

TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653 Phone: 417 546-7225 / 7226 • Fax: 417 546-6861 website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING MONDAY, DECEMBER 14, 2015, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

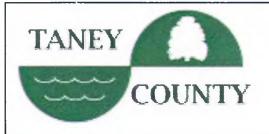
Call to Order:

Establishment of Quorum Explanation of Meeting Procedures Presentation of Exhibits

Public Hearing: Sarge's Gun Shop

Old and New Business: February Meeting

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

| HEARING DATE: | December 14, 2015 |
|---------------|--|
| CASE NUMBER: | 2015-0025 |
| PROJECT: | Sarge's Gun Shop, LLC (Home Occupation) |
| APPLICANT: | Christopher Sparks |
| LOCATION: | The subject property is located at 150 Benjamin Place Drive, Branson, MO; Branson Township; Section 35, Township 23, Range 21. |
| REQUEST: | The applicant, Christopher Sparks is requesting the approval of a Division III Special-Use Permit in order to operate a firearm sales and repair business within his existing single-family residence, as a home occupation. |

BACKGROUND and SITE HISTORY:

The applicant, Christopher Sparks is seeking the Planning Commission approval of a Division III Special-Use Permit for the sales and repair of firearms at his single-family residence, as a home occupation. The applicant had been operating Sarge's Gun Shop, LLC via a store front location at 148 Auburn Road, Branson, MO but has made the decision to relocate the business to the home location by appointment.

The applicant has an existing Federal Firearms License (FFL) via the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). A copy of the FFL has been provided to the Planning Department office and has been included in the Planning Commission packet. In the past, as a part of this licensing process the Springfield Office of the ATF has contacted the Planning Department Office in order to ensure that the applicant was in full compliance with local zoning regulations. The applicant has a Type 1 - Federal Firearms License (FFL) which is issued allowing the applicant to be a dealer or gunsmith. However, a Type 1 – FFL does not allow for the manufacturing or dealing in destructive devices, ammunition for destructive devices or armor piercing ammunition. The ATF licensing procedure requires an authorizing signature by a Chief Law Enforcement Officer (CLEO), which in this instance would by the Sheriff.

The current application was approved for Concept on November 16, 2015.

GENERAL DESCRIPTION:

Per the Assessor's information (as contained within Beacon) the approximately 3.04 acre subject property contains an approximately 3,177 square foot single-family residence located a 150 Benjamin Place Drive, Branson, MO. The property in question is described as All of Lot three (3), replat of Lots 2 and 3, Benjamin Place Subdivision.

REVIEW:

The applicant is seeking the approval of a Division III Special-Use Permit in order to operate a firearm sales and repair business within his existing single-family residence, as a home occupation. The applicant has indicted that this home occupation involves no outside employees. The exterior appearance of the single-family home will remain the same. Per the provisions of the Home Occupation requirements of the Development Guidance Code, the applicant will be limited to a sign no larger than a two foot by four foot (2' X 4') unlighted nameplate. The applicant has indicated that he will have no signage, as the vast majority of his business will be obtained via word of mouth and the internet.

The applicant has further indicated that the firearms assembly and sales business will be in compliance with the home occupation provisions of the Development Guidance Code that require, "The total area used for the home occupation shall not exceed onethird (1/3) the floor area of the living area of the dwelling (excluding garage and storage areas) whether the home occupation is in the principal dwelling or an accessory building." The applicant has stated that most of the assembly process will take place in the garage of the existing residence.

The applicant has indicated that no test-firing of any firearms will be conducted on the property in question. The applicant has indicated that he has an agreement to access other properties away from this residential neighborhood. He has stated that all live firing of firearms will be conducted at that other site. The applicant has indicated that on a very rare occasion he is presented with a firearm that has a live round stuck in the chamber. In these instances the obstruction is only removed with the firearm pointed into a clearing barrel.

The applicant has described the clearing barrel as a 55 gallon barrel that is resting in a cradle at an approximately 45 degree down angle with an access hole in the top of the lid. The barrel is filled with rubber mulch, ³/₄ inch plywood disks, sand and barrier materials which would stop all projectiles inside the drum. A second level of containment is a cement block wall behind and around the sides of the barrel that is sitting on a concrete slab floor.

During the Concept Hearing the applicant indicated that this home occupation will be a part-time business that is conducted by appointment only for both firearms sales and repairs. The applicant has indicated that Sarge's Gun Shop will be open to the general public for a two (2) hour period on Tuesdays from 6:00 to 8:00 PM, as required by the ATF. Most of the other sales of firearms or accessories will be offered online and will be drop shipped from distributors. This will reduce the amount of shelf stock and clutter.

The applicant has indicated that none of his equipment used to repair firearms operate louder than any home maintenance activity. All of these activities will be confined within a closed garage area.

The applicant has indicated that he carries additional Gunsmithing Insurance through Lloyd's of London. He has further stated that he has installed active monitored alarms systems with motion and contact sensors, as well as HD DVR recorded surveillance cameras (IR capable) in the shop and outside of the building to ensure total security and safety of my neighbors.

There will be no outside storage of materials related to the home occupation.

This is a home occupation application which falls under the provisions of a Division III Special-Use Permit. Per the provisions of the Development Guidance Code, a Special-Use Permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. Per the provisions of the Development Guidance Code the Special-Use Permit cannot be used to establish commercial compatibility for or with any future land-use change applications.

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 37. The relative policies receiving a negative score consist of emergency water supply 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. Signage for Sarge's Gun Shop, LLC shall be limited to a sign no larger than a two foot by four foot (2' X 4') unlighted nameplate.
- Absolutely no test-firing of firearms shall be conducted by the applicant and/or his clientele on the property in question, located at 150 Benjamin Place Drive, Branson, MO.
- 4. The Sarge's Gun Shop, LLC application shall be viewed as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
- 5. All on-site sales shall occur between the hours of 9:00 AM and 8:00 PM.
- 6. No outside storage of equipment or solid waste materials.
- 7. This decision is subject to all existing easements.
- 8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

CONTINUED

SARGE'S GUN SHOP LLC

Mission Statement

The primary mission of Sarge's Gun Shop LLC (SGS) is to provide high quality firearms, ammunition and accessories to a focused clientele base. Products carried by Sarge's Gun Shop will be quality, well suited items for personal defense, duty, concealed carry, hunting, competition and training.

Secondary mission is offering skilled gunsmithing needed to maintain safely functioning firearms, provide service, cleaning and repairs on both functioning and non-functioning firearms. Fabricate hard to find repair parts and hand fit to ensure quality while maintaining factory specifications. Provide upgrades and custom work as requested by the customers.

Finally, establish and maintain positive rapport within the surrounding community and improve the overall image of firearms and firearm enthusiasts among the general public.

Concerns to Be Addressed

The greatest concerns regarding a business of this nature are usually safety, noise and traffic. Regarding safety, test firing of firearms will not be conducted on the property. I have an agreement to access other properties away from this residential neighborhood and live firing of firearms will be conducted at that site. One caveat to this is on very rare occasion I am presented a firearm that has a live round stuck in its chamber. As it is safer for me to clear the obstruction rather than send a customer on his way or travel any further with the item, I have a clearing barrel on site for this occasion. As I work to clear the firearm it is pointed into the barrel at all times in case the firearm discharges during clearing. I have used these numerous times in the military and they are constructed as follows:

The steel 55 gallon barrel is resting in a cradle at approximately a 45 degree down angle with a access hole in the top of the lid. It is filled with rubber mulch, ¾ inch plywood disks, sand and barrier materials which stop all projectiles inside the drum. A second level of containment is a wall of cement blocks behind and around the sides of the barrel as it sits on a concrete slab floor. Nothing I handle caliber wise can penetrate through the bottom of this clearing barrel let alone leave the shop area.

Noise. None of my equipment used to repair firearms operate louder than any home maintenance activity. Mostly used are drill press, buffer, rotary sander, dremel rotary tools and

an air compressor all used within the confines of the closed garage area. Noise will be kept to a minimum.

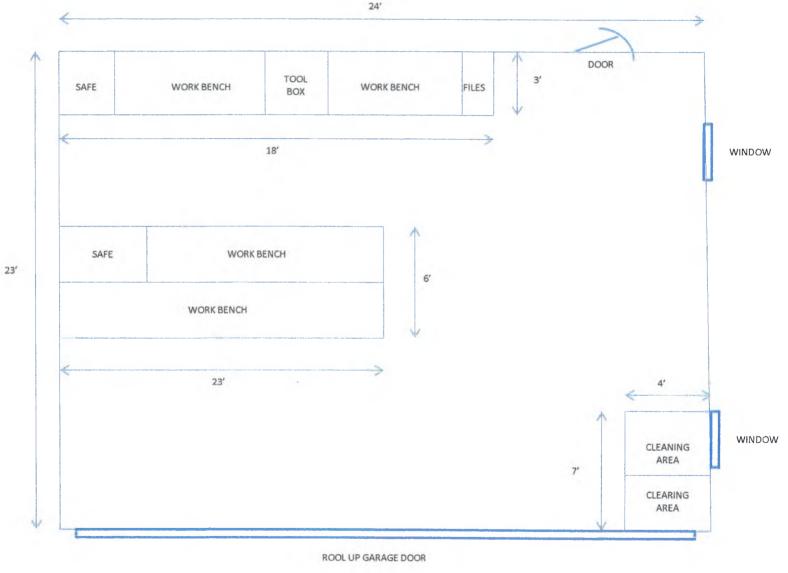
Lastly, there is the issue of vehicle and customer traffic. This is a part time business and done by appointment only for firearm sales and repairs. As I have already had a commercial storefront for the last 2 years, I have established a very good clientele base of trusted customers. I will be open as required by ATF for a 2 hour period to the general public Tuesday evenings 6:00pm to 8:00pm. Most of the other sales of firearms or accessories will be offered online and will be drop shipped from distributors as to reduce amount of shelf stock and clutter. This will also reduce the amount of traffic.

I carry additional Gunsmithing insurance underwritten through Lloyd's of London to cover the business, along with active monitored alarm systems with motion and contact sensors as well as HD DVR recorded surveillance cameras (IR capable) in the shop and outside the building to ensure total security and safety of my neighbors.

| U.S. Department of Justice Bureau of Alcohol, Tobacco, Firearms and Explosives | | Firearms License C. Chapter 44) | |
|--|-------------------------------|---|---|
| In accordance with the provisions of Title I, Gun Control Act of 1968, and the regu business specified in this license, within the limitations of Chapter 44, Title 18, Uni shown. | ted States Code, | | nder, until the expiration date |
| Direct ATF ATF - Chief, FFLC Correspondence To 244 Needy Road Martinsburg, WV 25405-9431 | License Number | 5-43-213-01- | 6H-11141 |
| Chief, Federal Fireagues Licensing Center (FFLC) | Expiration Date | August 1 | , 2016 |
| Name SARGE'S GUN SHOP LLC | | andersender gester eine sonen er an eine sonen eine Sendersenden eine Sendersenden eine Sendersenden sonen sone | anne ann an Anna ann an Ann |
| Premises Address (Changes? Notify the FFLC at least 30 days before the move.) 150 BENJAMIN PLACE BRANSON, MO 65616- | | an a | |
| Type of License 01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE I | DEVICES | an an Antonio and Antonio and | |
| Purchasing Certification Statement The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each core must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the license named above to engage in the business specified above upder "Type of License." | SARGE 150 BE | ress (Changes? Notify the FFLC E'S GUN SHOP LLC INJAMIN PLACE SON, MO 65616- | of any changes.) |
| Licensee/Responsible Person Signature Position/Title | | | |
| Printed Name Date Previous Edition is Obsolete MART GUI DATE HIGH THE CENTRE OF THE STATE AND THE ST | | | ATF Form 8 (5310.11) Revised October 2011 |
| Previous E dition is Obsolete HARRE'S GUI DHOP LLCHOOGLAND PLACE SOULD -0-TO -01-SH-11467-Augus 1, 201801-OEALER IN FREADUD D | IRIN TRAN GESTRUSTIVE DEVICES | | |

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SHOP LAYOUT

| Sarge's Gun Shop, LLC | Perm | it#: | | 1 | 5-25 |
|--|------|----------------------|----------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet: Eastern Taney County | | Performance Value | Importance Factor | Score | Section Score |
| Water Quality | | | | | |
| SEWAGE DISPOSAL | n/a= | | | | |
| centralized system | | 2 | | | |
| on-site treatment system(s) with adequate safeguards to mitigate pollution | | 1 | | | |
| septic system of adequate design and capacity | | 0 | 5 | 0 | 0 |
| proposed system may not provide adequate capacity | | -1 | | | |
| proposed solution may cause surface and/or ground water pollution | | -2 | | | |
| Environmental Policies | | | | | |
| STORM DRAINAGE | n/a= | x | | | |
| on-site stormwater retention and absorption with engineered plans | | 2 | | | |
| on-site stormwater retention and absorption without engineered plans | | 1 | | | |
| stormwater retention with managed and acceptable run-off | | 0 | 4 | | |
| 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= | x | | | |
| cannot cause impact | | 0 | | | |
| could impact but appropriate abatement installed | | -1 | 4 | | |
| could impact, no abatement or unknown impact | | -2 | | | |
| Critical Areas | | | | | |
| PRESERVATION OF CRITICAL AREAS | n/a= | X | | | |
| no adverse impact to any designated critical area | | 2 | | | |
| 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 | 3 | | |
| one or more of the designated critical areas impacted and mitigation not fully effective | /e | -1 | | | |
| one or more of the designated critical areas impacted with no ability to mitigate prob | lem | -2 | | | |
| Land Use Compatibility | | | | | |
| OFF-SITE NUISANCES | n/a= | | | | |
| no issues | | 2 | | | |
| minimal issues, but can be fully mitigated | | 1 | | | |
| issues that can be buffered and mitigated to a reasonable level | | 0 | 4 | 0 | 0 |
| buffered and minimally mitigated | | -1 | | | |
| cannot be mitigated | | -2 | | | |
| USE COMPATIBILITY | n/a= | | | | |
| no conflicts / isolated property | | 0 | | | |
| transparent change / change not readily noticeable | | -1 | 4 | -1 | -4 |
| impact readily apparent / out of place | | -2 | | | |

| Sarge's Gun Shop, LLC | Permit#: | | Permit#: | | | | 15-25 | |
|---|----------|----------------------|----------------------|-------|---------------|--|-------|--|
| Division III Relative Policy Scoring Sheet: Eastern Taney County | | Performance Value | Importance Factor | Score | Section Score | | | |
| STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS | n/a= | X | | | | | | |
| no rooftop equipment / vents or blocked from view by structure design or screening | | 0 | | | | | | |
| partially blocked from view | | -1 | 3 | | | | | |
| exposed / not blocked from view | | -2 | | | | | | |
| STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS | n/a= | X | | | | | | |
| no on-site waste containers or blocked from view by structure design or screening | | 0 | | | | | | |
| partially blocked from view | | -1 | 3 | | | | | |
| 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 | | | | | | |
| blocked from view by structure design | | 1 | | | | | | |
| blocked from view using screening | | 0 | 3 | | | | | |
| 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 | | | | | | |
| approved landscaped buffer from major roads / highways only | | 1 | 2 | | | | | |
| 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 | | | | | | |
| LANDSCAPED BUFFERS - INDUSTRIAL | n/a= | x | | | | | | |
| approved landscaped buffer from public roads | | 0 | | | | | | |
| minimal landscaped buffer, but compensates with expanse of land | | -1 | 3 | | | | | |
| no landscaped buffer from public roads | | -2 | | | | | | |
| Local Economic Development | | | | | | | | |
| AGRICULTURAL LANDS | n/a= | | | | | | | |
| no conversion of Class I-IV agricultural land to other use(s) | | 0 | 4 | 0 | • | | | |
| development requires reclassification of Class I-IV agricultural land to other use(s) | | -2 | 1 | 0 | - 0 | | | |
| RIGHT TO FARM | n/a= | | | | | | | |
| does not limit existing agricultural uses / does not cause nuisance, predation | | 0 | | | | | | |
| does not limit existing agricultural uses, but may result in minor nuisance | | | 3 | 0 | 0 | | | |
| potential impact(s) on existing agricultural land | | -2 | | | | | | |
| RIGHT TO OPERATE | n/a= | x | | | | | | |
| no viable impact on existing industrial uses by residential development | | 0 | | | | | | |
| potential impact but can be mitigated | | -1 | 2 | | | | | |
| potential impact on existing industrial uses with no mitigation | | -2 | | | | | | |

| Sarge's Gun Shop, LLC | Gun Shop, LLC Permi | | 15- | | 5-25 |
|--|---------------------|----------------------|----------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet: Eastern Taney County | | Performance Value | Importance Factor | Score | Section Score |
| DIVERSIFICATION | n/a= | X | | | |
| creates >=5 full-time, year-round jobs outside of recreation / resort sector | | 2 | | | |
| creates full-time, year-round and seasonal jobs | - | 1 | 4 | | |
| creates seasonal jobs only | - | 0 | | | |
| Site Planning, Design, Occupancy | | | | | |
| RESIDENTIAL PRIVACY | n/a= | x | | | |
| privacy provided by structural design, or not applicable | | 2 | | | |
| privacy provided by structural screening | | 1 | | | |
| privacy provided by landscaped buffers | | 0 | 2 | | |
| privacy provided by open space | | -1 | 1 | | |
| no acceptable or effective privacy buffering | | -2 | | | |
| MIXED-USE DEVELOPMENTS | n/a= | x | | | |
| uses / functions are compatible or not applicable | | 2 | | | |
| uses / functions are integrated and separated based on compatibility | | 1 | | | |
| uses / functions differ minimally and are not readily apparent | | 0 | 3 | | |
| uses / functions poorly integrated or separated | | | | | |
| uses / functions mixed without regard to compatiblity factors | | -2 | | | |
| Commercial Development | | | | | |
| DEVELOPMENT PATTERN / BUFFERING | n/a= | X | | | |
| approved and effectively designed landscaped buffers between structures and all ro | ads | 2 | | | |
| minimal landscaped buffering, but compensates with expanse of land | | 1 | | | |
| minimal landscaped buffering | | 0 | 4 | | |
| no landscaped buffering, but utilizes expanse of land | | -1 | | | |
| no or inadequate buffering or separation by land | | -2 | | | |
| Services - Capacity and Access | | | | | |
| UTILITIES | n/a= | х | | | |
| adequate utilities capacity as evidenced by letter from each utility | | 0 | | | |
| adequate utilities capacity without formal letter from each utility or not from all utilitie | s | -1 | 4 | | |
| inadequate information to determine adequacy of utilities | | -2 | _ | | |
| TRAFFIC | n/a= | | | | |
| no impact or insignificant impact on current traffic flows | | 0 | | | |
| traffic flow increases expected but manageable using existing roads and road acces | ses | -1 | 2 | 0 | 0 |
| traffic flow increases exceed current road capacities | | -2 | | | |
| EMERGENCY SERVICES | n/a= | X | | | |
| structure size and/or access can be serviced by emergency equipment | | 0 | | | |
| structure size and/or access may impede but not hinder serviceability | | -1 | 3 | | |
| structure size and/or access could be problematic or non-serviceable | | -2 | | | |

| Sarge's Gun Shop, LLC | Permit#: | | | 1 | 5-25 |
|---|----------|----------------------|----------------------|-------|---------------|
| 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 | | | |
| 50 ft. right-of-way | | 0 | 5 | 0 | 0 |
| 40 ft. right-of-way | | -1 | | 0 | |
| less than 40 ft. right-of-way | | -2 | | | |
| Internal Improvements | | | | | |
| WATER SYSTEMS | n/a= | | | | |
| central water system meeting DNR requirements for capacity, storage, design, etc. | | 2 | | | |
| community well / water system meeting DNR requirements | | 1 | | | |
| private wells meeting DNR requirements | | 0 | 3 | 0 | 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 | | | |
| fire hydrant system with limited coverage | | -1 | 5 | -2 | -10 |
| no fire hydrant system | | -2 | | | |
| PEDESTRIAN CIRCULATION | n/a= | x | | | _ |
| paved and dedicated walkways (no bicycles) provided throughout development | | 2 | | | |
| paved walkways provided throughout development / maybe shared with bicycles | | 1 | | | |
| designated walkways provided but unpaved | | 0 | 4 | | |
| no pedestrian walkways, but green space provided for pedestrian use | | -1 | 1 | | |
| no designated pedestrian walkway areas | | -2 | | | |
| PEDESTRIAN SAFETY | n/a= | x | | | |
| separation of pedestrian walkways from roadways by landscape or structural buffer | | 2 | | | |
| separation of pedestrian walkways from roadways by open land buffer | | 1 | 2 | | |
| pedestrian walkways abut roadways with no buffering / protection | | 0 | | | |
| BICYCLE CIRCULATION | n/a= | x | | | |
| dedicated / separate bike-ways with signage, bike racks, trails | | 2 | | | |
| bicycle lanes shared with pedestrian walkways but separated by markings / signs | | 1 | 1 | | |
| no designated bike-ways | | 0 | | | |
| UNDERGROUND UTILITIES | n/a= | | | | |
| all utilities are provided underground up to each building / structure | | 2 | | | |
| all utilities traverse development underground but may be above ground from easem | ent | 1 | | | |
| utilities above ground but / over designated easements | | 0 | 4 | 2 | 8 |
| utilities above ground and not within specific easements | | -1 | | | |
| no specific management of utilities | | -2 | | | |

| Eastern Taney CountyImage: big | Sarge's Gun Shop, LLC | | Permit#: | | 1 | 15-25 | |
|--|--|------|----------------------|----------------------|-------|---------------|--|
| USABLE OPEN SPACE n/a= x residential developments (>25 units) include more than 25% open recreational space 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 2 no designated recreational space provided, but open space available -1 -1 no open recreational space provided -2 -2 Solid Waste Disposal x solubly service is available and documentation of availability provided 0 -2 weekly service reportedly available but not documented -1 5 centralized, on-site trash collection receptacles available -2 -2 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= x restrictive covenants provide for weekly disposal for each occupied structure 0 -2 | Division III Relative Policy Scoring Sheet: Eastern Taney County | | Performance Value | Importance Factor | Score | Section Score | |
| residential developments (>25 units) include more than 25% open recreational space 2 residential developments (>25 units) offer >10% but <25% open recreational space | Open-Space Density | | | | | | |
| residential developments (>25 units) offer >10% but <25% open recreational space | USABLE OPEN SPACE | n/a= | x | | | | |
| recreational area provided, but highly limited and not provided as open space02no designated recreational space provided, but open space available-1-1no open recreational space provided-2-2Solid Waste DisposalSOLID WASTE DISPOSAL SERVICE AVAILABILITYn/a=xweekly service is available and documentation of availability provided05weekly service reportedly available but not documented-15Centralized, on-site trash collection receptacles available-2SOLID WASTE DISPOSAL SERVICE COMMITMENTn/a=xrestrictive covenants provide for weekly disposal for each occupied structure0 | residential developments (>25 units) include more than 25% open recreational space | ;e | 2 | | | | |
| no designated recreational space provided, but open space available -1 no open recreational space provided -2 Solid Waste Disposal -2 SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a= x weekly service is available and documentation of availability provided 0 5 weekly service reportedly available but not documented -1 5 centralized, on-site trash collection receptacles available -2 -2 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= x restrictive covenants provide for weekly disposal for each occupied structure 0 0 | residential developments (>25 units) offer >10% but <25% open recreational space | | 1 | | | | |
| no open recreational space provided -2 Solid Waste Disposal -2 SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a= x weekly service is available and documentation of availability provided 0 | recreational area provided, but highly limited and not provided as open space | | 0 | 2 | | | |
| Solid Waste Disposal SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a= x weekly service is available and documentation of availability provided 0 0 weekly service reportedly available but not documented -1 5 5 centralized, on-site trash collection receptacles available -2 -2 5 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= x -2 restrictive covenants provide for weekly disposal for each occupied structure 0 0 0 | no designated recreational space provided, but open space available | | | | | | |
| SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a= x weekly service is available and documentation of availability provided 0 0 weekly service reportedly available but not documented -1 5 5 centralized, on-site trash collection receptacles available -2 5 5 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= x 7 restrictive covenants provide for weekly disposal for each occupied structure 0 1 | no open recreational space provided | | | | | | |
| weekly service is available and documentation of availability provided 0 weekly service reportedly available but not documented -1 centralized, on-site trash collection receptacles available -2 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= restrictive covenants provide for weekly disposal for each occupied structure 0 | Solid Waste Disposal | | | | | | |
| weekly service reportedly available but not documented -1 5 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 0 | SOLID WASTE DISPOSAL SERVICE AVAILABILITY | n/a= | x | | | | |
| centralized, on-site trash collection receptacles available -2 SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= restrictive covenants provide for weekly disposal for each occupied structure 0 | weekly service is available and documentation of availability provided | | 0 | | | | |
| SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= x restrictive covenants provide for weekly disposal for each occupied structure 0 0 | weekly service reportedly available but not documented | | | 5 | | | |
| restrictive covenants provide for weekly disposal for each occupied structure 0 | centralized, on-site trash collection receptacles available | | | | | | |
| | SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a= | | | | | | |
| services available but not a requirement documented in covenants -1 5 | restrictive covenants provide for weekly disposal for each occupied structure | | 0 | | | | |
| | services available but not a requirement documented in covenants | | | 5 | | | |
| not applicable / no pick-up service provided -2 | not applicable / no pick-up service provided | | -2 | | | | |

Total Weighted Score= -6

Maximum Possible Score= 37

Actual Score as Percent of Maximum= -16.2%

Number of Negative Scores= 2

Negative Scores as % of Total Score= 5.7%

Scoring Performed by:

Bob Atchley / Bonita Kissee-Soutee

Date:

December 3, 2015

Project: Sarge's Gun Shop, LLC

Permit#: 15-25

| | Policies Receivin | g a Negative Score |
|-------------------------|------------------------------------|--------------------|
| Importance Factor 5: | emergency water supply | |
| Importance Factor 4: | use compatibility | |
| Importance Factor 3: | none | |
| Importance Factor 2: | none | |
| Importance Factor 1: | none | |
| Scoring by: | Bob Atchley / Bonita Kissee-Soutee | |

Scoring by:Bob Atchley / BonitaDate:December 3, 2015

Eastern District Relative Policies: Division III Permit

Project: Sarge's Gun Shop, LLC

Permit: 15-25

| | Max. Possible | As Scored | % | Total Negativ | ve Scores |
|---------------------|------------------|--------------|--------|---------------|-----------|
| Scoring | 37 | -6 | -16.2% | 2 | 22.2% |
| | | Max. | As | Negative | Scores |
| | | Possible | Scored | Number of | Percent |
| Importance Fac | tor 5 | 5 | -10 | 1 | 50.0% |
| sewage disposal | | 1 | | | |
| right-of-way / roa | ds | 5 | 0 | | |
| emergency water | r supply | 0 | -10 | 1 | |
| waste disposal se | ervice | | | | |
| waste disposal c | ommitment | | | | |
| Importance Fac | tor 4 | 16 | 4 | 1 | 33.3% |
| stormwater drain | age | | | | |
| air quality | | | | | |
| off-site nuisance | s | 8 | 0 | | |
| use compatibility | | 0 | -4 | | |
| diversification | | | |] | |
| development buf | fering | | | | |
| utilities | | | |] | |
| pedestrian circul | ation | | |] | |
| underground utili | ties | 8 | 8 | | |
| Importance Fac | tor 3 | | | | |
| preservation of c | ritical areas | | | | |
| screening of roof | top equip | | |] | |
| screening / waste | e containers | | | | |
| screening of outo | loor equip | | | | |
| industrial landsca | ape buffers | | |] | |
| right to farm | | 0 | 0 | | |
| mixed-use develo | opments | | | | |
| emergency servi | ces | | | | |
| water systems | | 6 | 0 | | |
| Importance Fac | tor 2 | | | | |
| residential landso | cape buffers | | | | |
| right to operate | | | | | |
| residential privac | у | | | | |
| traffic | | 0 | 0 | | |
| pedestrian safety | / | | | | |
| usable open spa | се | | | | |
| Importance Fac | tor 1 | | | | |
| agricultural lands | | 0 | 0 | | |
| bicycle circulation | n | | | | |

Scoring by:Bob Atchley / Bonita Kissee-SouteeDate:December 3, 2015



Sarges Gun Shop LLC

3 AM





Welcome to Sarge's Gun Shop! We pride ourselves on being that one gun s your firearms at fair pricing. I'm looking to treat my customers as friends and ne ordering and consignment. I will ship and receive for a small fee for orders proc offer Gunsmithing services. Come by and check out our inventories & deals!

Our Guns for Sale



Handguns. Come see our inventory of new & gently used handguns available for sale.

111



<u>*Rifles.*</u> Check out our growing inventory of rifles from AR tactical style to contemporary hunting rifles



Select from the drop down menu above under firearms, and bro on hand. We can also special order firearms for you if you don't



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Home Firearms Accessories Custom Builds Gunsmithing Loc:

These items are here at the shop ready for pick-up

UNDER CONSTRUCTION, PLEASE CHECK BACK AGAIN

111



If you would like a custom job done to your firearm or upgrades to a new example:



Upgrades include: Mirror finish polish and throat, tuned ejector and extract set to 4lb pull, custom grip safety fitted and blended, two piece guide rod, S/ frame matte hard chromed / matte blue upper. All internals inspected, de-b



Sarge's offers gunsmithing services for the gi

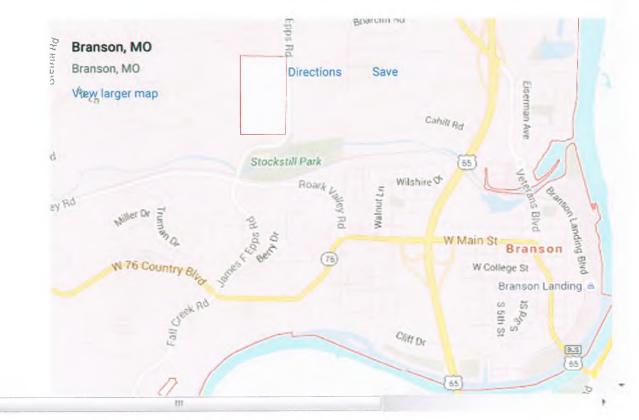
If you have a firearm in need of attentior questions on firearms function or safet We offer many services from firearms repair can perform action jobs on revolvers to co platform builds. A detailed price listing





WHERE WE ARE LOCAT

We are located just minutes from the famous Brans





Home

Firearms Accessories

Custom Builds

Gunsmithing

Loci

Hello Everyone,

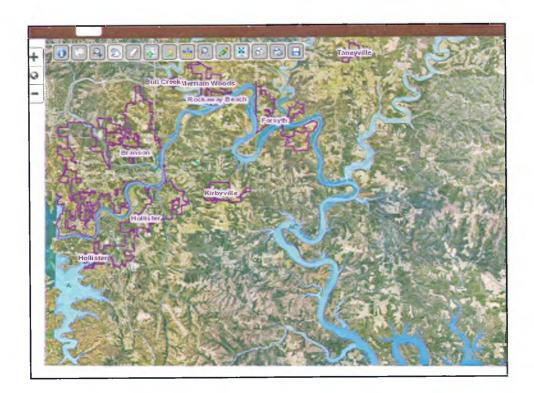
I'm Christopher Sparks, Owner of Sarge's Gun Shop. My love of firearms started as a young boy in the Northern California Mountains and continued throughout my 26 year Army career. 20 years of that time was in Armor units and 2 years in a Military Police unit. I loved combat arms and being in the field. I retired in 2009 and worked as an Army Contractor until 2014. I moved here to Branson in 2012.

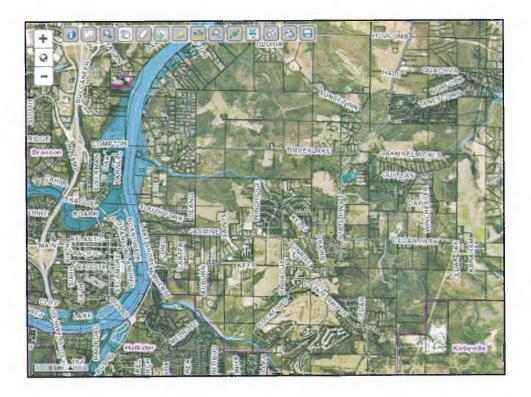
My mission statement is simple:

"Provide quality new and used firearms at affordable prices, services that are of the highest standard and run my business with ethics and morals that are beyond reproach"

If you are looking for a gun shop that listens to your needs, treats you right without arrogance and belittlement that is non-setuents in ensure annual second standard address of the second second second second second second second s











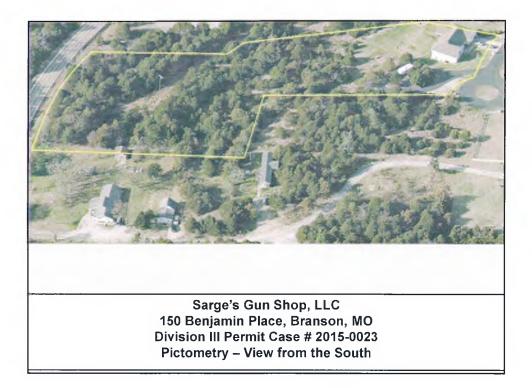


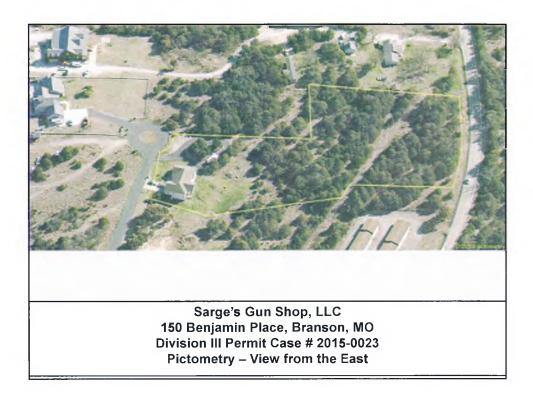
12/7/2015













Sarge's Gun Shop, LLC 150 Benjamin Place, Branson, MO Division III Permit Case # 2015-0023 Pictometry – View from the West













