



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5235)

Meeting: 02/01/21 08:55 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5235

Meeting Attachments

ATTACHMENTS:

- 020121 COUNTY CLERK - 4TH QUARTER REPORT 2020 (PDF)
- 020121 REZONING REQUEST - CASE NO. 2020-0374 (VAY CAY LLC) STAFF REPORT (PDF)
- 020121 ORDER NO. 02-01-2021-01 (CASE 2020-0374 VAY CAY LLC) (PDF)

2021 YEAR – 1st QUARTER REPORT OF THE COUNTY CLERK

From September 23 through November 2, 2020, the County Clerk's office was extremely busy with absentee voting by mail, in office and curbside. The total number of absentee ballots cast and counted were 11,463 and over 7,000 were cast in person in the Clerk's Office. We had over 100 voters that voted curbside due to COVID 19. The total number of ballots cast for the November Election were 47,053 which is 75.42 %.

In addition to assisting the over 7,000 voters in the office, the other duties of the Clerk's office were done as well. See attached NVRA Statistics Report.

October 1, 2020, the final letters were prepared and mailed to all 41 taxing districts containing the year-end total assessments. All the levies were calculated to confirm the amount of taxes from each tax levy for each district were correct prior to mailing the letters.

All third quarter reports for the IRS, SUTA, LAGERS and CERF were done. Collectors monthly and Assessor's quarterly report were done. Invoicing for grant reimbursement for Emergency Management, Sheriff, Juvenile and Prosecutor's Office for 11 individuals were also processed monthly.

Minutes prepared and posted to the web site and filed.

Total			2020 OCTOBER		2020 NOVEMBER		2020 DECEMBER	
	#	Total Amount	#	Amount	#	Amount	#	Amount
ATV \$ 15.00 EACH	71	\$ 1,065.00	30	\$450.00	29	\$ 435.00	12	\$ 180.00
Notary \$ 6.00 EACH	86	\$ 516.00	41	\$246.00	22	\$ 132.00	23	\$ 138.00
Auction \$52.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Public Service Req. \$ 10.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
Copies 10 cents per page	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00	0	\$ 0.00
GRAND TOTAL	157	\$ 1,581.00	71	\$696.00	51	\$ 567.00	35	\$ 318.00

For the Period From: 10/01/2020 To: 01/29/2021

Registered Voters At The End Of 01/29/2021

Active	60047
InActive	2396
Total	62443

New valid Registrations accepted during this period (Active voters): 2018

New Registrations received during this period (by source)

DMV	547
FPCA	4
FPCA-MOvotes Portal	4
Online	1154
Postcard	223
Registrar/Deputy/In Office	166
Social Services/Health Dept	9
Total	2107

For the Period From: 10/01/2020 To: 01/29/2021

Residence Confirmation Notices sent: _____ 80

Residence Confirmation Notices received

Voter's current Address correct: _____ 3

Moved within Jurisdiction: _____ 684

Moved outside Jurisdiction: _____ 2

Total Number of responses received: _____ 689

Undeliverable: _____ 0

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: February 1, 2021

CASE NUMBER: 2020-0374

APPLICANT: Vay Cay, LLC

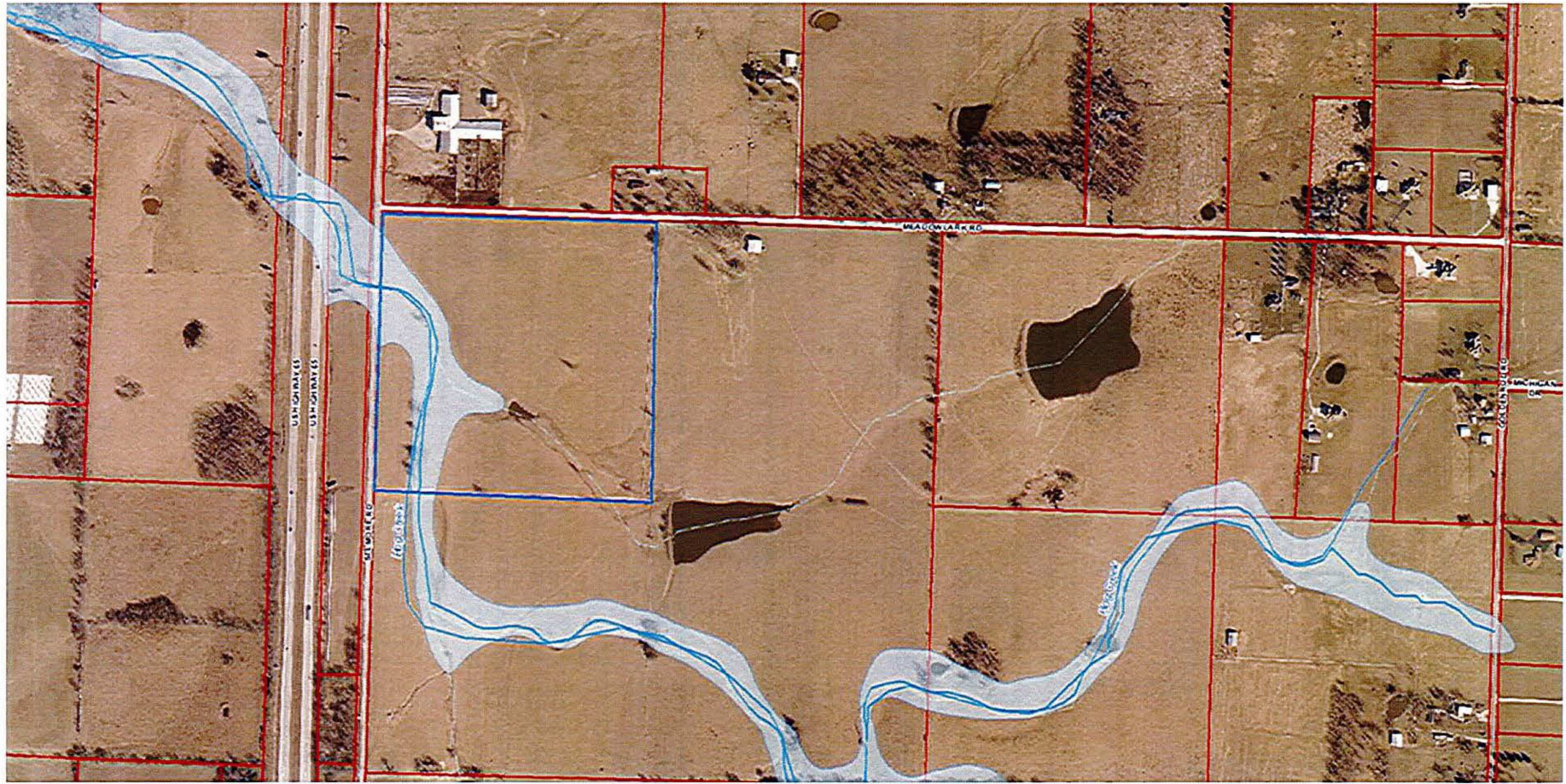
CURRENT ZONING: A-1 (Agriculture)



1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



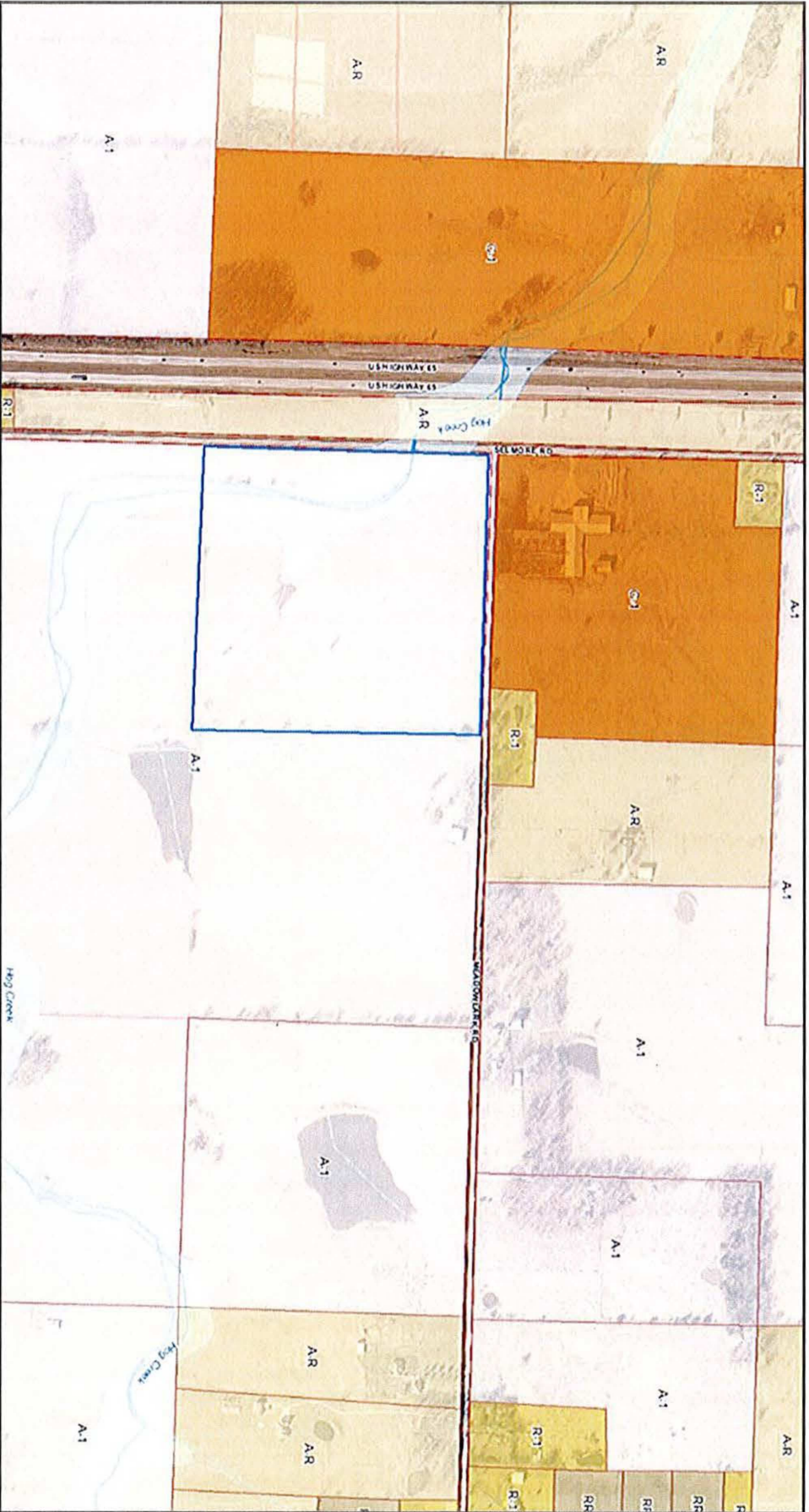
LOCATION: Southeast corner of Selmore Rd. & Meadowlark Rd.



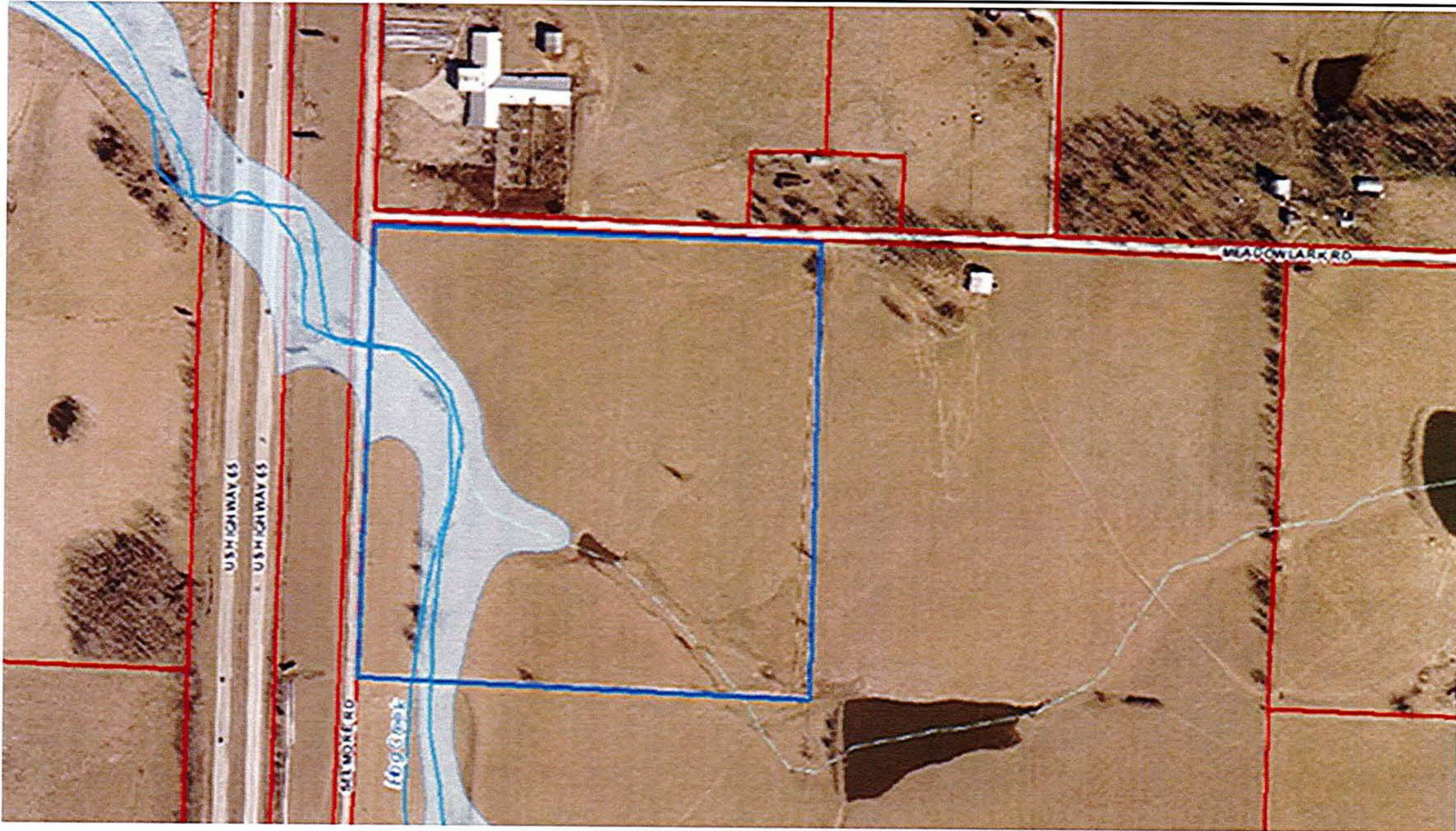
Large areas of undeveloped agricultural parcels and US Hwy 65 surround this property with dispersed residential to the east.



Zoning in the area:



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for this parcel to C-2 in order that it can be lawfully utilized as a commercial site for a future primary commercial or Conditionally Permitted use, which would be acceptable within the C-2 district.



BACKGROUND AND SITE HISTORY:

The property being considered is a 40 +/- acre site which is currently vacant and is directly south of the former livestock facility at Selmore and Meadowlark.

PLANNING / LAND USE ANALYSIS:

Land Use Plan:

This property is located at the southeast corner of Selmore Rd. and Meadowlark Rd. near the US Highway 65 corridor. Our future land use plan endorses location of commercial and industrial uses near transportation corridors such as this.

This parcel is also located in the Tier 3 Urban Service area of the City of Ozark. Ozark's Future Land Use Map designates this parcel as being appropriate for General Commercial.



PLANNING / LAND USE ANALYSIS cont.:

Compatibility:

The parcel to be re-zoned as C-2 is located adjacent to large undeveloped areas to the east and south and also near property which is zoned C-1 to the north and also to the west across the highway.

The size of this parcel would allow for most uses described in Article 43 to be able to meet any required setbacks.

Connectivity:

The property is bordered on two sides by existing, publicly maintained roads.

Public Benefits:

This change would allow for the establishment of businesses or uses which could provide future jobs, economic activity or cultural benefit to the area.



PROJECT/SITE ANALYSIS:

In considering this section, please remember that the issue being determined in this case is simply whether or not the subject property is appropriate for C-2 Commercial uses. While we may have some idea about the specifics of the applicant's plans – that information should not cloud the overall, general question of land use.

If the applicant's request for zoning change is approved , the applicant would then apply for a Conditional Use Permit which would be reviewed by the P&Z Commission in a later meeting.



PROJECT/SITE ANALYSIS cont.:

Landscaping and Buffering:

The applicant has not submitted a development site plan, therefore no provisions for landscaping or buffering have been offered or will be required at this time.

The presence of the small R-1 zoned tract near the northeast corner of the subject parcel could potentially limit the placement of certain permitted uses which require specific setbacks from residential districts. If the contemplated use requires a Conditional Use Permit, the P&Z Commission could recommend any specific landscaping, buffering or setback requirements it deems appropriate.

Any specific requirements regarding landscaping, buffering or setbacks called for within the Zoning Regulations for a particular use would be administered and verified by staff prior to granting any certificate of occupancy.



PROJECT/SITE ANALYSIS cont.:

Building Design:

The site is currently vacant. Any future structures will be subject to the codes administered by the Building Inspections Department.

Access:

This parcel has approximately 1300 feet of road frontage along Selmore Rd. and 1300 feet along Meadowlark Rd. When the site plan is developed, the location and design of a commercial driveway would need to be approved by the Selmore Special Road District.

Utility Services:

No utilities currently exist at the site. Any new well would require approval from MoDNR and any septic systems would need to be permitted by the Christian County Health Department.



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

It is unknown at this time how much impervious coverage will be added to the site. If development plans indicate more than 5000 square feet of impervious coverage to this lot, a stormwater evaluation will be required as part of the site development process to determine if detention is required. Any required stormwater infrastructure would need to be constructed prior to the issuance of building permits.

Groundwater Impact:

None is anticipated. If and when any building permits are applied for, the Christian County Health Department will perform an evaluation to determine appropriate capacity of the wastewater treatment system will be required.



ENVIRONMENTAL ANALYSIS cont.:

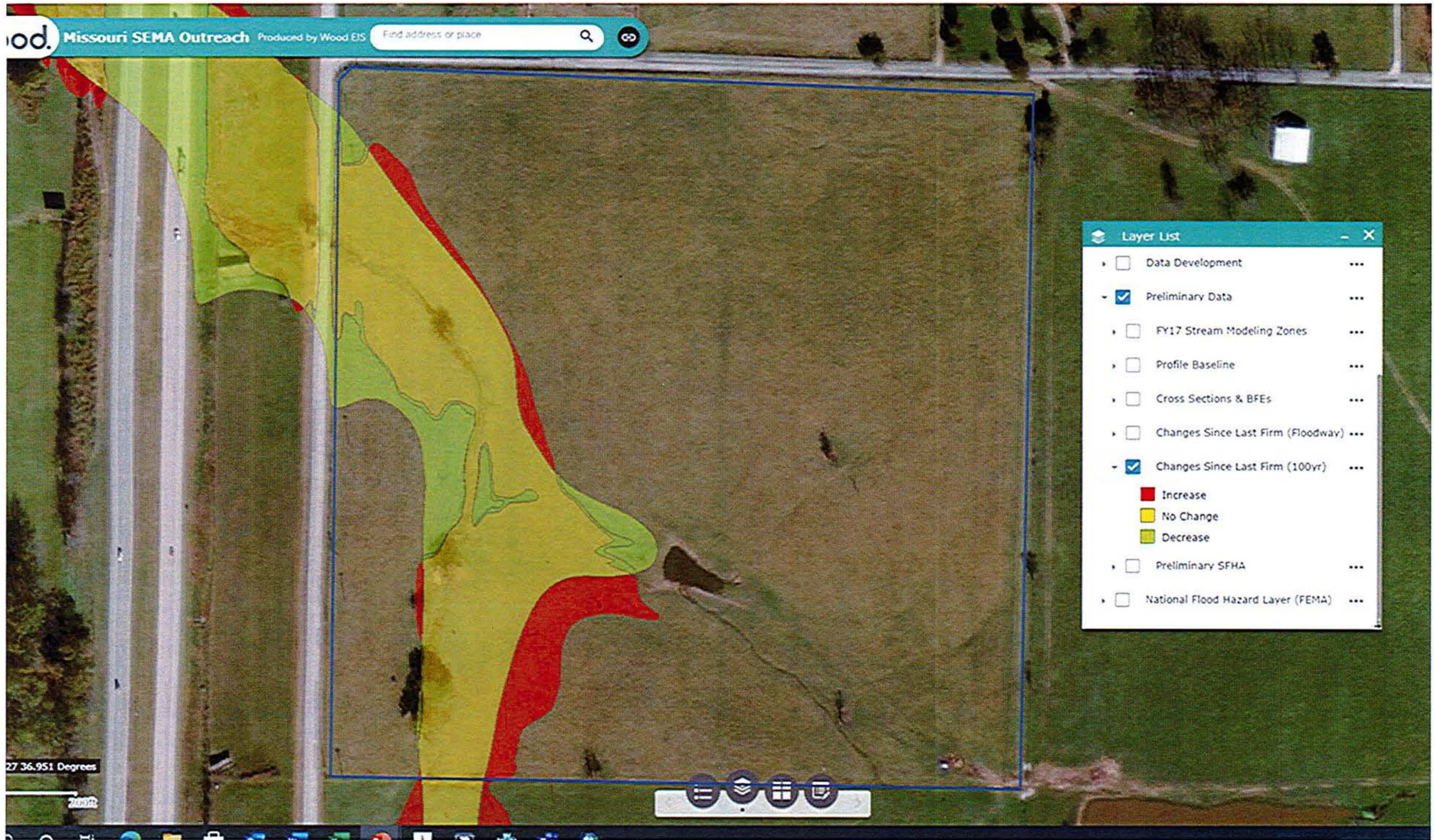
Floodplain/Sinkhole Impacts:

There is a significant area of mapped floodplain located on the property. The map enclosed with this report indicates the changes we expect to see when map revisions are adopted. The red areas on that map indicate where the Special Flood Hazard Area (SFHA) will expand and the green indicates areas which will no longer be considered SFHA. With regard to this parcel, it seems there will be a fairly even tradeoff as a result of the new maps.

The presence of floodplain on the property places certain constraints on useable areas and connectivity within the site. As a site plan is developed, any new structures, amenities or development of any kind will need to be in compliance with the County's Floodplain Ordinance and the National Flood Insurance Program (NFIP).



This map shows the location of mapped flood hazard area on the property.



TRANSPORTATION ANALYSIS:

Traffic Impact:

Depending on the size and scale of any future development plans submitted, with regard to numbers of vehicles potentially visiting the site, a traffic study may or may not be required to determine if a given proposed use would require the developer to make road improvements.

Access Management:

The site will likely be accessed from Meadowlark Rd. While no specific plans or requests have been submitted at this time, any commercial access point will need to be located away from the intersection and be approved by the Selmore Special Road District.



STAFF COMMENTS:

This change will allow for the development of vacant land in a heavily traveled corridor in a way that is in keeping with the County's desire for future growth and economic development in these areas.

Staff also believes that the required setbacks and open space requirements provided for within the Zoning Regulations will act as a reasonable buffer for current or future residential uses nearby.

RECOMMENDATIONS:

On January 19, 2021 the Planning and Zoning Commission reviewed this application and provided an opportunity for public discussion. After review and discussion regarding the facts of this request, the Planning and Zoning Commission voted unanimously to recommend approval to the County Commission.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: February 1, 2021
SUBJECT: CASE NUMBER 2020-0374
TEXT:

Ay Cay, LLC petitions the Christian County Commission to rezone a 40 acre tract of land from A-1 (Agriculture District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at the southeast corner of Selmore Rd. and Meadowlark Rd, near Ozark, Missouri, located within Parcel 18-0.5-15-0-0-9.000 which is legally described as follows:

Part of the Southwest Quarter (SW1/4) of Section 15, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Northwest corner of said Southwest Quarter; thence along the North line thereof S89°54'32"E 30.00 feet to the East right-of-way of Selmore Road for a true point of beginning; Thence continuing S89°54'32"E 658.14 feet; thence S00°04'20"E 1323.31 feet; thence N89°59'01"W 658.14 feet to the East right-of-way of Selmore Road; thence along said East right-of-way N00°04'20"W 1324.17 feet to the point of beginning. Tract contains 20.00 acres more or less. SUBJECT TO right-of-way for a county road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

Part of the Southwest Quarter (SW1/4) of Section 15, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Northwest corner of said Southwest Quarter; thence along the North line thereof S89°54'32"E 688.14 feet for a true point of beginning; Thence continuing S89°54'32"E 658.56 feet; thence S00°04'20"E 1322.45 feet; thence N89°59'01"W 658.56 feet; thence N00°04'20"W 1323.31 feet to the point of beginning. Tract contains 20.00 acres more or less. SUBJECT TO right-of-way for a county road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

The Christian County Planning and Zoning Commission did, during public hearing on January 19, 2021 review this request and hear public comment. A motion to recommend approval of this change passed by a unanimous vote.

Now, therefore, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Bilyeu, seconded by Commissioner Morris, vote unanimously to approve this request.

Done this 1st day of February, 2021, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION




Ralph Phillips
Presiding Commissioner

Yes X
Dated: 2/1/2021



Lynn Morris
Commissioner, Eastern District

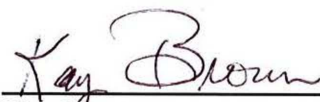
Yes ✓
Dated: 2/1/21



Hosea Bilyeu
Commissioner, Western District

Yes ✓
Dated: 2-1-21

ATTEST:



Kay Brown
County Clerk



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