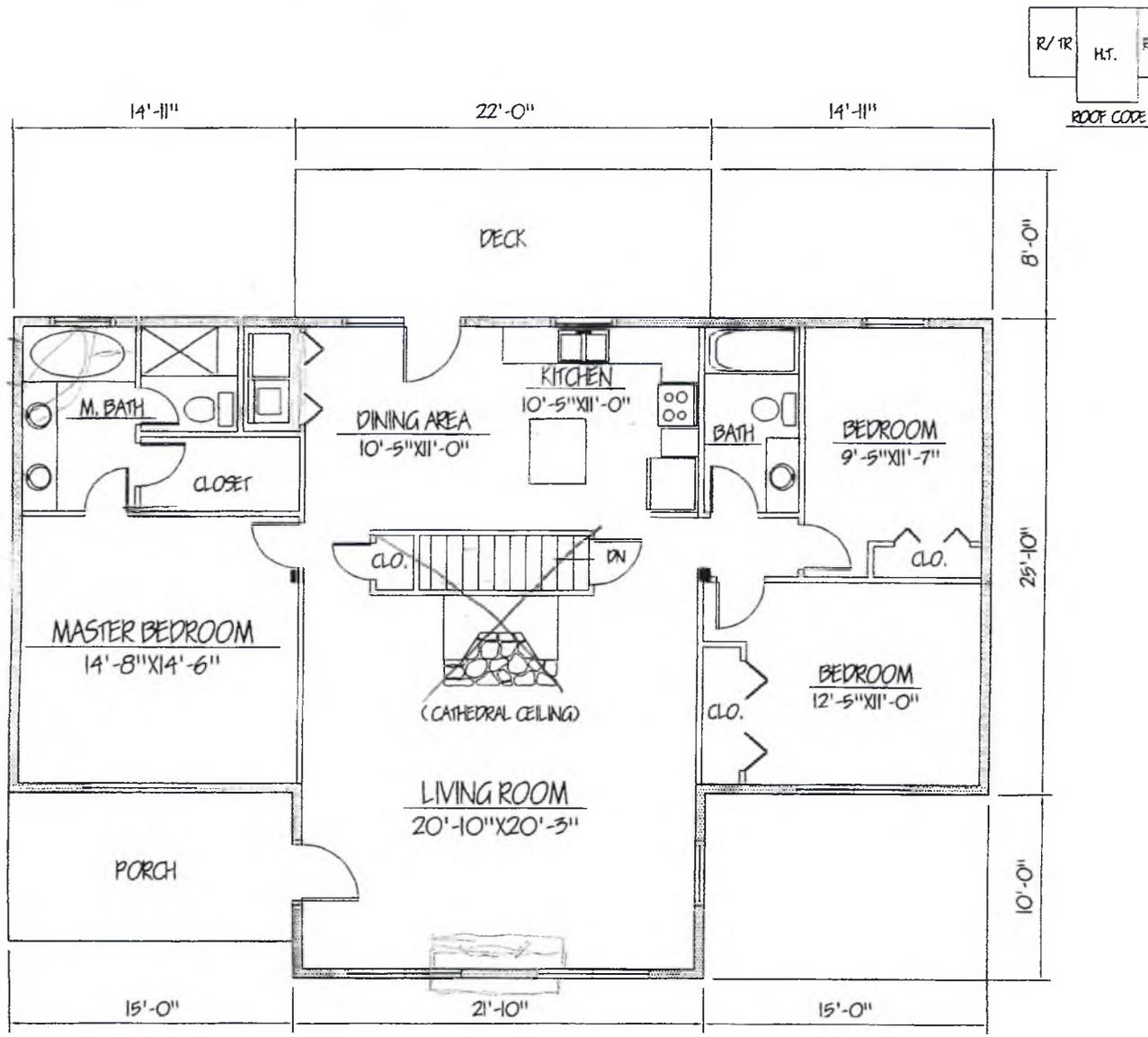
Bob Atchley  
Taney County Planning

Bob,

After reviewing permit #03-086 for 906 Jones RD Ridgedale, MO it shows 720 sq ft of trench for a 3 bedroom home. A 3 bedroom home sleeping 8 people would require 960 sq ft of trench if built today. . There was some confusion between the State, Counties and leach pipe manufactures on the sq ft of reduction factor for using SB2 pipe and peanut pipe. This is not an issue to be taken care of until a system fails. My recommendation would be to let the owner be aware the system needs to be watched for signs of failure. Also the tank should be regularly pumped to maintain the system.

*Scott Starrett 11/28/2012*

Scott Starrett  
On-site Wastewater Permits  
Division I&II Inspector  
Code Enforcer  
Taney County Planning  
(417) 546-7225



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### Hidden Falls Log Cabin Rentals - ...

906 Jones Road Ridgedale, MO 65739



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# Hidden Falls Log Cabin Rentals - ...

906 Jones Road Ridgedale, MO 65739



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# TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

**HEARING DATE:** January 14, 2013

**CASE NUMBER:** 2012-0028

**APPLICANT:** Mark & Karen Campbell

**PROJECT:** Campbell Chiropractic Office

**LOCATION:** The subject property is located at 10033 East State Highway 76, Forsyth, MO; Swan Township; Section 9, Township 23, Range 20.

**REQUEST:** The applicants, Mark & Karen Campbell are requesting approval of a Division III Permit in order to establish a chiropractic office within the existing, single-family residential structure located at 10033 East State Highway 76, Forsyth, MO.

## **BACKGROUND and SITE HISTORY:**

The approximately 2.90 acre site contains an existing 1,630 square foot, three (3) bedroom residence which was constructed in 1975 (per the Assessor's information). The applicants have been utilizing the property as a rental home.

The current application was approved for Concept on December 17, 2012.

## **GENERAL DESCRIPTION:**

The applicants are proposing to utilize a portion of the existing residential structure (approximately 790 square feet) as a chiropractic office, with a single room remaining for personal storage. During the Concept Hearing the applicant explained that two (2) bedrooms will be utilized as treatment rooms with the living room being converted into a reception area. If approved, the applicants have indicated that the outside appearance of the existing residential structure will remain virtually the same. The chiropractic office will initially employ members of the Campbell household. The proposed hours of operation will be primarily on weekdays between 9:00 AM and 5:00 PM.

The applicants are proposing to preserve the existing vegetation along both the northern and southern boundaries of the property, between the proposed commercial use and the existing single-family residences.

The applicants have already constructed a concrete parking area which will accommodate at least eight (8) vehicles, meeting the parking requirements of the Taney County Development Guidance Code.

The existing residence is currently served by the Public Water Supply District #2 and an on-site septic system.

The adjoining property immediately to the north and south is light residential. The Property immediately to the west is currently a vacant 23.68 acre tract of land. The property to the east consists of State Highway 76, light residential and a church.

## **REVIEW:**

The applicants are proposing to utilize the existing access off of State Highway 76.

The applicants will utilize the existing concrete parking area directly off of State Highway 76. Per the parking provisions of the Taney County Development Guidance Code clinics and medical offices require one (1) parking space for every 100 square feet. The applicant has indicated that approximately 790 square feet of the structure's space will be utilized for the chiropractic office. Therefore the eight (8) parking spaces will meet the requirements of the Development Guidance Code.

The existing residence is currently served by an on-site septic system. Scott Starrett, On-Site Wastewater Permitting has reviewed the septic permit file and determined that the existing septic system should adequately serve the needs of the proposed chiropractic office.

The project received a score of 0 on the Policy Checklist, out of a maximum possible score of 49. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility and utilities.

## **SUMMARY:**

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Central Taney County Fire Protection District, Public Water Supply District #2 and the On-Site Wastewater Permitting Division of the Planning Department.
3. A twenty-five (25) foot wide vegetative buffer shall be maintained between the chiropractic office and the adjoining residences to the north and south.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Campbell Chiropractic Office		Permit#:	12-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
<b>Water Quality</b>					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
<b>Environmental Policies</b>					
STORM DRAINAGE		n/a=	x		
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
<b>Critical Areas</b>					
PRESERVATION OF CRITICAL AREAS		n/a=	x		
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
<b>Land Use Compatibility</b>					
OFF-SITE NUISANCES		n/a=			
no issues		2	4	2	8
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Division III Relative Policy Scoring Sheet: Eastern Taney County	Performance Value	Importance Factor	Score	Section Score
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=				
no on-site waste containers or blocked from view by structure design or screening	0	3	0	0
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> n/a=				
approved landscaped buffer between homes and all streets / roads / highways	2	2	0	0
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b> n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
<b>Local Economic Development</b>				
<b>AGRICULTURAL LANDS</b> n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
<b>RIGHT TO FARM</b> n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
<b>RIGHT TO OPERATE</b> n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Campbell Chiropractic Office		Permit#:	12-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
<b>DIVERSIFICATION</b>		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
<b>Site Planning, Design, Occupancy</b>					
<b>RESIDENTIAL PRIVACY</b>		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
<b>MIXED-USE DEVELOPMENTS</b>		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
<b>Commercial Development</b>					
<b>DEVELOPMENT PATTERN / BUFFERING</b>		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
<b>Services - Capacity and Access</b>					
<b>UTILITIES</b>		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
<b>TRAFFIC</b>		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
<b>EMERGENCY SERVICES</b>		n/a=	x		
structure size and/or access can be serviced by emergency equipment		0	3	0	
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Campbell Chiropractic Office		Permit#:	12-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
<b>Internal Improvements</b>					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	0	0
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			

Campbell Chiropractic Office		Permit#:	12-28		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
<b>Open-Space Density</b>					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2	2	
residential developments (>25 units) offer >10% but <25% open recreational space			1		
recreational area provided, but highly limited and not provided as open space			0		
no designated recreational space provided, but open space available			-1		
no open recreational space provided			-2		
<b>Solid Waste Disposal</b>					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided			0	5	-1
weekly service reportedly available but not documented			-1		
centralized, on-site trash collection receptacles available			-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure			0	5	
services available but not a requirement documented in covenants			-1		
not applicable / no pick-up service provided			-2		

Total Weighted Score= 0

Maximum Possible Score= 49

Actual Score as Percent of Maximum= 0.0%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*January 3, 2013*

**Project:** Campbell Chiropractic Office

**Permit#:** 12-28

Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	emergency water supply waste disposal service
<b>Importance Factor 4:</b>	use compatibility utilities
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	none

**Scoring by:** Bob Atchley / Bonita Kissee

**Date:** January 3, 2013

# Eastern District Relative Policies: Division III Permit

Project: Campbell Chiropractic Office

Permit: 12-28

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	49	0	0.0%	4	30.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>5</b>	<b>-10</b>	<b>2</b>	<b>66.7%</b>
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>24</b>	<b>4</b>	<b>2</b>	<b>33.3%</b>
stormwater drainage				
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>6</b>	<b>6</b>		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers	0	0		
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services				
water systems	6	6		
<b>Importance Factor 2</b>				
residential landscape buffers	4	0		
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
agricultural lands				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: January 3, 2013