

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, February 8, 2016, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Election of 2016 Officers
Explanation of Meeting Procedures
Presentation of Exhibits

Old Business:

Acacia Club Affordable MHP Applicant's Continuation Request to March 14, 2016 Public Hearing Meeting

Public Hearing:

Acacia Club Affordable MHP
Dollar General Store #16542

Annual Review of Permits Issued:

Administrator's Report; Year End Permit Summaries

New Business:

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: 02/03/2012

By: MP

Time: 10:00 am

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room
At the Taney County Courthouse and the office of Planning and Zoning.

Bob Atchley

From: Tim Davis [tim@davisbrotherslaw.com]
Sent: Monday, January 25, 2016 7:13 PM
To: Bob Atchley
Subject: Re: Acacia Club: re-hearing

Bob,

Yes. Please continue the hearing to the next available date.

Many thanks.

Tim Davis

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On Monday, January 25, 2016 10:03 AM, Bob Atchley <boba@co.taney.mo.us> wrote:

Hello Tim,

You are correct. A new Public Hearing is currently scheduled for 6:00 PM on Monday, February 8, 2016. The Public Hearing may be continued until the next available Public Hearing date of Monday, March 14, 2016. Do you wish for me to request that the Planning Commission continue the Public Hearing until Monday, March 14, 2016? Please advise.

Please feel free to contact me with additional questions or concerns. Thank you for your continued time and assistance.

Bob Atchley
Taney County Planning Administrator
P.O. Box 383
207 David Street
Forsyth, MO 65653

Phone: (417) 546-7225
Fax: (417) 546-6861

From: Tim Davis [mailto:tim@davisbrotherslaw.com]
Sent: Saturday, January 23, 2016 11:43 PM
To: Bob Atchley
Subject: Acacia Club: re-hearing

Bob,

I believe there will be another hearing on the Acacia Club application on February 8.

I cannot attend because I will be out of town. Could it be re-scheduled?

Mary thanks.

Tim Davis

Disclaimer: The Missouri Bar Disciplinary Counsel requires all Missouri lawyers to notify all recipients of e-mail that (1) e-mail communication is not a secure method of communication, (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from sender to recipient, (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the e-mail passes through. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communication to be sent in a different fashion, please advise me. The information contained in this email may be confidential or covered by attorney-client privilege and may be exempt from disclosure under applicable law. The contents of this email are intended only for the person(s) to whom it is addressed.



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: February 8, 2016

CASE NUMBER: 2015-0026

PROJECT: Acacia Club Affordable Mobile Home Park

APPLICANT: JMS Property LLC – Steve Creedon

REPRESENTATIVE: Timothy Davis

LOCATION: The subject property is located along the southeastern side of the 2100 through 2300 blocks of Acacia Club Road, Hollister, MO; Oliver Township; Section 13, Township 22, Range 22.

REQUEST: The applicant, JMS Property LLC is requesting approval of a Division III Permit authorizing the development of the Acacia Club Affordable Mobile Home Park. The submitted site plan indicates an eighty-seven (87) unit mobile home park and associated green space and additional parking area.

BACKGROUND and SITE HISTORY:

The property in question is currently a vacant meets and bounds described +/- 10.00 acre tract of land. The applicant, JMS Property LLC is requesting approval of the proposed Acacia Club Affordable Mobile Home Park.

On April 20, 2015 the Planning Commission denied the Preliminary Plat of Acacia Club Estates, which was a proposed thirty-four lot single-family residential subdivision. The Commission based its decision to disapprove the Preliminary Plat of Acacia Club Estates upon compatibility and safety concerns. The Commission expressed specific compatibility concerns regarding the proposed density of Acacia Club Estates, in relationship to adjoining properties. The proposed density of Acacia Club Estates was in excess of the density of neighboring subdivisions. The Commission also found that the layout of the Preliminary Plat of Acacia Club Estates would not properly protect the safety of the future lot owners within the subdivision and also of the community at large. The Commission expressed specific reservations regarding the placement of fifteen (15) new driveway access points off of Acacia Club Road.

On May 28, 2015, upon review of the Acacia Club Estates Minor Subdivision (proposed six (6) lot minor subdivision) the Planning Department Staff determined that the proposed plat was not in compliance with the provisions of the Development Guidance Code and the Subdivision Regulations. The Planning Administrator sent email correspondence to the Wolfe Surveying requesting that five (5) items be amended in order to ensure compliance with the regulations.

On June 30, 2015, upon review of an amended Acacia Club Estates Minor Subdivision plat (proposed six (6) lot minor subdivision) the Planning Department Staff determined that the proposed plat was in compliance with the provisions of the Development Guidance Code and the Subdivision Regulations. However, the Planning Administrator enumerated the required improvements that would be required prior to the approval of the plat in question. None of the enumerated improvements were completed and therefore the plat was not signed.

On November 4, 2015 Division I Permit # 2015-0180 was issued, authorizing the placement of a 16' x 80' mobile home to be served by on on-site wastewater treatment system (only tracts of land three acres or less in size require a septic permit per State regulations). The septic system has never been installed and a Certificate of Conformance (C of C) has not been issued by the Planning Department allowing for the occupancy of the mobile home.

The current application was approved for Concept on December 21, 2015.

GENERAL DESCRIPTION:

The proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/- 10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre.

REVIEW:

The Development Guidance Code defines a Mobile Home Park as, "A tract of land used to accommodate three (3) or more mobile homes that remains under a single ownership. The units within the park are referred to as "spaces"."

As stated above, the proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/- 10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre. However, per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code the maximum density of a mobile home park shall not exceed eight (8) homes per acre. Once the additional +/- 0.21 acres (5') of right-of-way along Acacia Club Road and Wisconsin Road is dedicated to the County the total property area will be reduced to a total area of +/-9.79 acres. Therefore the maximum density for the (=/- 9.79 acre) mobile home park shall be no more than a total of seventy-eight (78) mobile home spaces. The staff recommends that should the application be approved that a condition be placed upon the Decision of Record allowing no more than a total of seventy-eight (78) spaces.

The staff has requested that the surveyor indicate upon the Site Plan the area of the additional parking versus the area of the green space. Per the provisions of Appendix L, Section 2.4, "A combined storage parking area of at least two hundred (200) square feet for each mobile home shall be provided for the storage of boats, campers etc. Such storage parking areas are subject to the screening requirements of Appendix J, Parking Area Buffers."

The front setback requirement off of Acacia Club Road is 25'. Upon dedication of the 5 additional feet of right-of-way the mobile home spaces are currently shown being setback 20' from this front property line.

During the Concept Hearing the Planning Commission indicated a number of concerns to the representative regarding the Site Plan's noncompliance with the provisions of the Development Guidance Code. The staff has also advised the surveyor directly of these issues via email. However, as of the date of the writing of this staff report, the applicant has not submitted a revised site plan.

Per the provisions of Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code, two (2) parking spaces are required per home unit with one (1) additional space for every two (2) home units as guest spaces. The Site Plan does comply with these minimum parking requirements.

The area in question is currently served by the Taney County Regional Sewer District. The Taney County Regional Sewer District will require the applicant to obtain a capacity analysis via the Sewer District's engineering firm, at the applicant's cost.

The Acacia Club Affordable Mobile Home Park will be much more densely developed than the neighboring single-family residential subdivision.

The area in question is served by a public water supply via the Missouri American Water Company.

The adjoining property to the north, east and west is Riverside Estates a single-family residential subdivision. The adjoining property to the south is primarily vacant.

The project received a score of -37 on the Policy Checklist, out of a maximum possible score of 61. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, solid waste disposal service, waste disposal commitment, use compatibility, pedestrian circulation, development buffering, residential buffer / screening, residential privacy, traffic and lot coverage.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2015-0026, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
 - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
 - g. A traffic impact study shall be submitted to the Taney County Road and Bridge Department.
 - h. An engineering public improvement plan shall be submitted to and approved by the Taney County Road and Bridge Department prior to the completion of road improvements to Sunset Inn Road.
2. The Acacia Club Mobile Home Park shall accommodate no more than a maximum of seventy-eight (78) mobile homes.
3. Compliance letters from the Taney County Regional Sewer District, the Missouri American Water Company, the Taney County Road & Bridge Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
4. Five feet (5') of additional right-of-way shall be dedicated to Taney County upon both Acacia Club Road and Wisconsin Road.
5. Prior to the issuance of any Division I Permits for mobile home placement, the applicable private roadway(s) serving the mobile home in question shall either be constructed in compliance with Taney County Road & Bridge Standards or the applicants shall post an appropriate surety for 110% of the cost of construction, in compliance with the provisions of the Development Guidance Code. .
6. A new curb shall be installed by the applicant along the southeastern portion of Acacia Club Road. This construction of this new curbed area and also the fifteen (15) driveway entrances shall be inspected by the Road & Bridge Department during construction, in order to ensure full compliance with the Road Standards.
7. Division I Permits will be required for all applicable structures (both mobile homes and applicable accessory structures) in the development (Chapter 3 Sec. I Item B).

8. Prior to the issuance of Division I Permits, the applicants shall ensure that the applicable sewer and water connections are in place.
9. All outside storage shall be limited to the designated Storage and Parking area. Travel Trailers, campers, boat and similar vehicle shall not be allowed on any mobile home space but shall be stored in the designated Storage and Parking Area. The parking and storage Area shall be screened on all sides via an opaque (privacy) fence.
10. This decision is subject to all existing easements.
11. 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).

RECORDED SPACE

ACACIA CLUB AFFORDABLE MOBILE HOME PARK
 "THE PRELIMINARY PLAT"
 LOCATED IN PART OF THE E1/2 OF THE NW1/4 OF
 SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST
 OF THE 5th PRINCIPAL MERIDIAN
 TANEY COUNTY, MISSOURI

RECORDED SPACE

THIS INSTRUMENT, EXCEPT WHERE SHOWN OTHERWISE, IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, EMBODIMENTS AND REVERSIONS OF RECORD, IF ANY.

DEED RECORDS: DEED RECORDED IN BOOK 2014, AT PAGE 2414E.

DEED RECORDS: DEED RECORDED IN BOOK 2014, AT PAGE 2414E. TANEY COUNTY RECORDS OFFICE, TANEY COUNTY, MISSOURI.

CLASSIFICATION OF SURVEY:
 "LAND SURVEY"

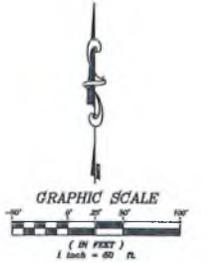
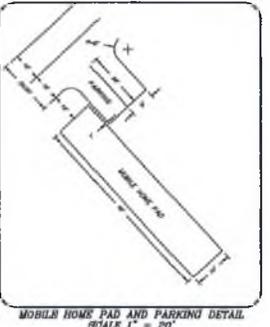
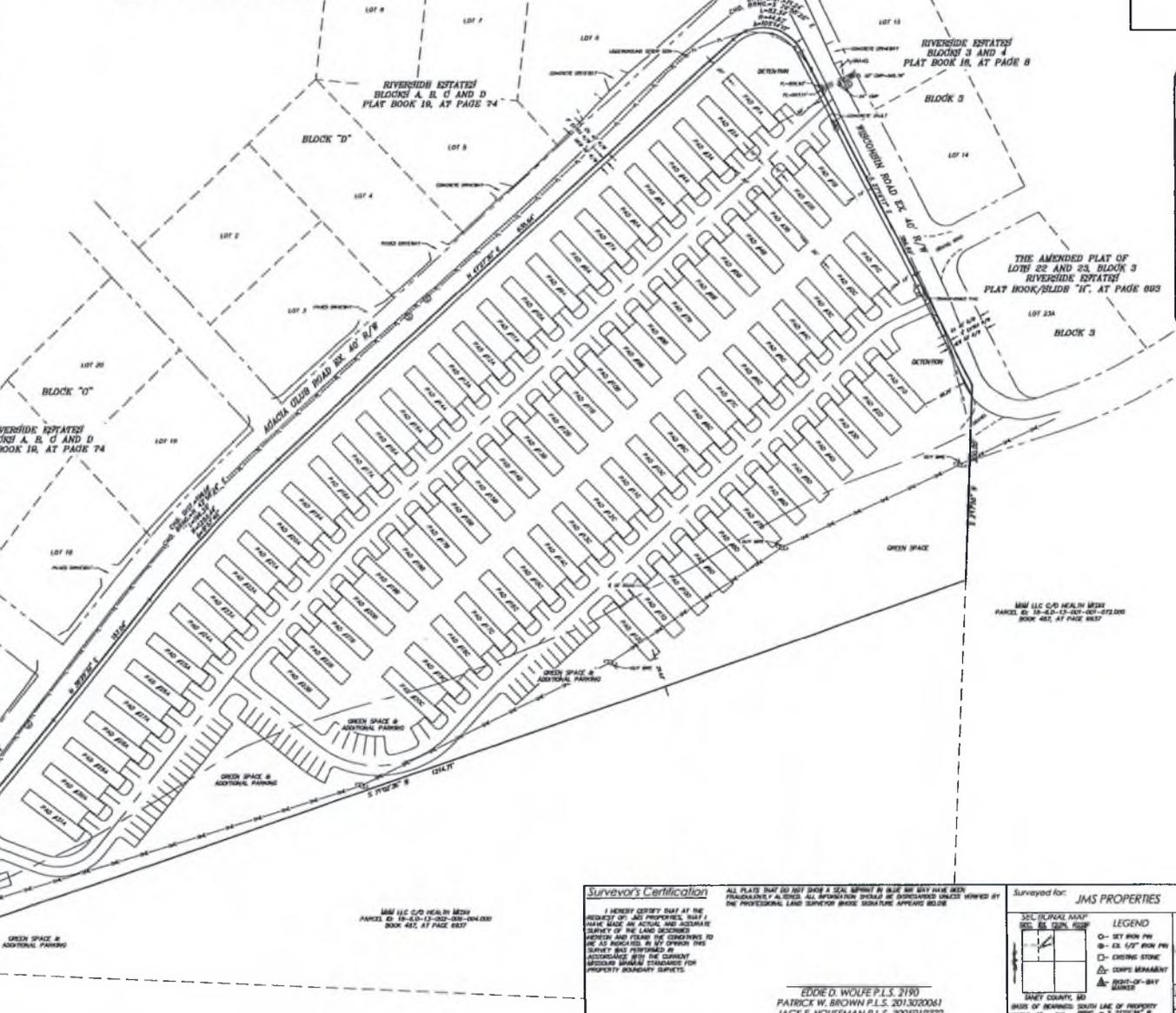
AREA NOTES:
 EXTRA 1/4 ACRES = 10.5 ACRES
 GREEN SPACE = 10.5 ACRES
 TOTAL AREA = 47.0 ACRES
 MOBILE HOME PAD SIZE:
 THIS PLAT SHOWS A TOTAL OF 87 MOBILE HOME PADS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, EMBODIMENTS AND REVERSIONS OF RECORD, IF ANY.

DEED RECORDS: DEED RECORDED IN BOOK 2014, AT PAGE 2414E. TANEY COUNTY RECORDS OFFICE, TANEY COUNTY, MISSOURI.

CLASSIFICATION OF SURVEY:
 "LAND SURVEY"

AREA NOTES:
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 GREEN SPACE = 10.5 ACRES
 TOTAL AREA = 47.0 ACRES
 MOBILE HOME PAD SIZE:
 THIS PLAT SHOWS A TOTAL OF 87 MOBILE HOME PADS.



Surveyor's Certification
 I HEREBY CERTIFY THAT AT THE REQUEST OF THE PROPRIETORS, THAT I HAVE MADE AN ACCURATE AND COMPLETE SURVEY OF THE LAND DESCRIBED HEREIN AND THAT THE CONVEYANCE TO ME AS INDICATED IN BY OWNER THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEYING STATUTES FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL PRINTED IN BLUE INK MAY HAVE BEEN TRANSMITTED BY FAX. ALL INFORMATION SHOULD BE SUPERVISED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

Surveyed for: **JMS PROPERTIES**

EDDIE D. WOLFE P.L.S. 2190
 PATRICK W. BROWN P.L.S. 2013020061
 JACK E. HOUSEMAN P.L.S. 2005019222

360 JOURNAL MAP
 100' X 100' GRID

LEGEND
 ○ - 12' MOBILE HOME PAD
 ○ - 12' 1/2' MOBILE HOME PAD
 □ - CHANGING STONE
 □ - CONCRETE MONUMENT
 △ - 100' X 20' - 6' BAY MARKER

WOLFE SURVEYING, INC.
 EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
 PATRICK W. BROWN P.L.S. 2013020061 (VICE PRESIDENT)
 JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
 210 South Third Street, Springfield, MO 65818
 Phone: 417-234-8000 Fax: 417-234-0101

SHEET: 1 OF 1
 WOLFE SURVEYING, INC. COA 2006060600
 S.D. #3304
 DATE: 11/24/2013

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	2	10
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			

Environmental Policies

SOIL LIMITATIONS	n/a=			
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=			
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=			
no impact on critical wildlife habitat or fisheries issues	0	2	0	0
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	-2	-10
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-2	-8
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Acacia Club Mobile Home Park		Permit#:	15-26		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	-2	-2
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=			
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=			
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=			
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=			
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=			
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=			
approved landscaped buffer between homes and all streets / roads / highways		2	2	-2	-4
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			

Division III Relative Policy Scoring Sheet:
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL	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			
Local Economic Development				
RIGHT TO FARM	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			
RIGHT TO OPERATE	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			
DIVERSIFICATION	n/a= x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY	n/a=			
privacy provided by structural design, or not applicable	2	2	-2	-4
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			
MIXED-USE DEVELOPMENTS	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			
Commercial Development				
DEVELOPMENT PATTERNS	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			

Acacia Club Mobile Home Park		Permit#:	15-26		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads	2	3	-2	-6	
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				
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows	0	2	-2	-4	
traffic flow increases expected but manageable using existing roads and road accesses	-1				
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES		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				
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				
Internal Improvements					
WATER SYSTEM SERVICE		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 INFRASTRUCTURE		n/a=			
paved and dedicated walkways (no bicycles) provided throughout development	2	4	-2	-8	
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				

Division III Relative Policy Scoring Sheet:
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=				
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2	0	0
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=				
dedicated / separate bike-ways with signage, bike racks, trails	2	1	0	0
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	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			
Open-Space Density				
USABLE OPEN SPACE n/a=				
residential developments (>25 units) include more than 25% open recreational space	2	2	0	0
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			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY 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			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=				
restrictive covenants provide for weekly disposal for each occupied structure	0	5	-1	-5
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -37

Maximum Possible Score= 61

Actual Score as Percent of Maximum= -60.7%

Number of Negative Scores= 11

Negative Scores as % of All Applicable Scores= 50.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 5, 2016

Project: Acacia Club Mobile Home Park

Permit#: 15-26

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service waste disposal commitment
Importance Factor 4:	use compatibility pedestrian circulation
Importance Factor 3:	development buffering
Importance Factor 2:	residential buffer / screening residential privacy traffic
Importance Factor 1:	lot coverage

Scoring by: Bob Atchley / Bonita Kisse

Date: January 5, 2016

Project: **Acacia Club Mobile Home Park**

Permit: **15-26**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	61	-37	-60.7%	11	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-15	4	57.1%
sewage disposal	10	10		
off-site nuisances	0	-10		
diversification				
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	-5		
Importance Factor 4	16	-8	2	50.0%
slopes	0	0		
use compatibility	0	-8		
pedestrian circulation	8	-8		
underground utilities	8	8		
Importance Factor 3			1	33.3%
soil limitations	0	0		
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	6	-6		
water system service	6	6		
Importance Factor 2	16	-12	3	50.0%
wildlife habitat and fisheries	0	0		
air quality				
building materials				
residential buffer / screening	4	-4		
residential privacy	4	-4		
traffic	0	-4		
pedestrian safety	4	0		
usable open space	4	0		
Importance Factor 1	2	-2	1	50.0%
lot coverage	0	-2		
rooftop vents / equipment				
bicycle circulation	2	0		

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *January 5, 2016*

January 22, 2016

The Jay County Planning Commission
Jay County Courthouse
1320 David Street
Foreyth, MO 65653

Lowdown it may concern:

My husband and I were unable to attend a public hearing regarding the development of an affordable mobile home park on property located off Acacia Club Road.

We live on Wisconsin Road off Acacia Club Road, and we are very much against this development. Most of mobile home parks we have seen have been an "eye sore," not taken care of and a mess. The homes around this neighborhood are nicely kept homes, what are you thinking of? Develop some nice new homes not this development. Our property will be worth less with this junk in the area. We have retired here from Illinois because of the nice area. We do not need this home park.

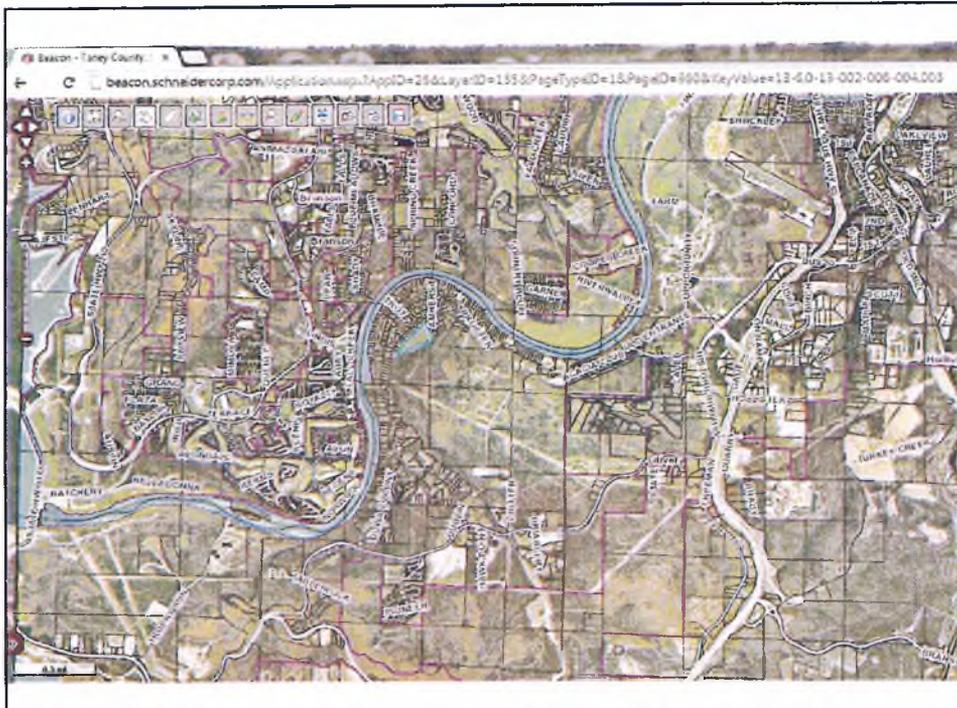
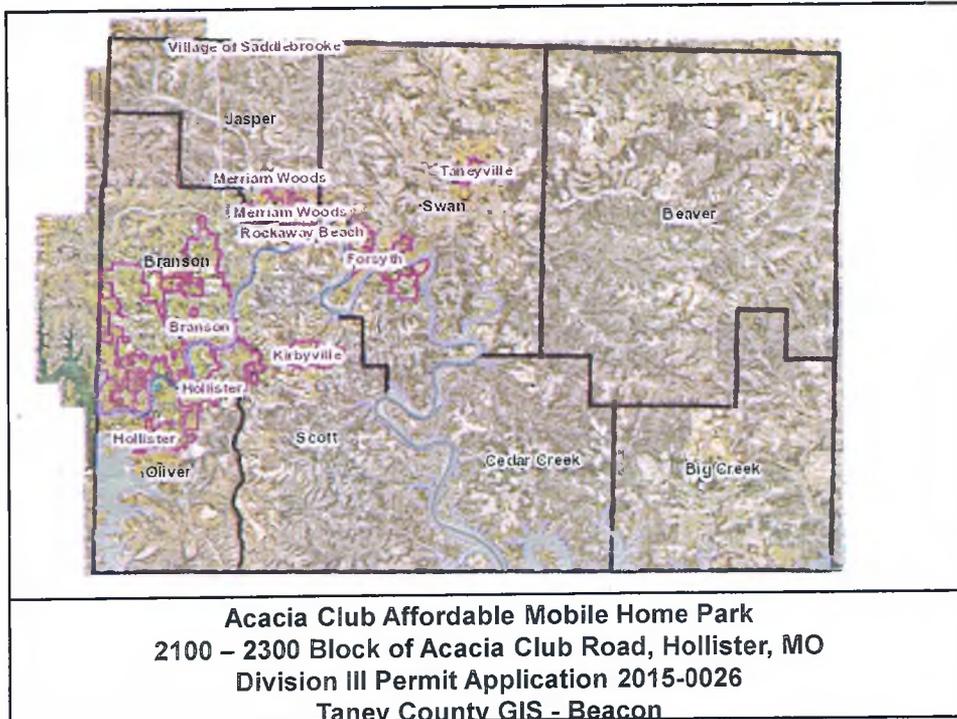
I would appreciate a phone call or letter regarding the above.

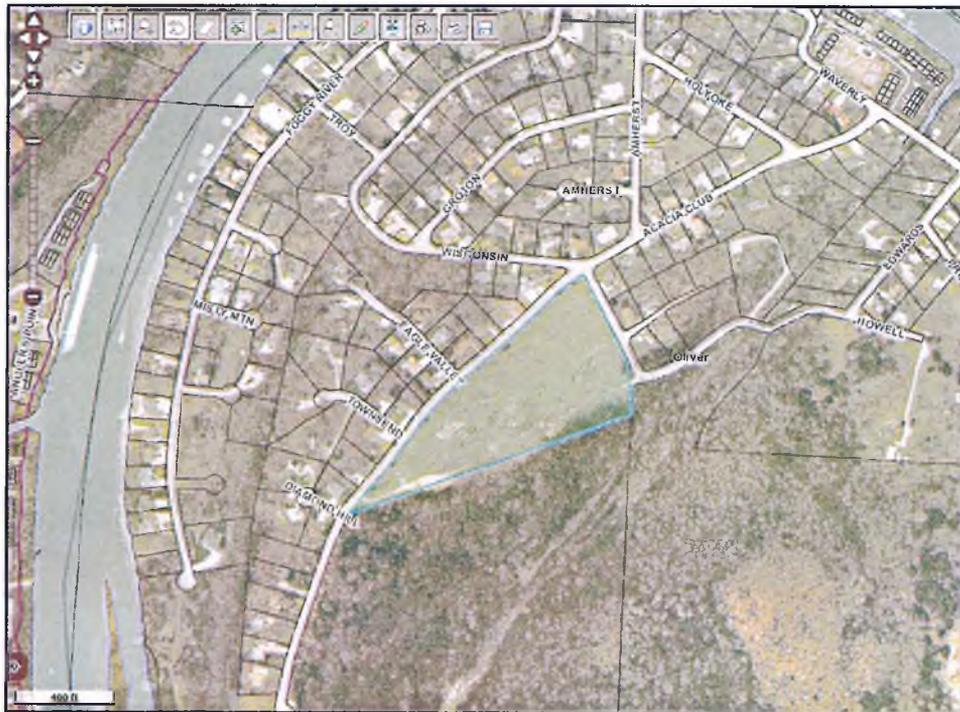
Sincerely,
Christina A. Hitzman
417-334-6526



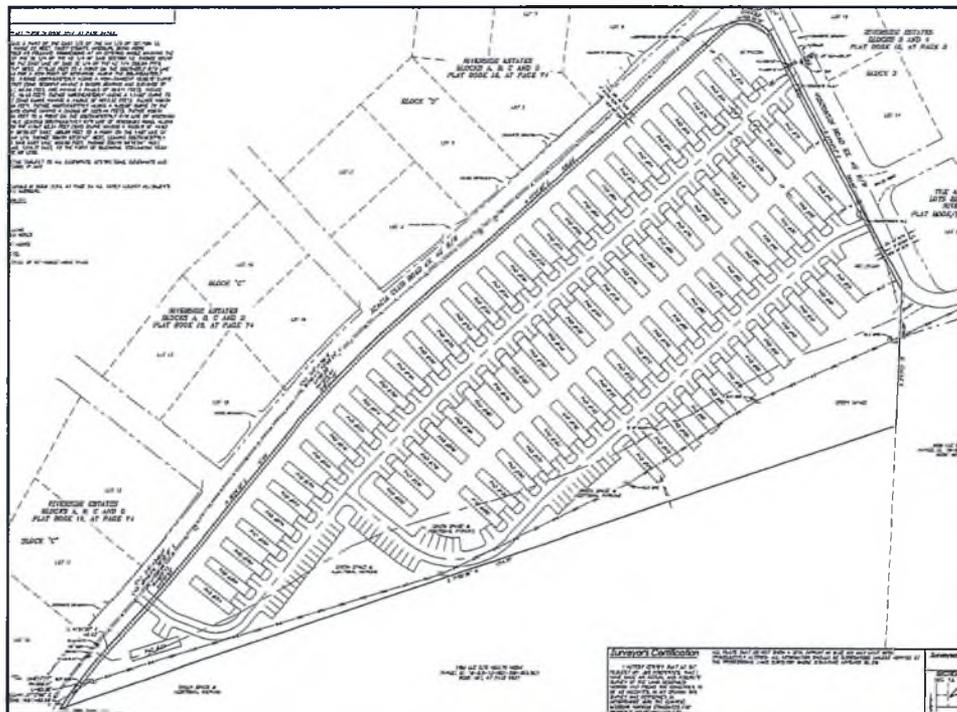
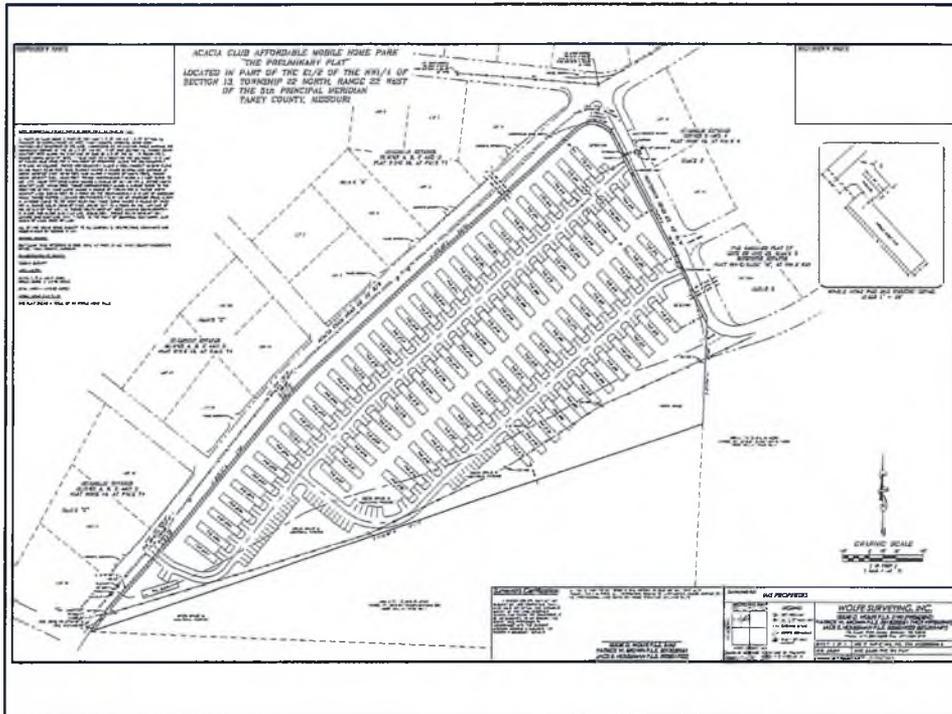
Acacia Club Affordable Mobile Home Park





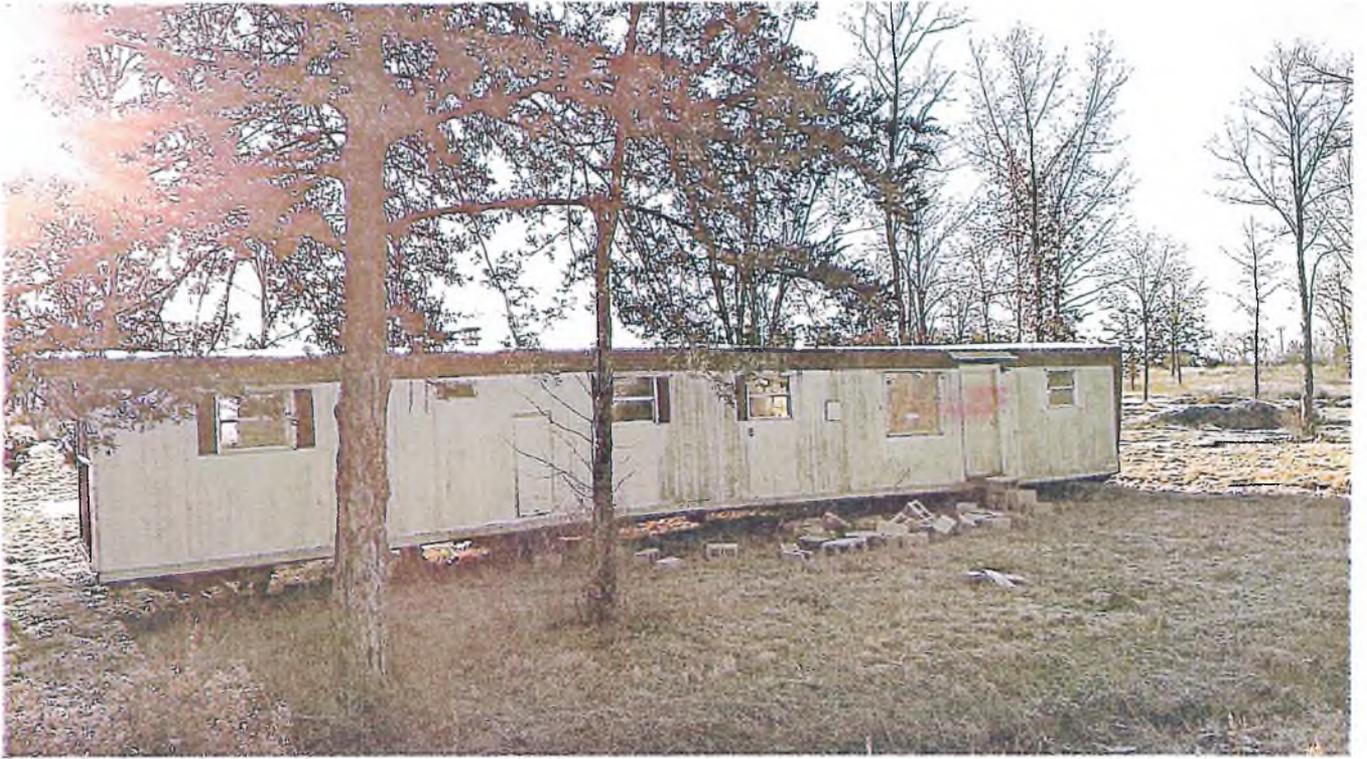






















TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: February 8, 2016

CASE NUMBER: 2015-0027

PROJECT: The Dollar General Store # 16542

APPLICANT / CURRENT OWNER: NCY Properties, LLC – Nick Yiannios

REPRESENTATIVE: RSBR Investments, LLC
Rodney Parrott – Overland Engineering LLC

LOCATION: The subject property is located at 920 State Highway 86, Ridgedale, MO; Oliver Township; Section 18, Township 21, Range 21.

REQUEST: The representative, RSBR Investments, LLC is requesting approval of a Division III Permit allowing for the construction of an approximately 9,100 square foot metal building which will serve as a new location for the Dollar General Store.

BACKGROUND and SITE HISTORY:

On December 23, 2015 the Taney County Planning Staff approved Minor Subdivision # 2015-0022, which created a two (2) lot minor subdivision named the Minor Subdivision of NCY Properties. Tract 1 is +/- 3.00 acres in size and Tract 2 is +/- 2.00 acres in size.

The subject property is Tract 1 of the Minor Subdivision of NCY Properties and contains +/- 3.00 acre (per the Minor Subdivision of NCY Properties), located in the 900 block of State Highway 86, Ridgedale, MO. The property contains an existing commercial entrance off of State Highway 86 which currently serves an existing commercial building located upon Tract 2 of the Minor Subdivision of NCY Properties.

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a 9,100 square foot building which will serve as a new location for the Dollar General Store, on Tract 1 of the Minor Subdivision of NCY Properties. The representative has indicated that the building will be a pre-engineered metal structure with a block front façade.

The current application was approved for Concept on December 21, 2015.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2015-0027, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management or demonstration (Appendix B Item 3).
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Western Taney County Fire Protection District and the On-Site Wastewater Permitting Division of the Planning Department shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. This decision is subject to all existing easements.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

**DOLLAR GENERAL STORE
RIDGEDALE, MISSOURI**

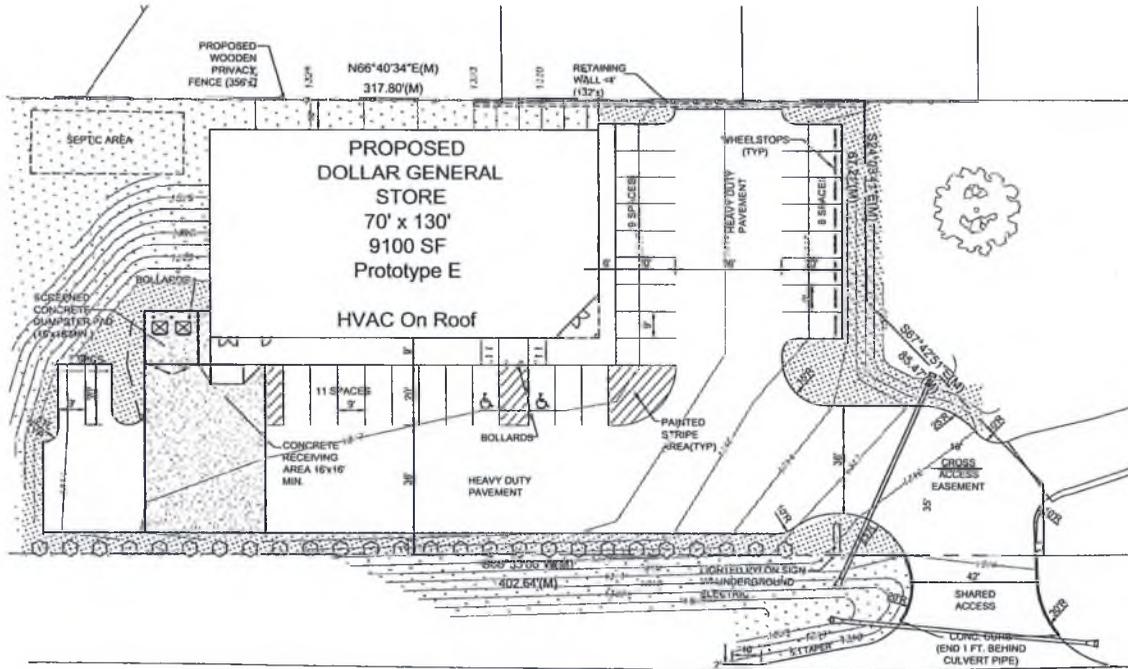
PARKING SPACES/REQD: 30 / 30
 BLDG/SALES SF: 9,002 / 7,385
 DEVELOPER: RSRB INVESTMENTS, LLC
 ENGINEER: OVERLAND ENGINEERING, LLC



GEO TECHNICAL ENGINEERING REPORT
 Prepared by: TERRACON CONSULTANTS, INC.
 SPRINGFIELD, MO
 DATED: MAY 22, 2015

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
 Prepared by: NOVA CONSULTING GROUP, INC.
 PARK RIDGE, NJ
 DATED: MARCH 26, 2015

BUILDING DIMENSION NOTE:
 CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS
 WITH FOUNDATION AND METAL BLDG. PLANS PRIOR
 TO CONSTRUCTION.



MISSOURI STATE HIGHWAY 86

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STACARDS AND SPECIFICATIONS OF TANEY COUNTY, AND/OR THE STATE OF MISSOURI, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE BUILDING DEPARTMENT OF TANEY COUNTY, MISSOURI.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY MISSOURI ONE CALL SYSTEM, INC.: 1-800-344-7483. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI CALL 24 HOURS BEFORE DIGGING.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED A MICH (OR SOO) ON ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
10. ONLY CONTRACTORS WHO ARE LICENSED AND BONDED WITH THE CITY CAN WORK WITHIN THE CITY RD.W.
11. SIGN PERMITS MUST BE APPLIED FOR IN ACCORDANCE WITH TANEY COUNTY REGULATIONS. ALL SIGNS MUST CONFORM TO REGULATIONS OF TANEY COUNTY.

DOLLAR GENERAL
 Overland Engineering, LLC
 1000 W. MAIN ST., Rm. 2000
 PARK RIDGE, NJ 07656
 TEL: (201) 261-0000
 FAX: (201) 261-0001

NO.	DATE	REV. AND WHAT REVISED	BY



Overland ENGINEERING, LLC
 1000 W. MAIN ST., Rm. 2000
 PARK RIDGE, NJ 07656
 TEL: (201) 261-0000
 FAX: (201) 261-0001

**DOLLAR GENERAL
RIDGEDALE, MO
SITE PLAN**



1-800-DIG-RITE (344-7483)

UTILITY DISCLAIMER
 EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

Sheet
C1

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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			

Environmental Policies

SOIL LIMITATIONS	n/a=			
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=			
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=			
no impact on critical wildlife habitat or fisheries issues	0	2	0	0
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	2	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Land Use Compatibility

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			

Compatibility Factors

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			

Dollar General Store # 16542		Permit#:	15-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	0	0
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=			
bulk / scale less than or equivalent to surrounding areas		0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=			
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=			
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=			
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=			
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=			
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			

Dollar General Store # 16542		Permit#:	15-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		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			
Local Economic Development					
RIGHT TO FARM		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			
RIGHT TO OPERATE		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			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		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			
MIXED-USE DEVELOPMENTS		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			
Commercial Development					
DEVELOPMENT PATTERNS		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			

Division III Relative Policy Scoring Sheet:
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING	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			
Services - Capacity and Access				
TRAFFIC	n/a=			
no impact or insignificant impact on current traffic flows	0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES	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			
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			
Internal Improvements				
WATER SYSTEM SERVICE	n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	1	3
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 INFRASTRUCTURE	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
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	1	4
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			
Open-Space Density					
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			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	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			
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= -4

Maximum Possible Score= 39

Actual Score as Percent of Maximum= -10.3%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 23.5%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

January 5, 2016

Project: Dollar General Store # 16542

Permit#: 15-27

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

Scoring by: Bob Atchley / Bonita Kisse

Date: January 5, 2016

Project: Dollar General Store # 16542

Permit: 15-27

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	-4	-10.3%	4	23.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	2	28.6%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4			1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	6	3		
soil limitations	0	0		
building bulk/scale	0	0		
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	3		
Importance Factor 2	0	-2	1	33.3%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee
 Date: January 5, 2016

1 C



The Dollar General Store
920 State Highway 86, Ridgedale, MO
Division III Permit Application 2015-0027
Taney County GIS - Beacon







**NOTICE OF
PUBLIC HEARING**

**THE TANEY COUNTY
PLANNING COMMISSION**

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: NCY Properties, LLC

Proposed Development: Dollar General Store

Property Location: 920 St. Hwy. 86

Hearing Location: Taney County Courthouse
Time: 6:00 PM Date: 2-8-16
Phone: 417-5467225



**NOTICE OF
PUBLIC HEARING**









