

McDonald
County
COMPREHENSIVE
PLAN



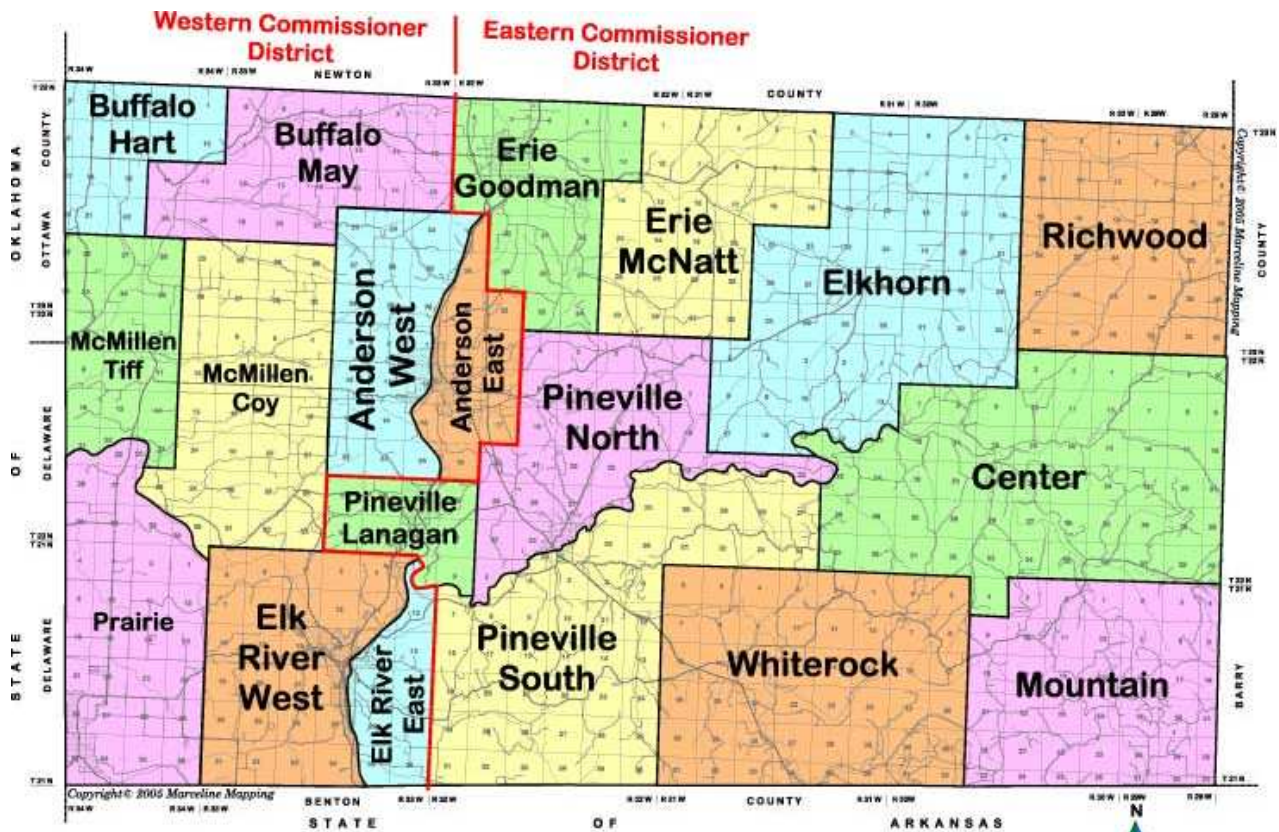
McDonald County Comprehensive Plan

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The following document represents the work and diligence of the McDonald County Planning Commission to create a Comprehensive Plan to guide the future of McDonald County. A representative from each voting district serves on this Commission.

- | | |
|----------------|-------------------|
| Anderson East | McMillen Coy |
| Anderson West | McMillen Tiff |
| Buffalo Hart | Mountain |
| Buffalo May | Pineville-Lanagan |
| Center | Pineville North |
| Elk Horn | Pineville South |
| Elk River East | Prairie |
| Elk River West | Richwood |
| Erie Goodman | White Rock |
| Erie McNatt | |



Political Townships with Commissioners' Districts of McDonald County, Missouri



We would like to express our appreciation for the support and assistance of members of the community who participated in this planning process.

Why Plan

*A great American myth is that "change" is powerful,
so unpredictable and so perverse
that even the Almighty Himself has to sit back and simply admire
the havoc it wreaks on humanity.*

*The truth is that with leadership and foresight,
most of the "sudden changes"
that threaten to overwhelm McDonald County
can be predicted months, years, even decades in advance.*

*We must always be responsive to changes
before they become too catastrophic to be managed.
Change is like the weather, always here, often unpredictable,
occasionally devastating.*

*But hardly a force with which we cannot cope
if we maintain a long term perspective.*

*The important thing to remember about change
is that the enemy is within.
If one day we wake up to find ourselves broadsided by CHANGE,
then we will have only ourselves to blame.*

McDonald County Planning Commission
2007

Chapter 1

Why Plan

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McDonald County Commission

JOYE HELM, CLERK

P.O. BOX 665

Pineville, Missouri 64856

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Gayle Brock
Western Commissioner

Bill Wilson
Presiding Commissioner

Sam Gaskill
Eastern Commissioner

April 13, 2006

To: All McDonald County Planning Commission Appointees

From: McDonald County Commissioners

Dear Appointees,

Your appointment to the McDonald County Planning Commission is authorized by the Revised Statutes of Missouri (RSMo) 64.800 and the County Court, following the election of April 5, 1966, that adopted county planning.

RSMo 64.815 requires the County Planning Commission to "... prepare an official master plan of the county for the purpose of bringing about coordinated physical development... to conserve the natural resources of the county, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of the inhabitants. The official master plan may include among other things, studies and recommendations relative to the location, character and extent of highways... schools, parks ... and projects affecting conservation of natural resources."


RSMo 64.810 provides that the county planning commission ... "may charge & collect a fee for any service it provides, but the fee must be established by order of the County Commission... The expenditures of county funds by the County Planning Commission... shall not be in excess of the amount of fees collected by it... and appropriated... by the County Commission."


Hopefully all appointees will recognize the critical importance of broad long-term planning, and the personal dedication, time and effort necessary to insure its effectiveness.

The County Commission appreciates your willingness to serve and will always be available to help in any way possible to expedite the development of plans for the county's future.

Sincerely,


Bill Wilson
Presiding Commissioner


Gayle Brock
Western Commissioner


Sam Gaskill
Eastern Commissioner

Why Plan? 1.1

In order to maintain and improve the desirable qualities of McDonald County, it is important to anticipate and plan for change. To do so, the community must define long and short-term goals.

Decide:

- ◆ What do we want to keep.
- ◆ What do we want to change.
- ◆ What do we want to become. ___and then follow a plan.

Specific reasons to plan might include but are not limited to:

- ◆ Protect our environmental quality.
- ◆ Sustain our natural resource based industries (farms, forestry, tourism, etc.).
- ◆ Invest our public, state and federal dollars wisely for new and/or maintaining existing, public facilities and services.
- ◆ Provide infrastructure to support public/private investment in our communities.
- ◆ Address our housing needs.
- ◆ Retain our rural character and lifestyles.

Planning Authority 1.2

In 1875, Missouri became the first state in the Union to establish a Constitutional Home Rule form of government. Home Rule attempts to give local governments broad authority to legislate and to control local matters unimpeded by the state legislature. Missouri was divided into 114 counties in order to allow citizens to manage local affairs without interference from the state. These county governments are directly elected by the citizens and are responsible to and for those citizens. Three County Commissioners lead county government. When cities are incorporated within a county, the county government transfers many of its powers and authority to the newly formed city governments.

The State of Missouri directs state laws through its Missouri Revised Statutes. In 1965, Missouri recognized the need for planning and established RSMo Chapter 64 planning guidelines. The statutes conferring planning powers to third class counties, which includes McDonald County, are found in Missouri's Revised Statutes 64.510 through 64.905. The following year after the establishment of the Missouri Planning Statutes, McDonald County established a County Planning Commission by an election in 1966. After functioning for a brief period, that Planning Commission became inactive.

Establishing the Planning Commission 1.3

Recognizing the rapid changes taking place in McDonald County and the need to plan for growth, the County Commissioners reinstated the County Planning Commission in 2006. The purpose of the Planning Commission is to be an advisory board and to develop a comprehensive or master plan which will serve as a guide for the future development of McDonald County. Benefits to be gained from proper use of a comprehensive plan would include among other things:

- ◆ Reasonable taxes.
- ◆ Attractive residential neighborhoods.
- ◆ Complementary retail and commercial businesses.
- ◆ Assurance of adequate public facilities and roads.
- ◆ Higher property values.
- ◆ Protection of our rural landscape, clean air and water, and natural resources, including our natural resource based industries (farms, forestry, tourism, etc.).
- ◆ Protection of our environmental quality.
- ◆ Preservation of the quality of life enjoyed by the citizens of our county.

A major task for the County Commissioners in establishing the Planning Commission was to appoint members from each of the 19 voting districts of the county. Each member of the Planning Commission serves a four year term. The first meeting of the Planning Commission was held in April of 2006. At the second meeting of the Planning Commission (May of 2006), the members were divided into subcommittees to represent the four (4) areas of the county as shown by the census map: East, Central, Southwest, Northwest.

In June and July of 2006, public meetings were held throughout McDonald County to introduce the planning commission to the citizens and to obtain concerns and feedback expressed by citizens for the future of McDonald County. These concerns were reported back to the general meeting of the Planning Commission. The process of developing a comprehensive plan was begun by study sessions and guest speakers. The advisability of hiring consultants to create the Comprehensive Plan was investigated and the decision was made to develop the Comprehensive Plan without professional assistance to the extent possible.

Contents of the Plan 1.4

The Comprehensive Plan addresses four basic questions:

- ◆ Where are we now?
- ◆ Where are we going?
- ◆ Where do we want to be?
- ◆ How do we get there?

These questions are applied to each of the following planning areas:

- ◆ History and Community.
- ◆ Demographics.
- ◆ Housing (e.g., affordable housing).
- ◆ Transportation.
- ◆ Education.
- ◆ Emergency and Health Services.
- ◆ Land Use (urban, rural and resource lands).
- ◆ Economic development.
- ◆ Parks and Recreation.

Urban Growth Areas (UGA) 1.5

A fundamental goal is that development should be directed into urban growth areas (UGA's). Key objectives of UGA's are:

- ◆ Cost-effective provision of adequate community facilities, utilities, transportation systems and other needed public facilities and services.
- ◆ Reduce sprawling, low-density development that impact rural character, environmental quality, and forest and agriculture industries.
- ◆ Promote quality and affordable living environments close to jobs and shopping.

Capital Facility Plans (CFP) 1.6

Capital Facility Plans (CFP's) serve as an extension of the Comprehensive Plan. A CFP guides County investment in developing new, or maintaining existing, public facilities/services.

Plan Implementation 1.7

Implementation is the critical link between planning and positive action. Methods should include:

- ◆ County actions and decisions such as financing of capital facilities, ordinances, work program priorities, etc. are guided by the Comprehensive Plan.
- ◆ Ongoing County coordination with cities, townships, federal and state agencies, and service providers (e.g., utility, school and fire districts) to manage growth, address shared issues and goals, and provide more efficient public services.
- ◆ Plat and development regulations and other land use controls are key implementation tools and must be consistent with the Comprehensive Plan.
- ◆ County watershed, habitat, surface and ground water quality, watershed management, and other planning efforts define issues and solutions related to plan goals and actions.
- ◆ Facilitate volunteer land stewardship to realize plan goals such as water quality protection, retention of open spaces, and habitat restoration.

Plan Amendment and Update 1.8

The Comprehensive Plan is subject to ongoing evaluation and periodic amendment, addition and update. However, since it is long-range by design, and the Plan strives to provide consistency and represents a significant investment of community time and money, all changes require careful review. Opportunities for the public to review and participate in Plan amendments and updates are a key part of this process. There are three basic types of Plan updates:

- ◆ Annual Evaluation and Update.
- ◆ Five-Year Evaluation and Update.
- ◆ Ten-Year Evaluation and Update with emphasis on UGA.

Additions or changes may be made to the Comprehensive Plan at any time in accordance with RSMo64.815.

RSMo64.815. The county planning commission shall prepare an official master plan of the county for the purpose of bringing about coordinated physical development in accordance with the present and future needs. The official master plan shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of the inhabitants. The official master plan may include, among other things, studies and recommendations relative to the location, character and extent of highways, railroads, bus, streetcar and other transportation routes, bridges, public buildings, schools, parks, parkways, forests, wildlife refuges, dams, and projects affecting conservation of natural resources. The county commission, upon the recommendation of the county planning commission, may adopt the official master plan in whole or in part and may subsequently amend or extend the adopted plan or portion thereof. Before the adoption, amendment or extension of the plan or portion thereof, the county commission shall hold at least one public hearing thereon, fifteen days' notice of the time and place of which shall be published in at least one newspaper having general circulation within the county, and notice of such hearing shall also be posted at least fifteen days in advance thereof in one or more public areas of the courthouse of the county. The hearing may be adjourned from time to time. The adoption of the plan, or part thereof, shall be by resolution carried by not less than a majority vote of the full membership of the county commission. After the adoption of the official master plan, or part thereof, an attested copy shall be certified by the county commission to the recorder of deeds and to the clerk of each incorporated area covered by the plan or part thereof.