



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

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

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, AUGUST 12, 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*

Public Hearing:

*Taney County Fire Protection District #9 Addition*  
*Jack and Sally's Gunworks*  
*Country Ridge Business Park*

Old and New Business:

*Tentative*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** August 12, 2013

**CASE NUMBER:** 2013-0013A

**PROJECT:** Western Taney County Fire Protection District Station 9 - Duplex

**APPLICANT:** Western Taney County Fire Protection District

**REPRESENTATIVE:** James Single

**LOCATION:** The subject property is located at 142 Briggs Road, Branson, MO; Jasper Township; Section 9, Township 24, Range 21.

**REQUEST:** The applicant, the Western Taney County Fire Protection District is seeking the approval of a Division III Permit, authorizing a duplex land use, which would be attached and utilized in conjunction with existing Fire Station 9.

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

The subject property is a meets and bounds described parcel of property, containing approximately 2.70 acres according to the Assessor's information. The property currently contains the Western Taney County Fire Protection District Station 9 which is served by an individual well and septic system, due to the unavailability of a public/central sewer system.

The applicant is seeking to construct a two-family residence (duplex) which would be attached to the existing fire station on the +/- 2.70 acre lot.

On June 19, 2013 the Taney County Board of Adjustment approved a request by the Western Taney County Fire Protection District seeking a variance from the provisions of Section 3.13.3 and Section 7, Table 3 (*Lot Size and Frontage Requirements*) of the Taney County Development Guidance Code, requiring a two-family dwelling (duplex), served by an on-site (septic) system to be located on a minimum lot area of four (4) acres (two (2) acres per dwelling unit).

The current application was approved for Concept on July 15, 2013

## **GENERAL DESCRIPTION:**

The proposed duplex (three bedrooms per unit) will be attached to the existing fire station and provide housing for two firefighters and their families on the +/- 2.70 acre lot.

## **REVIEW:**

The Western Taney County Fire Protection District is seeking to attract two (2) firefighting families to Fire Station 9, which currently operates via a single volunteer firefighter. The applicant has indicated that the on-site, attached living quarters, with full-time, on-site firefighters would be a factor enabling the insurance rating to be lowered for the Fire District, potentially lowering the cost of home owner's insurance for individual property owners residing within the jurisdiction of the Western Taney County Fire Protection District. The Insurance Services Office (ISO) provides a Public Protection Classification (PPC) Fire District rating for more than 45,000 fire districts nationwide. According to the ISO website, "Through the Public Protection Classification (PPC) program, ISO evaluates municipal fire-protection efforts in communities throughout the United States. A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. So insurance companies use PPC information to help establish fair premiums for insurance – generally offering lower premiums in communities with better protection."

The property currently contains Western Taney County Fire Protection District Station 9 which is served by an individual well and septic system, due to the unavailability of a public/central sewer system. The current septic system will be required to be upgraded to serve the proposed duplex. An On-Site Wastewater (Septic) Permit will be required for the wastewater treatment system upgrade via the On-Site Wastewater Permitting Division of the Planning Department.

Per the provisions of Table J-1 (*On-Site Parking Performance Standards*) of the Development Guidance Code, three (3) parking spaces are required for a duplex. There is an existing parking and driveway area, utilized primarily for firefighting equipment, located in front of the Fire Station 9. The representative has indicated that a separate six (6) space parking lot will be constructed, exceeding the minimum requirements of the Development Guidance Code, either to the side or rear of the proposed duplex, in order to serve the parking needs specifically of the duplex.

The adjoining property to the north is State Highway 176, light residential and vacant land. The adjoining property to the south is primarily light residential. The adjoining property to the east is vacant property and the adjoining property to the west is light residential and vacant.

The project received a score of 4 on the Policy Checklist, out of a maximum possible score of 49. The relative policies receiving a negative score consist of solid waste disposal service and utilities.

**STAFF RECOMMENDATIONS:**

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. An On-Site Wastewater (Septic) Permit shall be required for the wastewater treatment system upgrade via the On-Site Wastewater Permitting Division of the Planning Department.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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).

**Division III Relative Policy Scoring Sheet:  
Eastern 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**

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=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
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	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			

**Land Use Compatibility**

OFF-SITE NUISANCES	n/a=			
no issues	2	4	1	4
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	0	0
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=	x			
no on-site waste containers 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 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=	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			
<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=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
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=				
no viable impact on existing industrial uses by residential development	0	2	0	0
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

**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=				
privacy provided by structural design, or not applicable	2	2	0	0
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=				
structure size and/or access can be serviced by emergency equipment	0	3	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			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> 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>				
<b>WATER SYSTEMS</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	0	0
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
<b>PEDESTRIAN CIRCULATION</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			
<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	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			



**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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**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= 49**

**Actual Score as Percent of Maximum= 8.2%**

**Number of Negative Scores= 2**

**Negative Scores as % of Total Score= 5.7%**

Scoring Performed by:

*Bob Atchley / Bonita Kissee*

Date:

*July 31, 2013*

**Project:** Western Taney County Fire Protection Dist. Duplex

**Permit#:** 13-13A

Policies Receiving a Negative Score	
Importance Factor 5:	waste disposal service
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kissee

Date: July 31, 2013

# Eastern District Relative Policies: Division III Permit

Project: **Western Taney County Fire Protection Dist. Permit: 13-13A**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	49	4	8.2%	2	14.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>			1	33.3%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	0		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>24</b>	<b>4</b>	<b>1</b>	<b>20.0%</b>
stormwater drainage				
air quality				
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
<b>Importance Factor 2</b>				
residential landscape buffers				
right to operate	0	0		
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *July 31, 2013*



BOOK PAGE  
**2013L28155**  
 07/02/2013 03:18:04PM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION

*Robert A. Dixon*  
 ROBERT A. DIXON

P+2 ✓

**TANEY COUNTY BOARD OF ADJUSTMENT**  
**VARIANCE - DECISION OF RECORD**  
**APPLICANT: WESTERN TANEY COUNTY FIRE PROTECTION DISTRICT**  
**REPRESENTATIVE: JAMES SINGLE**  
**JUNE 19, 2013**  
**CASE NUMBER 2013-0003V**

On June 19, 2013 the Taney County Board of Adjustment (herein after referred to as the Board) approved a request by the Western Taney County Fire Protection District (Represented by James Single) seeking a variance from the provisions of Section 3.13.3 and Section 7, Table 3 (*Lot Size and Frontage Requirements*) of the Taney County Development Guidance Code, requiring a two-family dwelling (duplex), served by an on-site (septic) system to be located on a minimum lot area of four (4) acres (two (2) acres per dwelling unit). With all five (5) Board members present, the Board voted unanimously to approve the variance request of the Western Taney County Fire Protection District for the property located at the legal description below:

A TRACT OF LAND SITUATED IN THE SW1/4 OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 21 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIPE AT THE SW CORNER OF SAID SECTION 9, THENCE S89°12'18"E, ALONG THE SOUTH LINE OF SECTION 9, 612.47 FEET; THENCE N00°42'45"W, 164.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N0°42'45"W, 300.02 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF MISSOURI STATE HIGHWAY NO. 176; THENCE ALONG SAID R/W LINE ALONG A SEGMENT OF A CURVE RIGHT, HAVING A RADIUS OF 445.65 FEET, A TANGENT BEARING OF N64°28'47"W, A DISTANCE OF 53.86 FEET; THENCE LEAVE SAID R/W LINE S43°37'27"W, 139.92 FEET; THENCE S04°42'44"E, 222.46 FEET; THENCE S89°12'00"E, 150.00 FEET TO THE POINT OF BEGINNING.

***The following summarizes the Findings of Fact and Conclusions of Law of the Taney County Board of Adjustment:***

The Board based its decision upon the requirements of Missouri Revised Statutes and the Board of Adjustment Bylaws, which grant the Board the power to:

“Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under sections 64.845 to 64.880 would result in peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property as an unreasonable deprivation of use as distinguished from the mere grant of a privilege, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the demonstrable difficulties or hardships, provided the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.”

The Board was unanimous in the belief that the application of Section 3.13.3 and Section 7, Table 3 (*Lot Size and Frontage Requirements*) of the Taney County Development Guidance Code would result in peculiar and exceptional difficulties for the Western Taney County Fire Protection District. The Board further expressed that the granting of the variance will allow the Fire District to construct living quarters at Fire Station 9, being a factor enabling the insurance rating to be lowered for the Fire District, potentially lowering the cost of home owner’s insurance within the fire protection district. Therefore this variance request was viewed by the Board as also contributing to the public good.

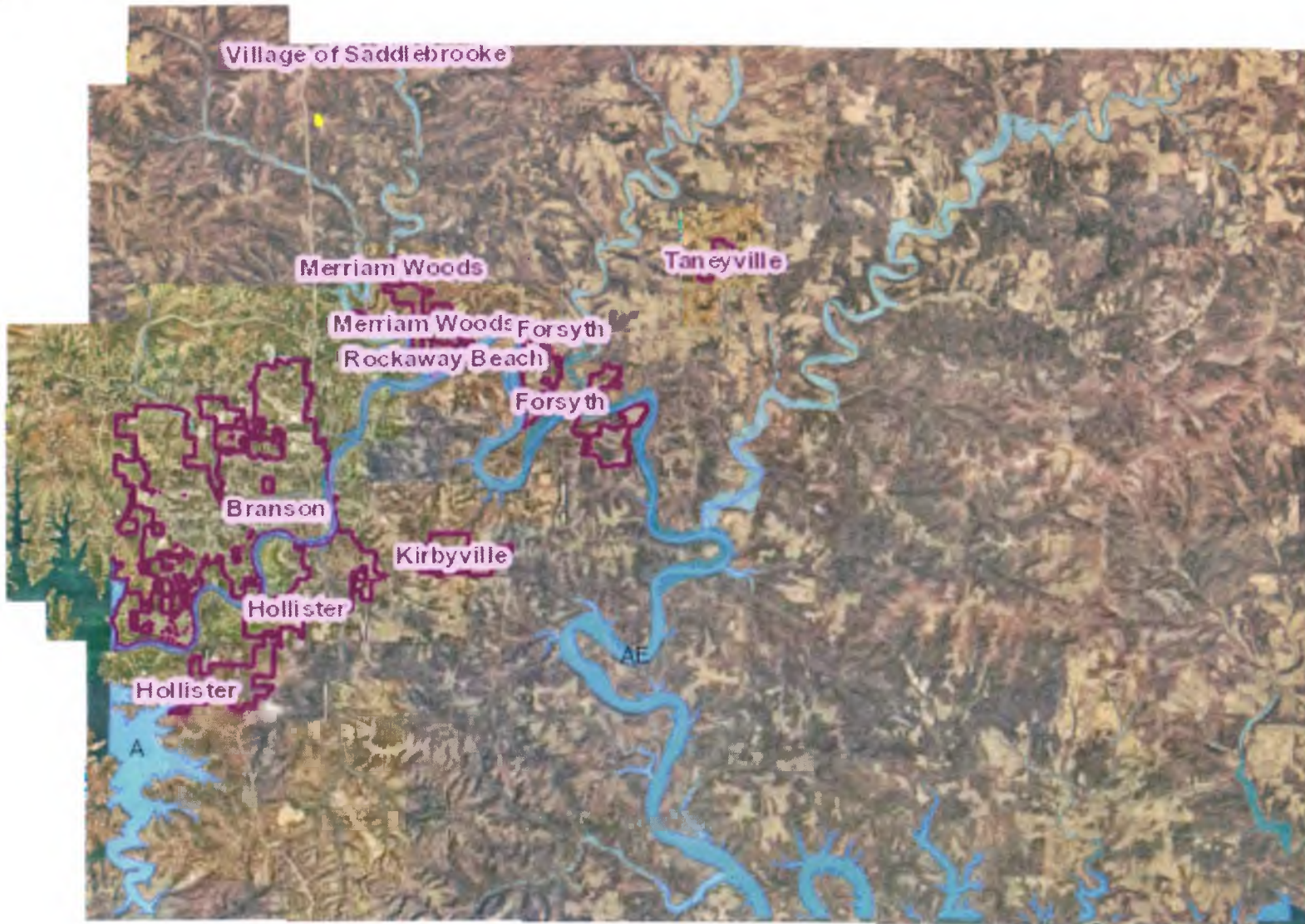
**The following conditions shall be complied with:**

1. Approval of a variance from the provisions of Section 3.13.3 and Section 7, Table 3 (*Lot Size and Frontage Requirements*) of the Development Guidance Code, requiring a two-family dwelling (duplex), served by an on-site (septic) system to be located on a minimum lot area of four (4) acres (two (2) acres per dwelling unit), in order to allow for the construction a two-family dwelling which would be attached to the existing fire station and provide housing for two fire fighters and their families on the +/- 2.70 acre lot.
2. Compliance with all of the other provisions of the Taney County Development Guidance Code.
3. The Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter 7.3.4 of the Taney County Development Guidance Code).



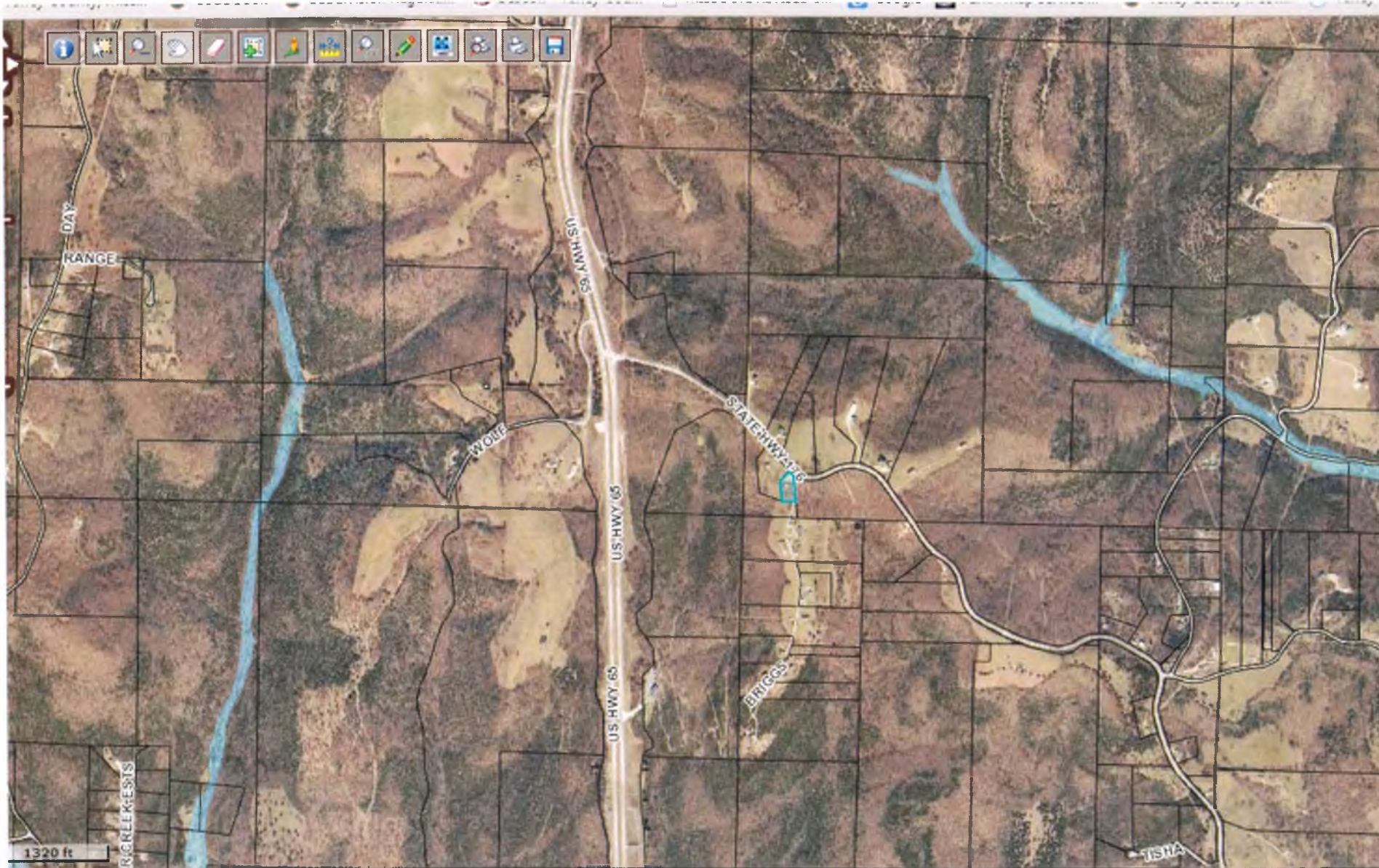






**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Taney County GIS - Beacon**





**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Taney County GIS - Beacon**





**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Taney County GIS - Beacon**









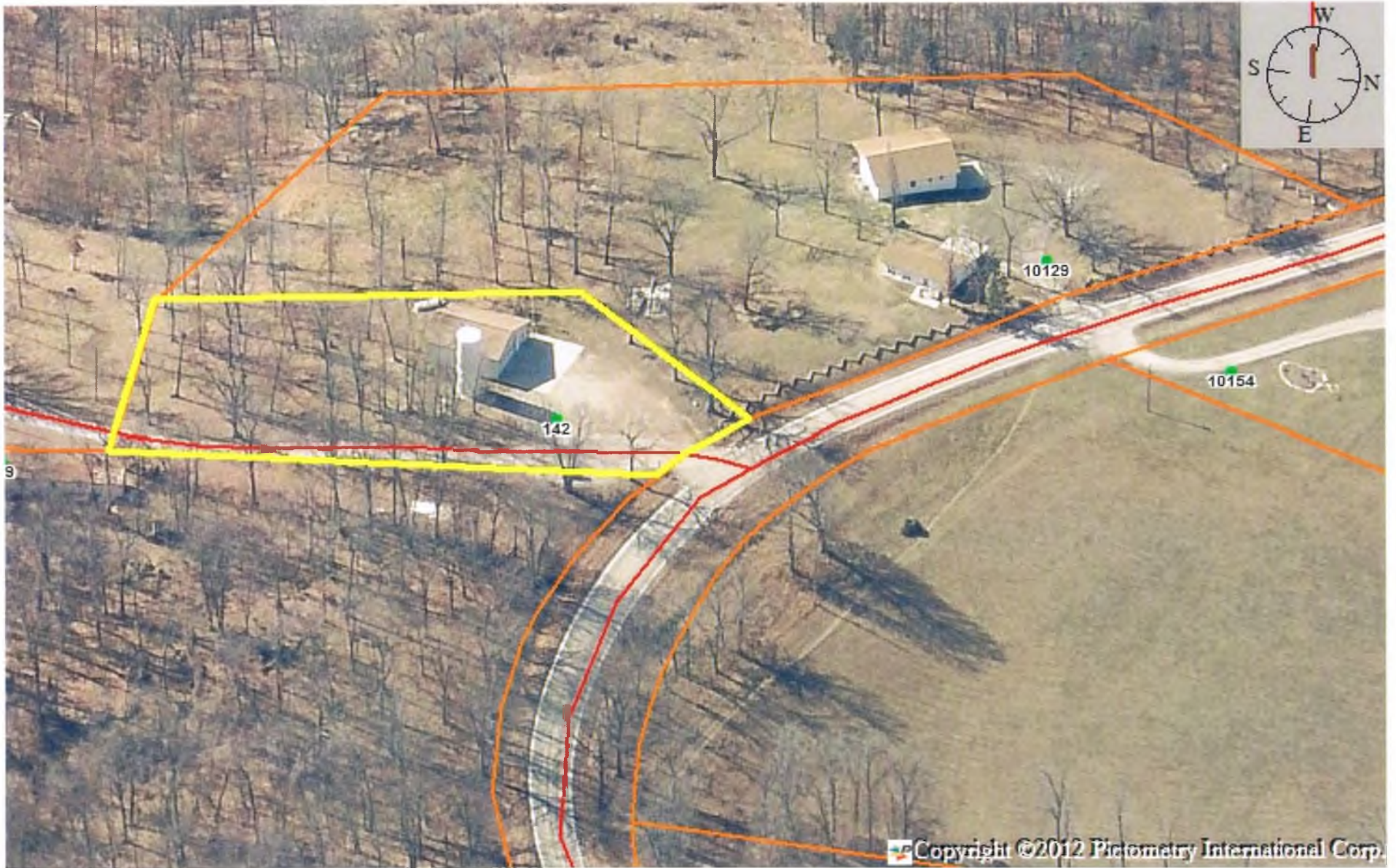
**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Pictometry Oblique – North View**





**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Pictometry Oblique – South View**





**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Pictometry Oblique – East View**



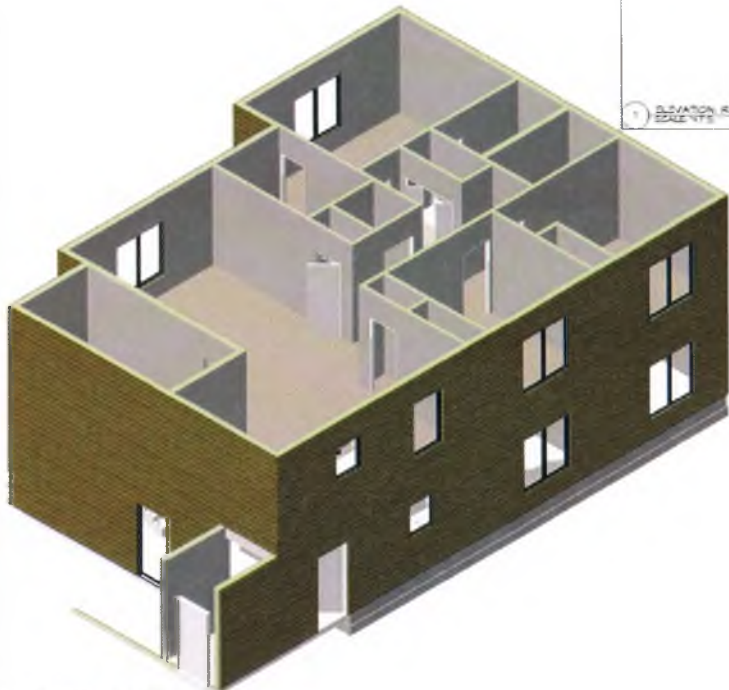
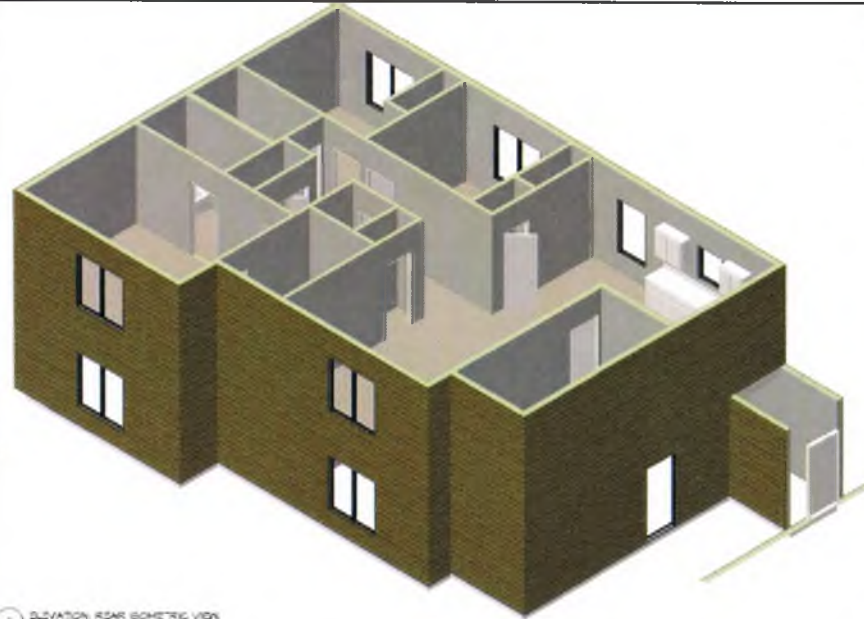


**Western Taney County Fire Protection District  
Division III Permit 2013-0013A  
Pictometry Oblique – West View**



NOT  
USED

NOT  
USED



NOT  
USED

NOT  
USED

NOT  
USED

NOT  
USED

DATE: 11/15/2011  
 JOB NO: 1104  
 DWG. NO: 44  
 DRAWN BY: J.E.  
 CHECKED BY: J.E.

REVISIONS:

- ▲
- ▲
- ▲

□ □ □ □ □  
**TREAT**  
 ARCHITECTS, P.C.  
 □ □ □ □ □  
 Post Office Box 1542  
 415 Gocco Drive Dr.  
 Branson, Missouri  
 Ph: 417-336-2015  
 Fax: 417-336-2016

CONSULTANTS

PROJECT  
 11/15/2011  
 WESTERN TANEY  
 COUNTY FIRE  
 DISTRICT  
 STATION 4  
 415 GOCO DRIVE, BRANSON, MO 64604

DRAWING  
 ELEVATIONS

For Board  
of Adjustment Meeting

© TREAT ARCHITECTS, P.C. 2012

REVISIONS LIST  
 NO. DATE BY DESCRIPTION  
 1 11/15/2011 J.E. INITIAL SET  
 2 11/15/2011 J.E. REVISIONS  
 3 11/15/2011 J.E. REVISIONS  
 4 11/15/2011 J.E. REVISIONS  
 5 11/15/2011 J.E. REVISIONS  
 6 11/15/2011 J.E. REVISIONS  
 7 11/15/2011 J.E. REVISIONS  
 8 11/15/2011 J.E. REVISIONS  
 9 11/15/2011 J.E. REVISIONS  
 10 11/15/2011 J.E. REVISIONS

SHEET NO.  
**A2.1**  
 1 OF 5478



# THE TANEY COUNTY PLANNING COMMISSION

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

Applicant: Western Taco Fire Dist.

Proposed Development: Station #9  
Duplex Addition

Property Location: 142 Briggs Rd.























## TANEY COUNTY PLANNING COMMISSION

### DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** August 12, 2013

**CASE NUMBER:** 2013-0014

**PROJECT:** Jack & Sally's Gunworks

**APPLICANT:** Jason Smith

**LOCATION:** The subject property is located at 114 Shawn Road, Kirbyville, MO; Swan Township; Section 21, Township 23, Range 20.

**REQUEST:** The applicant, Jason Smith is seeking the approval of a Division III Special-Use Permit, in order to operate a firearms assembly, sales and service business within an existing accessory building (adjacent to his residence), as a home occupation.

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

The applicant, Jason Smith is seeking the Planning Commission approval of a Division III Special-Use Permit for the assembly, sales and service of firearms within a workshop (accessory building) adjacent to his single-family residence, as a home occupation.

The applicant will be required to obtain a Federal Firearms License (FFL) via the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). The ATF will require local Planning Commission approval of the Division III Special-Use Permit prior to obtaining the FFL. 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, prior to the issuance of an FFL. The ATF licensing procedure requires an authorizing signature by a Chief Law Enforcement Officer, which in this instance would be the Sheriff.

The current application was approved for Concept on July 15, 2013.

#### **GENERAL DESCRIPTION:**

The property in question is known as Lot 40 of Phase I of Smoke Tree Hills and is approximately 6,000 square feet in size (per the Assessor's information). The property contains an existing single-family residence and an approximately 140 square foot (10' x 14') accessory building (work shop).

## REVIEW:

The applicant is seeking the approval of a Division III Special-Use Permit in order to operate a firearms assembly, sales and service business within his existing workshop located within an existing, approximately 140 square foot accessory building (adjacent to his residence), as a home occupation. The applicant has indicated that this home occupation involves no outside employees. 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 the vast majority of his business will be conducted via 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 one-third (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 the assembly process will take place in the existing accessory building.

The applicant has indicated that no test-firing of any firearms will be conducted on the property in question.

During the Concept Hearing the applicant indicated that both the firearms and ammunition will be locked in a gun locker that is bolted down to the accessory building. The applicant further indicated that traffic will be limited to occasional client / customer traffic and deliveries of materials. Sales of firearms are to be made by appointment only. The applicant has indicated that the majority of the business will be conducted via the internet. Security lighting is currently in place and the applicant has indicated that he will further secure the windows of the accessory building.

The applicant has further stated that 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 adjoining property immediately to the north is vacant land, with residential property being located further north. The adjoining property immediately to the south is Shawn Road and residential. The adjoining property immediately to the east and west is a vacant lot, with the residential properties being located both east and west.

The project received a score of -7 on the Policy Checklist, out of a maximum possible score of 37. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, off-site nuisances, use compatibility and utilities.

## **STAFF RECOMMENDATIONS:**

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. The applicant shall provide a copy of the ATF Federal Firearms License (FFL) to the Planning Department office prior to commencing business operation. The applicant shall also provide an ATF receipt of payment of the Special Occupational Tax (SOT) to the Planning Department Office on an annual basis, if required by the ATF.
3. Signage for the Jack & Sally's Gunworks business shall be limited to a sign no larger than a two foot by four foot (2' X 4') unlighted nameplate.
4. Absolutely no test-firing of firearms shall be conducted by the applicant and/or his clientele on the property in question, located at 114 Shawn Road, Kirbyville, MO.
5. The Jack & Sally's Gunworks 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.
6. The windows within the accessory building shall be further secured with either Metal bars or a metal cage.
7. All on-site sales shall occur between the hours of 10:00 AM through 5:00 PM Monday through Friday and from Noon through 4:00 PM on Saturday and Sunday.
8. No outside storage of equipment or solid waste materials.
9. This decision is subject to all existing easements.
10. 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).

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

<b>Performance Value</b>	<b>Importance Factor</b>	<b>Score</b>	<b>Section Score</b>
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**Water Quality**

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			

**Environmental Policies**

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=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
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	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			

**Land Use Compatibility**

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=	x			
no on-site waste containers 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 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=	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			
<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			



**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>DIVERSIFICATION</b> n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	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=				
structure size and/or access can be serviced by emergency equipment	0	3	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			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<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 SYSTEMS</b> 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			
<b>EMERGENCY WATER SUPPLY</b> n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-1	-5
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
<b>PEDESTRIAN CIRCULATION</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			
<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			



## 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	-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= -7**

**Maximum Possible Score= 37**

**Actual Score as Percent of Maximum= -18.9%**

**Number of Negative Scores= 5**

**Negative Scores as % of Total Score= 14.3%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*July 31, 2013*

Project: **Jack & Sally's Gunworks**

Permit#: **13-14**

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

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *July 31, 2013*



# Eastern District Relative Policies: Division III Permit

Project: **Jack & Sally's Gunworks**

Permit: **13-14**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	37	-7	-18.9%	5	45.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-5</b>	<b>2</b>	<b>50.0%</b>
sewage disposal	10	5		
right-of-way / roads	5	0		
emergency water supply	0	-5		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>16</b>	<b>-8</b>	<b>3</b>	<b>75.0%</b>
stormwater drainage				
air quality				
off-site nuisances	8	-8		
use compatibility	0	-4		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>	<b>6</b>	<b>6</b>		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
<b>Importance Factor 2</b>				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
agricultural lands				
bicycle circulation				

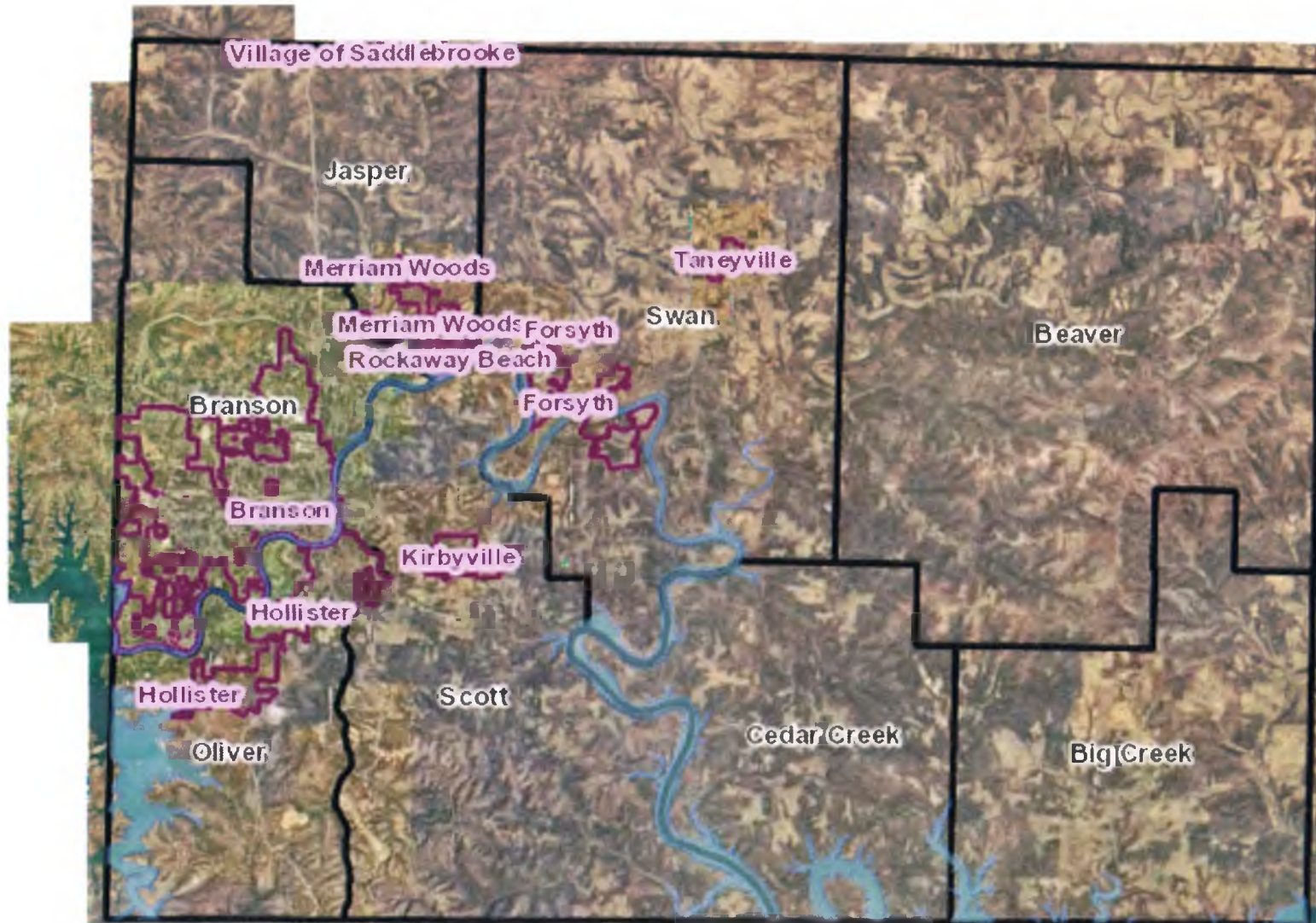
Scoring by: *Bob Atchley / Bonita Kisse*

Date: *July 31, 2013*



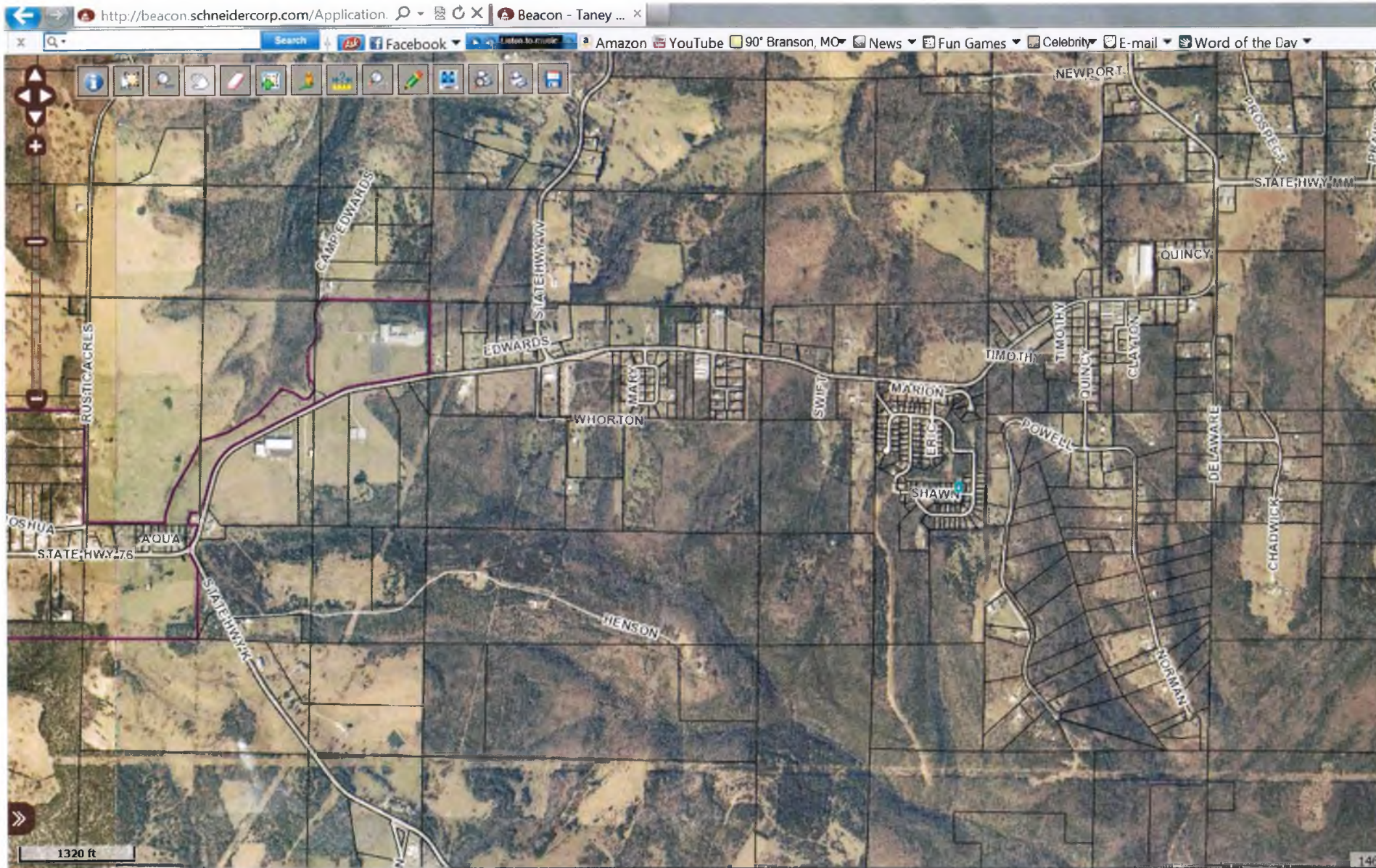






**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Taney County GIS - Beacon**



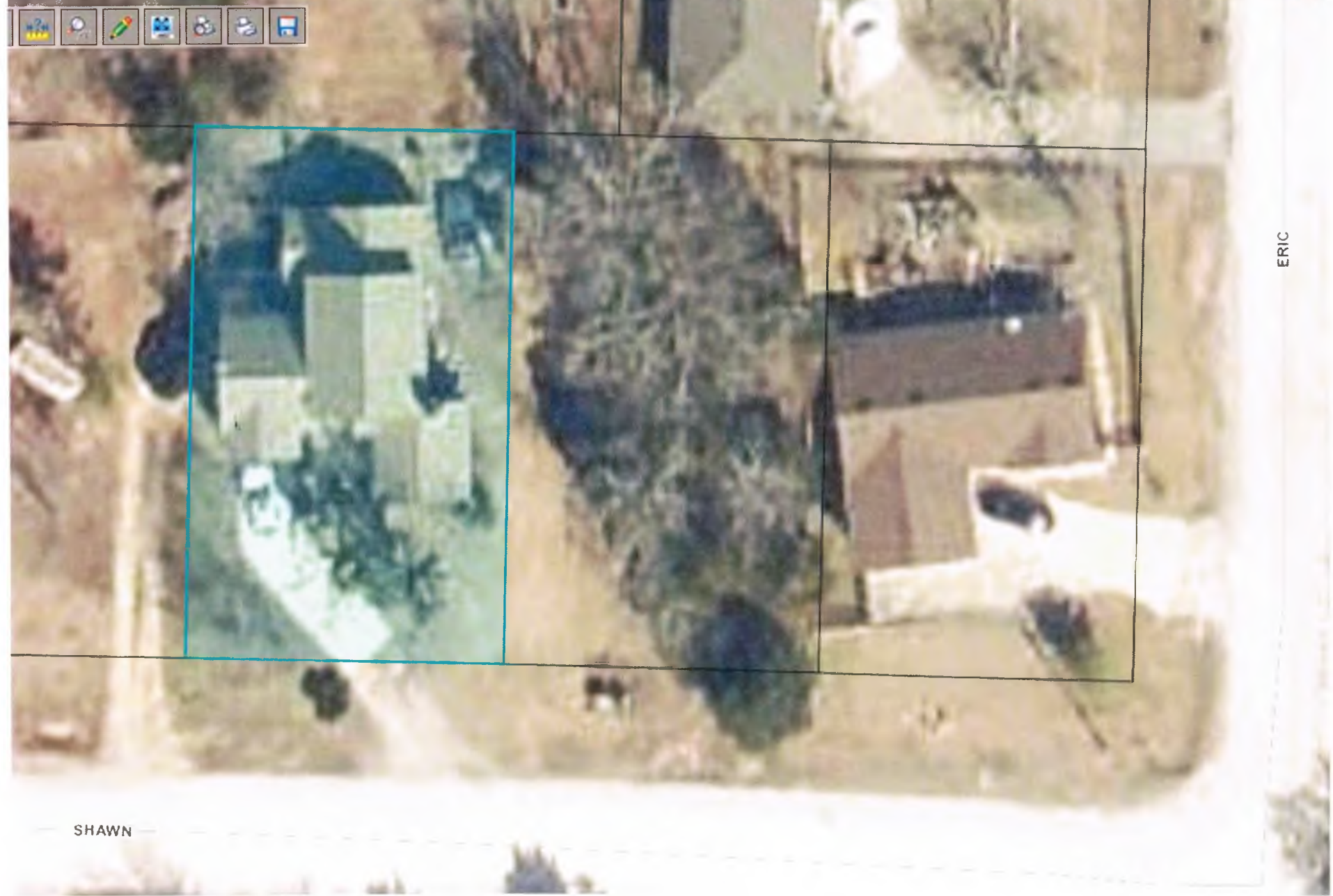


**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Taney County GIS - Beacon**









ERIC

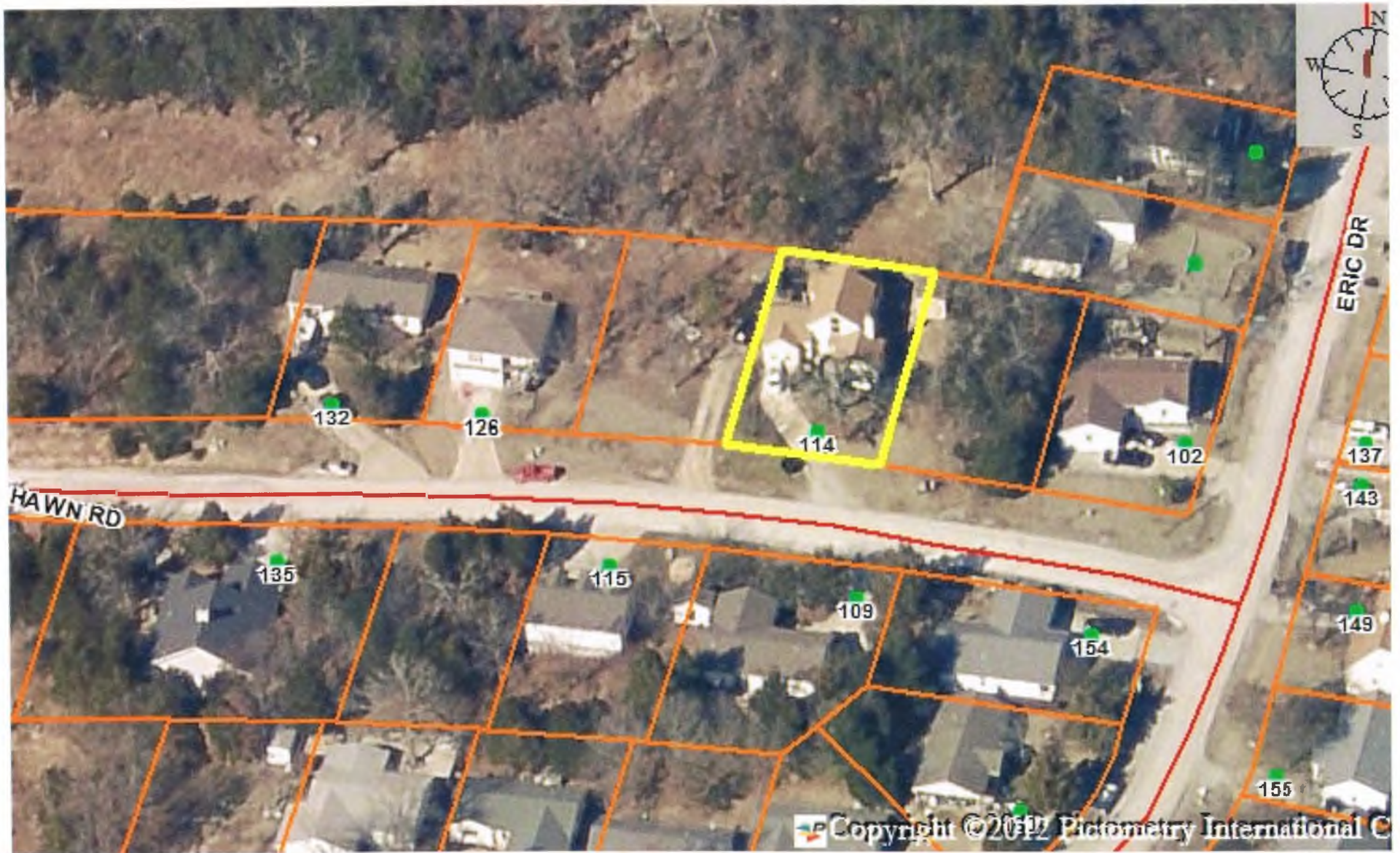
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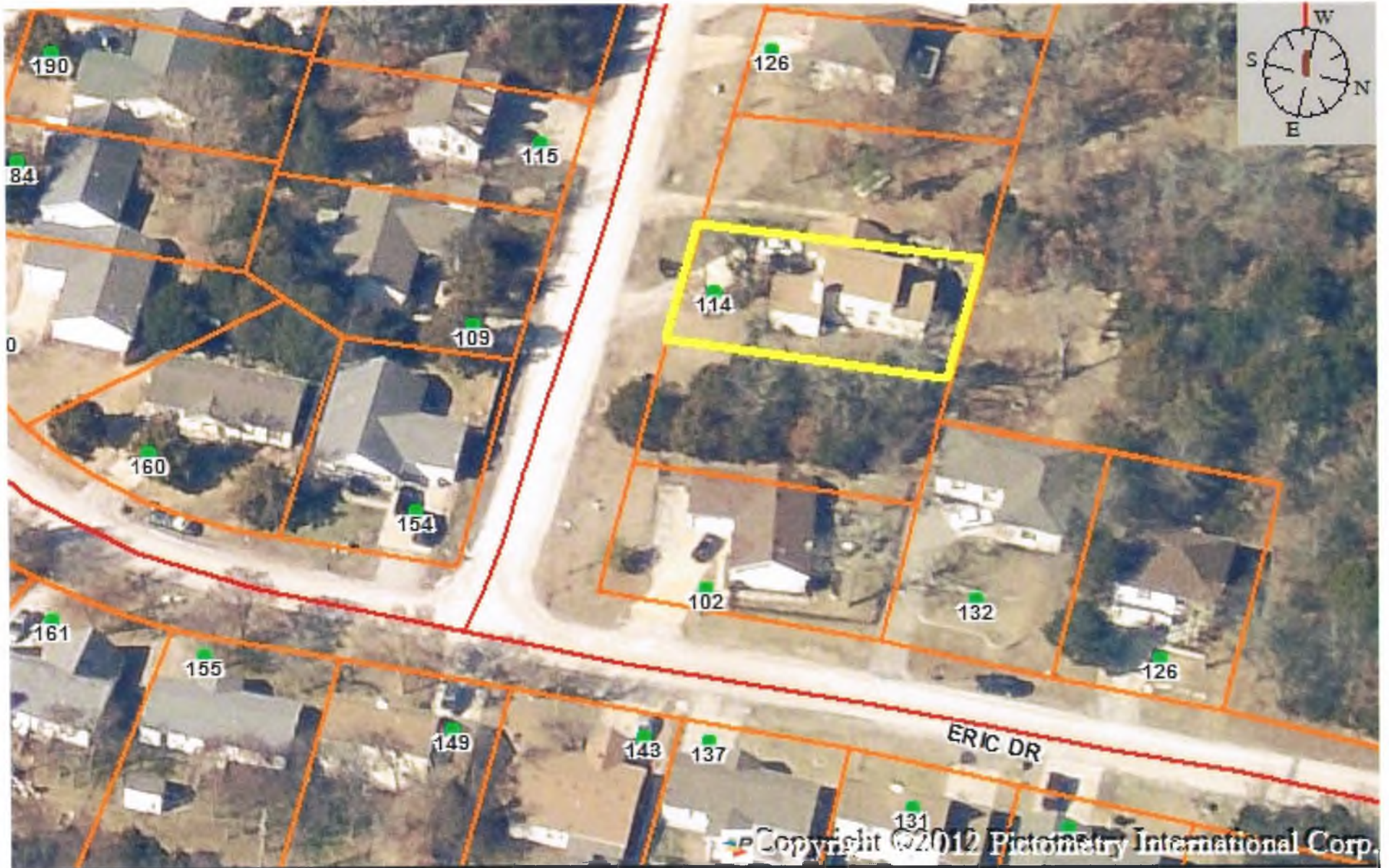
**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Pictometry – North View**





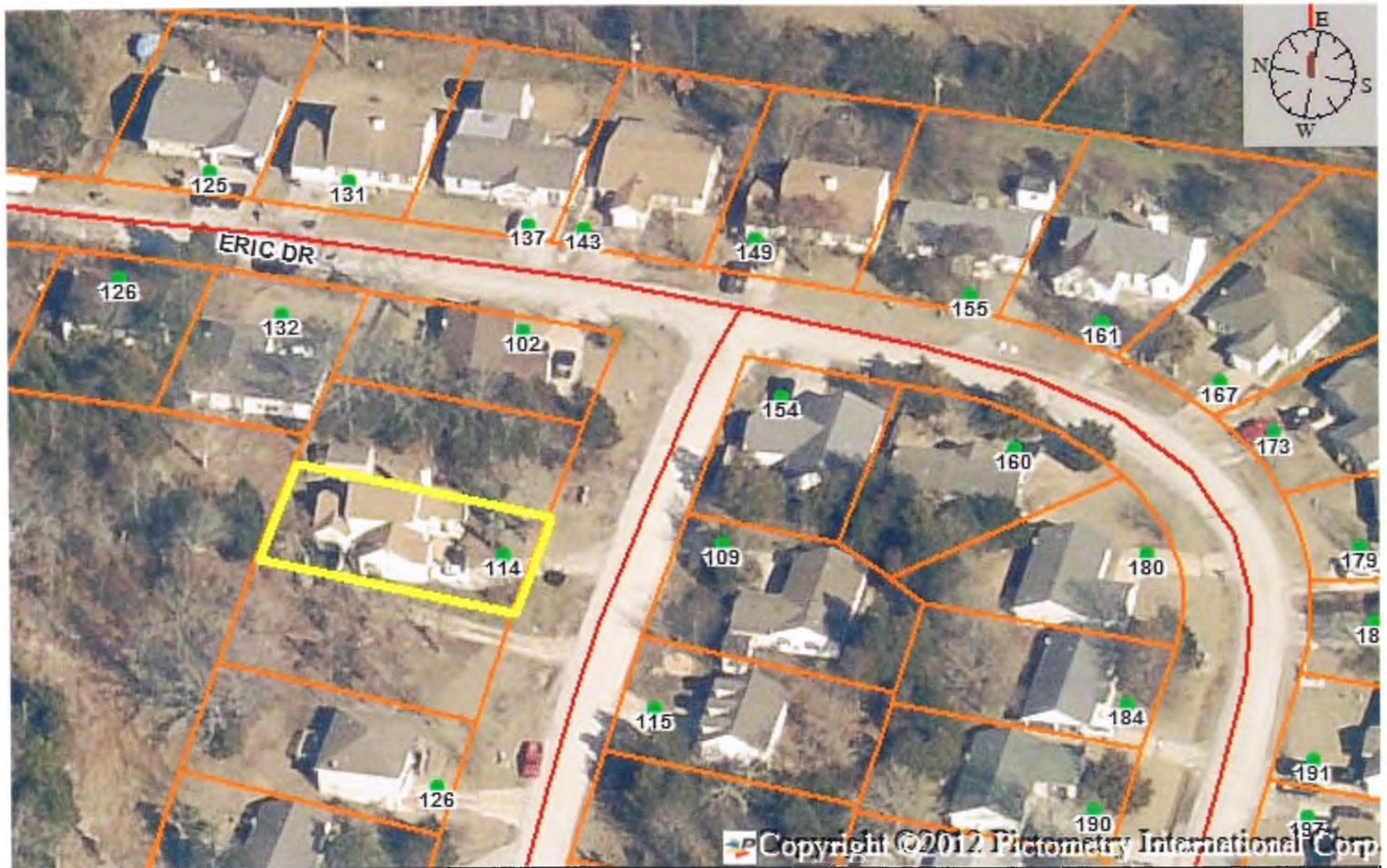
**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Pictometry – South View**





**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Pictometry – East View**





**Jack & Sally's Gunworks  
Division III Permit 2013-0014  
Pictometry – West View**



# 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: Jason & Ashlee Smith

Proposed Development: Jack & Sally's  
Gunworks

Property Location: 114 Stavin Rd.

Hearing Location: Taney County Courthouse

Date: August 13, 2013

















**TANEY COUNTY  
PLANNING COMMISSION  
DIVISION III PERMIT  
STAFF REPORT**

**HEARING DATE:** August 12, 2013

**CASE NUMBER:** 2013-0015

**PROJECT:** Country Ridge Business Park

**APPLICANTS:** Dennis and Saudra Rodgers

**LOCATION:** The subject property is located in the 1280 East State Highway 76, Branson, MO; Scott Township; Section 34, Township 23, Range 21.

**REQUEST:** The applicants, Dennis and Saudra Rodgers are seeking the approval of a Division III Permit, authorizing the development of the Country Ridge Business Park. The Country Ridge Business Park will consist of a single, two story commercial building which will house a number of commercial, office and storage uses. The applicants have indicated that the commercial building will contain a total of fourteen (14) units, seven (7) on each level.

**BACKGROUND and SITE HISTORY:**

The subject property is Lot 3A of the Mabel Subdivision, containing +/- 3.1 acres. The property had previously been a service station beginning in 1939 according to the Assessor's information. The applicants have now removed the service station building and a number of other dilapidated structures on the property.

On July 3, 2013 the Planning Department Staff approved the Replat of a Part of Lots 2 & 3 of Mabel Subdivision, in which the approximately 5.1 acre Lot 3 was subdivided into Lot 3A (+/- 3.1 acres) and Lot 3B (+/- 2.0 acres). (Please refer to the attached copy of the Replat.) The applicants are now seeking Planning Commission approval of a Division III Permit to establish Lot 3A as the Country Ridge Business Park. Lot 3B contains an existing residence addressed at 304 Songbird Drive.

The current application was approved for Concept on July 15, 2013.



## **GENERAL DESCRIPTION:**

The Country Ridge Business Park will consist of a single, approximately 26,000 square foot, two story office / commercial building, on the approximately 3.1 acre lot. The applicants have indicated that the Business Park will be home to such uses as an embroidery company, screen printing business and a local property management company.

The building will contain a street level and a lower level. Each level will be approximately 13,020 square feet in size (186' x 70') and will contain seven (7) commercial units, for a total of fourteen (14) commercial / office units within the Business Park. The street level will contain four (4) large office / commercial areas, as well as three (3) smaller office areas (approximately 400 square feet each) which would cater predominately to professional office uses. The applicants have stated that the lower level will be utilized primarily by a property management company for storage space. The applicants have indicated that businesses will have the ability to either lease a space on a single level or on both levels.

## **REVIEW:**

Lot 3A of the Mabel Subdivision currently contains an existing Taney County Regional Sewer District gravity sewer main, allowing the proposed Country Ridge Business Park to be served by public sewer. The applicants will be required to obtain a permit from the Taney County Regional Sewer District for connection to this existing sewer main.

The applicants are also in the process of working with the Taney County Public Water District 2, which will supply public water to the proposed Country Ridge Business Park. The applicants will be required to obtain a permit from the Taney County Public Water District 2 for connection to public water.

The applicants are proposing a parking area both in the front and the rear of the proposed structure. The street level parking area in the front will be dedicated to customer parking. The lower level parking area in the rear will be provided primarily for employee parking. Per the provisions of Table J-1 (*On-Site Parking Performance Standards*) of the Development Guidance Code, where mixed uses occur, parking space requirements should be determined on a proportional basis. The applicants have indicated that the lower level will be utilized by a property management company primarily for storage. Therefore the staff is recommending that the parking requirements for Industrial Uses be utilized for the lower level. This standard would require "1 space for every employee, spaces for all company-owned vehicles, adequate space for salesmen, visitors, etc." Therefore the lower level parking requirements would be contingent upon the number of employees being served. The street level is proposed to be divided between professional office space and general merchandise uses. The professional office space will require one (1) space for every 300 square feet of space. The applicants are proposing approximately 1,200 square feet of professional office space, thereby requiring four (4) parking spaces to be devoted to the professional offices. The remainder of the street level would be devoted primarily to general merchandise, requiring one (1) space for every 400 square feet. Therefore the remainder of the street level would require approximately 30 parking spaces. The site

plan that has been presented indicates a total of 53 parking spaces, including a number of handicapped parking spaces. It appears that the 53 spaces will be adequate so long as the lower level continues to be utilized primarily for storage.

The applicants have cleared an area of just under one (1) acre but have intentionally preserved an area along both the eastern and western property boundaries. The applicants are proposing to preserve this existing vegetation between the proposed Country Ridge Business Park and the existing single-family residences.

The adjoining property immediately to the north is State Highway 76, commercial and residential. The adjoining property to the south is primarily light residential. The adjoining property to the east and west is a combination of residential and commercial uses.

The project received a score of 6 on the Policy Checklist, out of a maximum possible score of 67. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility, utilities and traffic.



## STAFF RECOMMENDATIONS:

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:
  - 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 lighting plan showing the location, height and other specifications on the lighting to be provided for the development.
2. Compliance letters from the, Taney County Regional Sewer District, Taney County Public Water Supply District # 2, the Western Taney County Fire Protection District and the Missouri Department of Transportation (MoDOT) 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. A twenty-five (25) foot wide vegetative buffer shall be maintained between the Country Ridge Business Park and the adjoining residences to the east and west.
4. No restaurant uses shall be allowed without the provision of a permitted grease trap(s).
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
9. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
10. 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).

Country Plaza Business Park		Permit#:	13-15		
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	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			
<b>Environmental Policies</b>					
STORM DRAINAGE	n/a=				
on-site stormwater retention and absorption with engineered plans		2	4	0	0
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=	x			
cannot cause impact		0	4		
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	0	0
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=	x			
no on-site waste containers 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 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=	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			
<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=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
<b>RIGHT TO FARM</b> n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
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=				
no viable impact on existing industrial uses by residential development	0	2	0	0
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Country Plaza Business Park		Permit#:	13-15		
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=			
uses / functions are compatible or not applicable		2	3	2	6
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=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	0	0
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	-1	-2
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	3	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			



## Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> 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>				
<b>WATER SYSTEMS</b> 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			
<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</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			
<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	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			

Country Plaza Business Park		Permit#:	13-15		
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	-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= 6

Maximum Possible Score= 67

Actual Score as Percent of Maximum= 9.0%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

July 31, 2013



Project: **Country Plaza Business Park**

Permit#: **13-15**

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

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *July 31, 2013*

# Eastern District Relative Policies: Division III Permit

Project: **Country Plaza Business Park**

Permit: **13-15**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	6	9.0%	5	27.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>			2	50.0%
sewage disposal	10	10		
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>40</b>	<b>-4</b>	<b>2</b>	<b>28.6%</b>
stormwater drainage	8	0		
air quality				
off-site nuisances	8	0		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>12</b>	<b>12</b>		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments	6	6		
emergency services	0	0		
water systems	6	6		
<b>Importance Factor 2</b>	<b>0</b>	<b>-2</b>	<b>1</b>	<b>50.0%</b>
residential landscape buffers				
right to operate	0	0		
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *July 31, 2013*





# Country Plaza Business Park





DOCUMENT 2013P00056

FILED

TIME 1:00 pm  
JUL 05 2013

ROBERT A. DIXON  
RECORDER OF DEEDS  
TANEY COUNTY

BASIS OF BEARING:  
SOUTH LINE ASSUMED  
TO BEAR N88°20'42" W

PLAT REFERENCE:  
BOOK 3 PAGE 32

DEED SHOWN:  
AS SHOWN

RECORDING FEE \$ 40.00  
STATE USER FEE \$ 4.00  
TOTAL \$ 44.00 pd

ALL DATA MEASURED  
UNLESS OTHERWISE NOTED

SURVEY TYPE  
SUBURBAN

MABEL SUBDIVISION  
REPLAT OF A PART OF LOTS 2 & 3  
LOTS 3A & 3B

SECTION 34-T23N-R21W  
5TH PRINCIPAL MERIDIAN  
TANEY COUNTY, MISSOURI

SURVEY DESCRIPTION:

A PART OF LOTS 2-3 MABEL SUBDIVISION, A SUBDIVISION LOCATED IN TANEY COUNTY, MISSOURI PER THE RECORDED PLAT THEREOF PLAT BOOK 3 PAGE 32 BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88 DEGREES 20 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE THEREOF 1117.28 FEET; THENCE NORTH 31 DEGREES 46 MINUTES 31 SECONDS WEST 154.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY "76"; THENCE NORTH 53 DEGREES 17 MINUTES 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY 68.25 FEET; THENCE ALONG A 542.96 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID RIGHT-OF-WAY 114.66 FEET SAID CURVE HAVING A CHORD BEARING OF NORTH 59 DEGREES 20 MINUTES 23 SECONDS EAST AND A CHORD DIMENSION OF 114.45 FEET; THENCE NORTH 65 DEGREES 23 MINUTES 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY 104.66 FEET; THENCE SOUTH 38 DEGREES 35 MINUTES 39 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY 109.71 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 22 SECONDS EAST 370.62 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 28 SECONDS EAST 363.42 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 52 SECONDS WEST 74.48 FEET; THENCE SOUTH 84 DEGREES 00 MINUTES 41 SECONDS EAST 150.89 TO THE WESTERLY RIGHT-OF-WAY OF "SONGBIRD DRIVE"; THENCE SOUTH 00 DEGREES 41 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY 109.30 FEET TO THE POINT OF BEGINNING CONTAINING 5.1 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

CERTIFICATE OF OWNERSHIP

DENNIS J. RODGERS AND SAUNDRA RODGERS, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE CO-OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF TANEY, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

*Dennis J. Rodgers*  
DENNIS J. RODGERS

*Saundra Rodgers*  
SAUNDRA RODGERS

ACKNOWLEDGMENT

STATE OF MISSOURI)  
SS  
COUNTY OF TANEY)

ON THIS 26th DAY OF June, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DENNIS J. RODGERS AND SAUNDRA RODGERS, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

*Terese John Ratcliff*  
(NOTARY PUBLIC) - PRINT NAME UNDERNEATH LINE  
TERESE JOHN RATCLIFF



LEGEND

- EXISTING IRON PIN
  - SET 1/2" X 18" PIN WITH CAP
  - ⊙ EXISTING PIPE
  - ⊙ COMPUTED POSITION (NOT SET OR LOCATED)
- Δ= DELTA ANGLE  
L= ARC LENGTH  
R= RADIUS  
C LEN= CHORD LENGTH  
BRG= CHORD BEARING

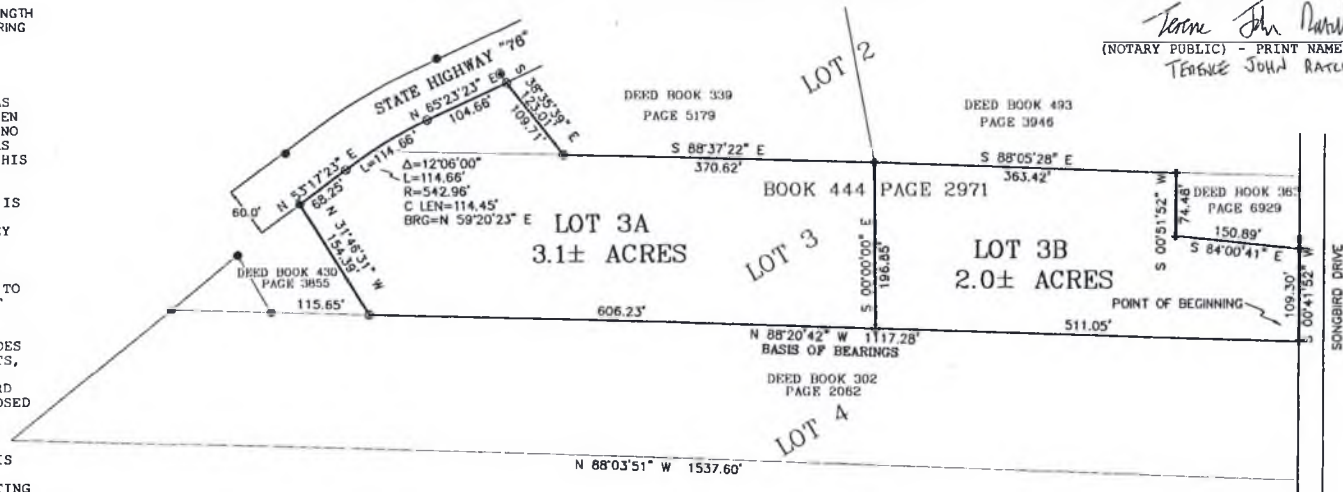
NOTES:

(1) OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, HAS BEEN PROVIDED BY OTHERS. NO GUARANTEE IS GIVEN AS TO THE ACCURACY OF THIS INFORMATION.

(2) THIS PROPERTY IS SUBJECT TO BUILDING SETBACKS AS PER TANEY COUNTY DEVELOPMENT CODE. ALL BUILDING SETBACKS IN TANEY COUNTY ARE MEASURED TO THE EDGE OF THE ROOF OVERHANG.

(3) THIS SURVEY DOES NOT REFLECT EASEMENTS, RIGHT-OF-WAY OR INSTRUMENTS OF RECORD THAT WOULD BE DISCLOSED BY A TITLE SEARCH.

(4) THE ABOVE DESCRIBED PROPERTY IS TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.



CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE TANEY COUNTY PLANNING COMMISSION. THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT GUIDANCE CODE OR THE TANEY COUNTY SUBDIVISION REGULATIONS.

*Bob McKay*  
(PLANNING COMMISSION CHAIRMAN) - PRINT NAME DATE UNDERNEATH LINE July 3, 2013

*Bob McKay*  
(PLANNING ADMINISTRATOR) - PRINT NAME DATE UNDERNEATH LINE July 3, 2013 RP2013-0011

CERTIFICATE OF TANEY COUNTY 911 ADMINISTRATOR

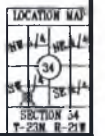
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE TANEY COUNTY 911 ADMINISTRATOR

*Julie Ann*  
(911 ADMINISTRATOR) - PRINT NAME UNDERNEATH LINE DATE 7-5-13

SURVEYOR'S DECLARATION

KNOWN ALL MEN BY THESE PRESENTS: THAT I, RICKEY D. KEMP, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY RICKEY D. KEMP, DATED 6-21-13 AND SIGNED BY RICKEY D. KEMP, P.L.S. NO. 2006016631, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICKEY D. KEMP, P.L.S. NO. 2006016631, IN ACCORDANCE WITH THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF TANEY COUNTY, MISSOURI.

RICKEY D. KEMP, P. L. S. NO. 2006016631 6-21-13



PREPARED FOR: <b>DENNIS &amp; SAUNDRA RODGERS</b>			
SCALE: 1"=100'	LOCATION: 300	DRAWN BY: C/ NICK	
DATE: 06/21/2013	TOWNSHIP 23-N	RANGE 21-W	COUNTY: TANEY
PREPARED BY: J-MARK SURVEYING P.O. BOX 623 HOLLISTER, MISSOURI 65673 (417-739-4517)			
RESULTS OF BOUNDARY SURVEY: REPLAT PART LOTS 2-3 MABEL SUBDIVISION			DRAWING NUMBER 13-104



# Taney County RSD

Search:

Home Themes Places

\* indicates layer is out of range

2012 AERIAL

2007 AERIAL

STREETS & HIGHWAYS

ELEVATION DATA

- Labels
- 10-Ft Contours
- 2-Ft Contours

SEWER FEATURES

- Vacant Taps
- Active Taps
- Missing Taps?
- Sewer Features Anno
- Force Main
- Low Pressure FM
- Gravity
- Encasement
- Taneycomo Bore
- Lateral
- Customer Grinder Pumps
- Grinder Pumps
- Lift Stations
- Manholes
- Valves
- Thrust Block
- Deflection Points

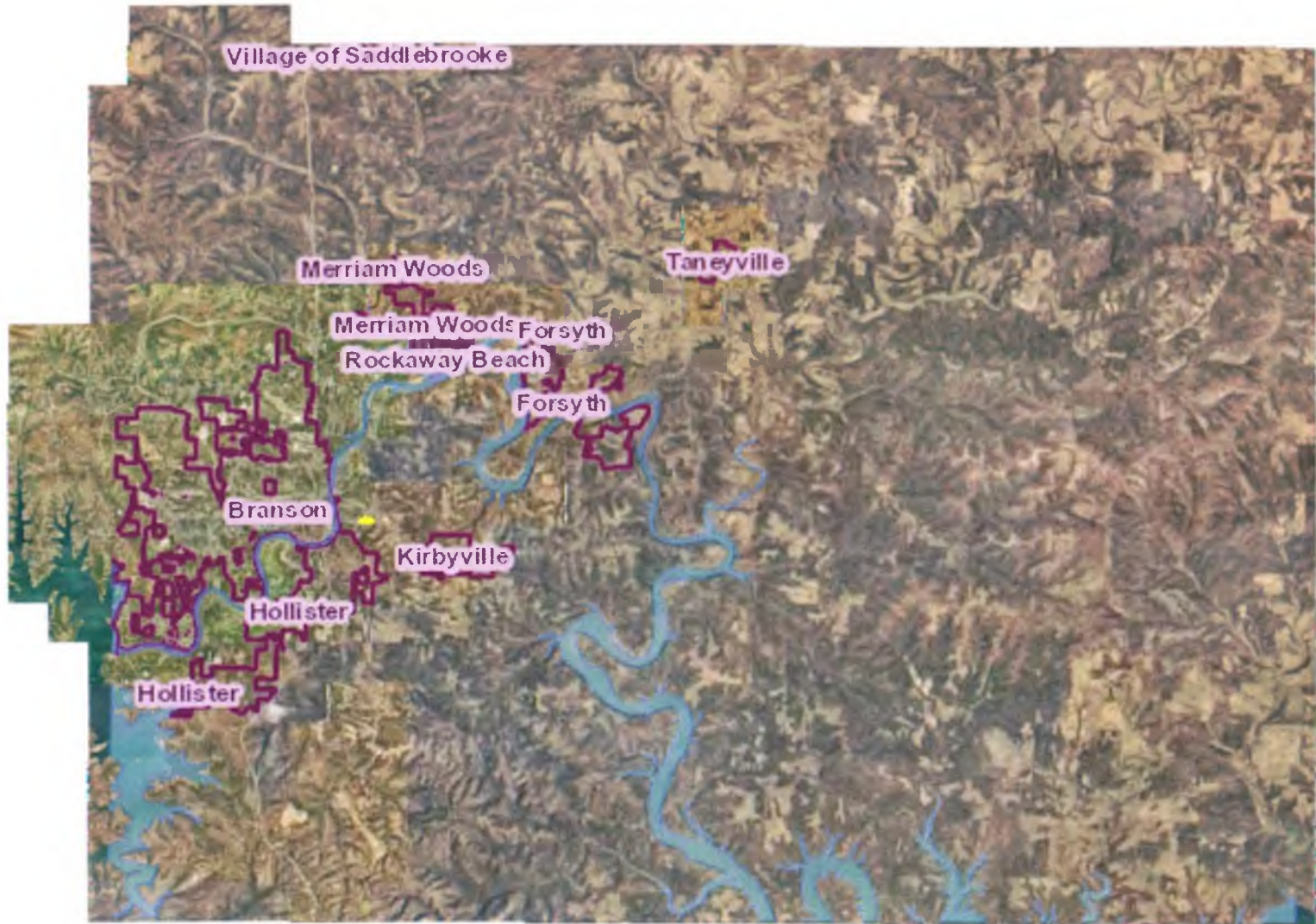


100 feet

Scale Text:  
1 inch = 62 ft.

Latitude: 36.6426698  
Longitude: -93.198089





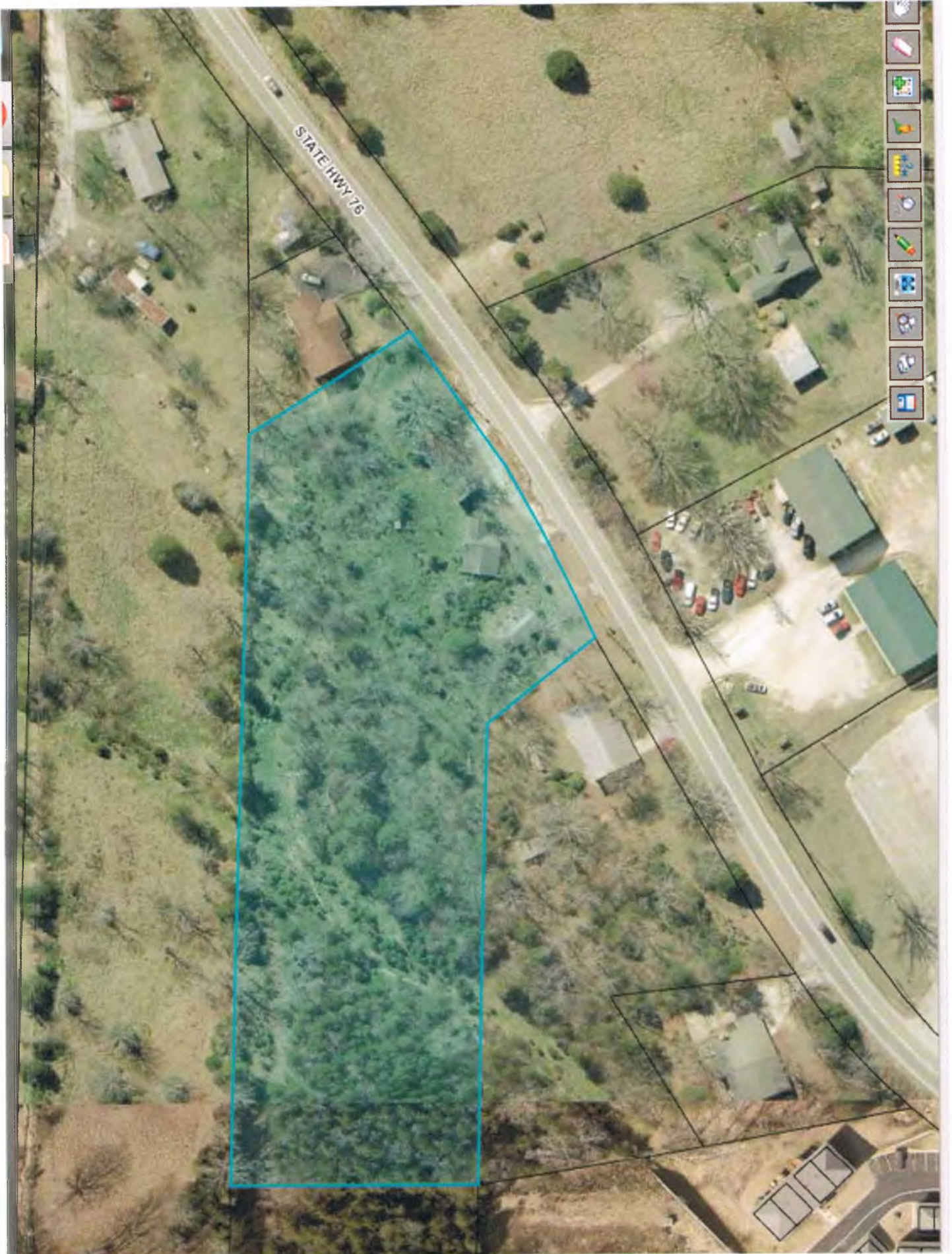
**Country Plaza Business Park  
Division III Permit 2013-0015  
Taney County GIS - Beacon**





**Country Plaza Business Park  
Division III Permit 2013-0015  
Taney County GIS - Beacon**









**Country Plaza Business Park  
Division III Permit 2013-0015  
Pictometry – North View**





**Country Plaza Business Park  
Division III Permit 2013-0015  
Pictometry – South View**





**Country Plaza Business Park  
Division III Permit 2013-0015  
Pictometry – East View**





**Country Plaza Business Park  
Division III Permit 2013-0015  
Pictometry – West View**



