



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**TANEY COUNTY FARMERS MARKET AND SWAP MEET**  
**JULY 13, 2009**  
**#09-12**

Public Hearing for Taney County Farmers Market and Swap Meet in the Swan Township, Sec. 17 Twp. 24 Rng. 20.

The applicant, Nathan E. Brooks requests approval to allow Gene Allison to operate a Farmers Market and Swap meet on property owned by The Elks Lodge.

History: Approved for Concept June 15, 2009.

General Description: The subject property is located at 12951 US Hwy. 160. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The site consists of a large parking lot utilized by the Elks Lodge and will contain various vendors and two porta-potties. A score of 11 out of a possible 33 was received on the policy checklist. The policy receiving a negative score was pedestrian circulation.

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 that include plans for the following:
2. Compliance letters from the Sewer District, Health Department, and the Elks Lodge. (Section 4.6 Appendix S)
3. No outside storage of equipment or solid waste materials.
4. Division II Permit will be required. (Section 14.4.1.2)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire. (Appendix D Step 6).

# Eastern District Relative Policies: Division III Permit

Project: Taney County Farmer's Market

Permit: 09-12

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	11	28.2%	1	11.1%

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

Scoring by: Jonathan Coxie

Date: June 24, 2009

**Project:** Taney County Farmer's Market

**Permit#:** 09-12

Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	none
<b>Importance Factor 4:</b>	pedestrian circulation
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	none

**Scoring by:** Jonathan Coxie

**Date:** June 24, 2009