



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Meeting: 07/11/23 08:30 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Madi Hires

Initiator: IQM2 Admin

Sponsors:

SCHEDULED

MEETING ATTACHMENTS (ID # 5409)

DOC ID: 5409

Meeting Attachments

ATTACHMENTS:

- FINANCIAL - CERTIFIED COURT ORDER NO. 07-25-2023-01 (PDF)
- CIRCUIT COURT - CELL PHONE USE IN THE CHRISTIAN COUNTY JUDICIAL FACILITIES (PDF)
- ASSESSOR - 2023 ASSESSED TOTALS (PDF)
- MARIA ROAD - RIGHT OF WAY DEED - HEDGPETH HOMES LLC (PDF)
- MARIA ROAD - MEMO - CHRISTIAN COUNTY HIGHWAY DEPARTMENT (PDF)
- MARIA ROAD - ORDER NO. 07-11-2023-01 (PDF)
- REZONING CASE NO. 2023-0145 - SMITH - STAFF REPORT (PDF)
- REZONING CASE NO. 2023-0145 - SMITH - ORDER NO. 07-11-2023-02 (PDF)
- REZONING CASE NO. 2023-0146 - BUCKMAN HOMES LLC - STAFF REPORT (PDF)
- REZONING CASE NO. 2023-0146 - OPPOSITION LETTER - SOLOWAY (PDF)
- REZONING CASE NO. 2023-0146 - BUCKMAN HOMES LLC - ORDER NO. 07-11-2023-03 (PDF)

CERTIFIED COURT ORDER #07-25-2023-01

The Treasurer is hereby ordered to pay the following entities:

RECEIVED
JUL 20 2023

PAULA BRUMFIELD
COUNTY CLERK

CART

July 19, 2023

Receipt #: 6883

July 2023 Term

AMOUNT RECEIVED		222-43354	187,922.57	Check # / DFT
BRIDGE		15.00%	28,188.39	
	ROAD MILES			
COMMON 1	297.51	29.67%	55,756.63	
COMMON 2	280.69	27.99%	52,599.53	
BILLINGS SPECIAL	103.25	10.30%	19,356.02	
GARRISON SPECIAL	24	2.39%	4,491.34	
OZARK SPECIAL	102.97	10.27%	19,299.65	
SELMORE SPECIAL	27.5	2.74%	5,149.08	
SOUTH SPARTA SPECIAL	11.1	1.11%	2,085.94	
STONESHIRE	5.3	0.53%	995.99	
TOTAL ROADS	852.32	100.00%	159,734.18	
TOTAL BRIDGE			28,188.39	
TOTAL DISBURSED			187,922.57	

Lynn Morris
Presiding Commissioner Lynn Morris
Hosea Bilyeu 7-25-23
Western Commissioner Hosea Bilyeu
Bradley A. Jackson 7-25-23
Eastern Commissioner Bradley A. Jackson



IN TESTIMONY WHEREOF I, have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 25th day of July, 2023.

Paula Brumfield
Paula Brumfield, Clerk of the County Commission

**ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE ISSUED: **July 11, 2023**

SUBJECT: Cell Phones in the Christian County Judicial Facilities

WHEREAS, RSMo. § 49.310.1 provides that the County Commission in each county in this state shall erect and maintain at the established seat of justice a good and sufficient courthouse; and

WHEREAS, Article V, Section 15 of the Missouri Constitution authorizes the Presiding Judge of each Circuit to make and promulgate rules for the circuit that are not inconsistent with the rules of the Supreme Court, including rules related to the Court's inherent authority over court rooms and rules that are necessary to properly carry out the administration of justice; and

WHEREAS, RSMo. § 49.310.4 provides that in the absence of a local agreement otherwise, for any courthouse that contains both county offices and court facilities, the Presiding Judge of the circuit may establish rules and procedures for court facilities and areas necessary for court-related ingress, court-related egress and other reasonable court-related usage, but the County Commission shall have authority over all other areas of the courthouse; and

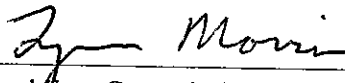
WHEREAS, the County Commission of Christian County, Missouri, and the Presiding Judge of the 38th Judicial Circuit have a common and shared interest in providing for the safety and security of all patrons who enter and use the Christian County Circuit Court Building or the Christian County Justice Center and in furthering the administration of justice; and

WHEREAS, in light of that common and shared interest, the County Commission of Christian County, Missouri desires to pass an Order relating to the use of cell phones and other wireless electronic devices in the Christian County Circuit Court Building or the Christian County Justice Center.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE
COUNTY COMMISSION OF CHRISTIAN COUNTY, MISSOURI, AS FOLLOWS:**

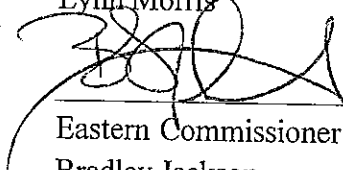
Cell phones and other wireless electronic devices are not permitted in the Christian County Circuit Court Building or the Christian County Justice Center, including areas necessary for court-related ingress and egress, except as allowed by Order of the Presiding Judge of the 38th Judicial Circuit. This prohibition does not apply to judges, attorneys, probation and parole officers, juvenile staff, court staff, county officeholders and staff, and law enforcement. Any Order issued by the Presiding Judge pursuant to this section may be enforced by any combination of a contempt proceeding, incarceration, fine or seizure and forfeiture of the cell phone or wireless device.

By Order of the County Commission of Christian County, Missouri.



Presiding Commissioner

Lynn Morris



Eastern Commissioner

Bradley Jackson



Western Commissioner

Hosea Bilyeu

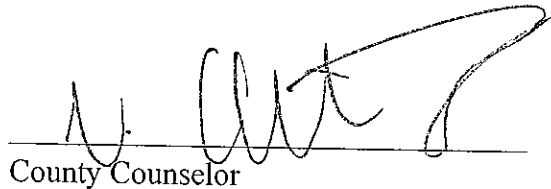
ATTEST:





County Clerk

APPROVED AS TO FORM:



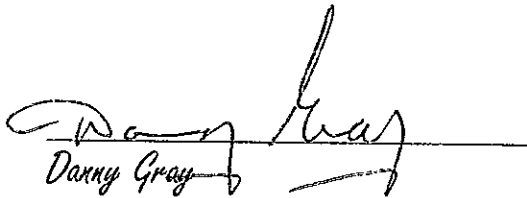
County Counselor



Danny Gray
Christian County Assessor
100 West Church Rm # 301
Ozark MO 65721
Ph (417) 582-4310 Fax (417) 581-3029
Email: assessor@christiancountymo.gov

June 30, 2023

I, Danny Gray, Christian County Assessor, being duly sworn, make oath and say that I have made diligent effort to ascertain all the taxable Personal Property and Real Estate Property being or situated on the 1st day of January 2023, in the said county of which I am the Assessor. That so far as I have been able to ascertain the same is set forth in the foregoing rolls in the manner and at the value thereof stated, accordingly and required by law.



Danny Gray
Christian County Assessor

TOTALS FOR PERSONAL PROPERTY: \$346,664,148.00

TOTALS FOR REAL ESTATE PROPERTY: \$1,414,607,460.00

TOTAL FOR NEW CONSTRUCTION: \$59,575,050.00

Handwritten initials

YEAR: 2023 06/30/2023

REAL ESTATE CURRENT TOTALS

PAGE 2

Commission

DISTRICT LEVY DIST.

TAX RES. VALUE AGR. VALUE COM. VALUE VAC. VALUE VALUATION

C.W.D.:	STMT	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460
	GNFY	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460
	LITR	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460
	HIMH	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460
	HDCP	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460
	SCSF	0.00	1171,847,340	0	9,490,670	233,269,450	0	1414,607,460

MISC.:	SRTX	0.00	1052,224,710	0	6,905,820	233,269,450	0	233,269,450
	AMB	0.00	1052,224,710	0	6,905,820	233,269,450	0	233,269,450
	JC	0.00	1013,208,240	0	4,904,950	212,039,600	0	1279,268,310
	WNID	0.00		0			0	1230,152,790
	KNID	0.00		0			0	
	SNID	0.00		0			0	
	INID	0.00		0			0	
	RCID	0.00		0			0	
	SAB1	0.00		0			0	
	SANX	0.00		0			0	
	SAC1	0.00		0			0	
	SASB	0.00		0			0	
	RWNID	0.00		0			0	
	SHNID	0.00		0			0	
	PACP	0.00		0			0	
	SASP	0.00		0			0	

GRAND TOTAL TAX: 0.00

LAND TYPE TOTALS: COUNT VALUATION

RL RESIDENTIAL	14,926	515,826,640
RL AGRICULTURAL	9,213	9,118,660
RL COMMERCIAL	735	62,789,870
RL VACANT	0	0

IT RESIDENTIAL	19,697	656,020,700
IT AGRICULTURAL	518	372,010
IT COMMERCIAL	1,130	170,479,580
IT VACANT	0	0

TYPE TOTALS: 46,219 1414,607,460

LAND TYPE TOTALS: COUNT VALUATION ACRES

EXEMPT-EX	1,128	66,996,540	
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TOTAL PARCELS: 41,488

DISTRICT LEVY DISP.

TAX RES. VALUE AGR. VALUE COM. VALUE VAC. VALUE VALUATION

SCHOOL:		TAX	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
R1		0.00	13,959,540	785,760	1,201,260	0	15,946,560
R2		0.00	463,194,350	942,100	97,666,450	0	561,802,900
R3		0.00	41,161,310	291,650	3,562,480	0	48,015,440
R4		0.00	33,857,040	1,202,280	6,105,190	0	41,164,510
R5		0.00	67,348,590	1,066,270	6,568,800	0	74,983,660
R6		0.00	432,772,360	1,724,330	105,448,420	0	539,945,110
R7		0.00	68,614,540	1,199,500	8,251,610	0	78,065,650
R8		0.00	674,160	62,420	78,750	0	78,815,330
R9		0.00	115,760	12,800	1,820	0	130,380
R10		0.00	18,301,240	303,200	457,860	0	19,062,600
R17		0.00	29,230,420	31,200	28,740	0	29,090,360
R71		0.00	29,518,690	671,470	1,587,670	0	31,777,830
R78		0.00	2,099,340	197,390	310,400	0	2,607,130
TOTALS:		0.00	1171,847,340	9,490,670	233,269,450	0	1414,607,460

ROAD:		TAX	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
C1		0.00	127,371,030	3,467,020	6,461,060	0	137,299,110
C2		0.00	232,546,120	3,055,860	41,616,200	0	277,218,180
GA		0.00	2,004,920	172,350	0	0	2,177,270
BS		0.00	47,616,440	1,407,740	6,367,450	0	55,391,630
CL		0.00	0	0	0	0	0
OS		0.00	365,256,230	710,570	101,886,110	0	467,852,910
ST		0.00	3,536,530	5,010	326,530	0	3,868,070
NS		0.00	0	0	0	0	0
NS		0.00	0	0	0	0	0
RPR		0.00	0	0	0	0	0
SL		0.00	18,329,590	306,340	2,186,120	0	20,822,050
SS		0.00	9,230,280	145,600	1,814,830	0	11,190,710
TE		0.00	0	0	0	0	0
XX		0.00	0	0	0	0	0
TOTALS:		0.00	805,891,140	9,270,490	160,658,300	0	975,819,930

CITY:		TAX	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
NX		0.00	317,401,580	36,830	62,960,380	0	380,398,790
SP		0.00	13,159,200	12,790	3,355,630	0	16,727,620
BL		0.00	8,634,250	8,930	2,668,620	0	11,312,100
CV		0.00	23,913,110	17,960	4,540,330	0	28,471,400
OZ		0.00	236,646,080	124,090	93,068,890	0	329,839,060
REP		0.00	4,142,260	350	181,570	0	4,324,180
REP		0.00	0	0	0	0	0
SA		0.00	13,866,570	70,830	754,940	0	14,692,340
HV		0.00	8,873,920	99,020	2,374,500	0	11,347,440
EH		0.00	29,463,160	0	3,778,050	0	30,241,210
SPED		0.00	0	0	0	0	0
TOTALS:		0.00	656,100,430	370,800	170,882,910	0	827,354,140

FIRE:		TAX	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
FIRE		0.00	458,625,910	2,086,980	106,495,310	0	567,208,200
FIR2		0.00	448,576,520	1,066,080	97,599,760	0	547,242,360
FIR3		0.00	8,622,710	103,540	276,290	0	9,002,540
FIR4		0.00	24,780,650	573,290	202,420	0	25,556,360
FIR5		0.00	66,100,670	961,530	6,416,610	0	73,498,810
FIRE6		0.00	35,078,420	1,248,630	6,032,670	0	42,329,720
FIR7		0.00	72,725,230	1,227,980	9,041,180	0	82,994,390
FIR8		0.00	40,800,240	1,321,140	5,382,480	0	47,503,860
FIR9		0.00	10,295,390	713,760	1,330,760	0	12,339,910
FIR10		0.00	0	0	0	0	0
TOTALS:		0.00	1165,605,740	9,292,930	232,777,480	0	1407,676,150

23

YEAR 2023 07/03/2023

PERSONAL PROPERTY CURRENT TOTALS

CHRISTIAN COUNTY

Commission PAGE

VALUATION

COUNTY WIDE:

SEAT	346,664,148
CNTY	346,664,148
LTR	346,664,148
HDCP	346,664,148
SCSF	346,664,148

MISC. DIST:

AMB	309,005,588
JC	293,943,164
BUSN	0
LAC	4,551,713

OTHER PROPERTY:

OTHER PROPERTY:	NUMBER	VALUATION
FARM MACH	1,615	2,175,542
HORSES	1,886	7,088
CALVES	6,770	236,950
YEARLINGS	2,011	80,440
CATTLE	13,912	695,600
SOWS	74	666
BARROWS	8	48
PIGS	32	208
STKR LAMB	55	440
KEP EWES	1,038	6,228
FEED LAMB	1,134	6,804
OTHER LIV	21,120	22,513
HAY/GRAIN		
MOBILE HM	487	1,330,430
BUSINESS	1,533	29,908,600

NUMBER OF RECORDS: 35,227

GRAND TOTALS VALUATIONS

VEHICLES:

VEHICLES:	NUMBER	VALUATION
AUTO	21,467	51,150,363
HISTV	145	14,900
VN/SU	44,649	214,396,585
MCYC	4,364	4,944,733
RV	326	2,839,831
TRAIL	15,580	4,144,429
BOAT	6,922	10,004,051
TRUCK	2,244	13,177,059
CAMPR	2,174	9,920,118
AIRP	22	31,550
SALVA	290	487,413
SALVT	308	1,087,539

TOTAL 98,491 312,198,591

VALUATION
 GRAND TOTALS
 VALUATIONS

SCHOOL:

R1	4,911,787
R2	128,687,248
R3	13,695,220
R4	12,122,020
R5	20,470,905
R6	129,458,522
R7	21,636,432
R8	288,916
R9	236,764
R10	5,028,871
R17	76,355
R71	9,462,648
R78	788,460
TOTAL:	346,664,148

ROAD:

C1	40,110,684
C2	75,213,783
GA	16,317,594
BS	16,317,605
CL	0
OS	107,479,553
ST	817,408
NS	0
RPR	0
SL	5,904,010
SS	2,536,599
TE	0
XX	0
TOTAL:	248,997,241

CITY:

NX	84,222,918
SP	4,247,374
BL	2,740,330
CV	6,534,176
OZ	69,212,104
REP	0
REP	744,350
SA	0
HV	2,580,691
HH	6,339,555
SPED	0
TOTAL:	176,621,698

FIRE:

FIRE	134,968,237
FIR2	126,645,550
FIR3	2,665,907
FIR4	8,044,740
FIR5	20,153,633
FIRE6	12,563,379
FIR7	22,524,225
FIR8	13,707,877
FIR9	3,857,790
FRI0	0
TOTAL:	345,131,338

109

YEAR: 23 06/30/2023

PAGE 2

Commission

DISTRICT LEVY DIST.

NEW CONSTRUCTION VALUATIONS

C.W.D.:	STAT	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
	CNTY	52,904,830	252,060	6,418,160	0	59,575,050
	LTR	52,904,830	252,060	6,418,160	0	59,575,050
	HTR	52,904,830	252,060	6,418,160	0	59,575,050
	HDCP	52,904,830	252,060	6,418,160	0	59,575,050
	SCSF	52,904,830	252,060	6,418,160	0	59,575,050
MISC.:	SRTX	0	0	6,418,160	0	6,418,160
	AMB	47,487,900	190,590	6,222,010	0	53,900,500
	JC	45,553,920	92,060	5,773,430	0	51,419,410

LAND TYPE TOTALS:	COUNT	VALUATION
RL RESIDENTIAL	1,379	16,847,090
RL AGRICULTURAL	1,252	16,244,160
RL COMMERCIAL	68	1,926,310
RL VACANT	0	0
IT RESIDENTIAL	830	36,057,740
IT AGRICULTURAL	11	7,900
IT COMMERCIAL	88	4,491,850
IT VACANT	0	0
TYPE TOTALS:	2,628	59,575,050

LAND TYPE TOTALS:	COUNT	VALUATION	ACRES
EXEMPT-EX	8	160,880	
TOTAL PARCELS:	2,581		

DISTRICT LEVY DIST. NEW CONSTRUCTION VALUATIONS

SCHOOL:	RES. VALUE	AGR. VALUE	COM. VALUE	VAC. VALUE	VALUATION
R1	675,640	21,990	3,460	0	701,090
R2	23,920,920	10,530	1,495,930	0	25,427,880
R3	1,500,690	36,020	194,510	0	1,731,220
R4	1,796,310	39,710	154,840	0	1,990,860
R5	2,187,100	20,310	41,310	0	2,248,720
R6	16,485,880	34,540	4,127,660	0	20,648,080
R7	3,374,550	62,090	291,920	0	3,728,560
R8	2,140	190	0	0	2,330
R9	0	0	0	0	0
R10	1,433,520	1,450	0	0	1,434,970
R11	1,580	0	0	0	1,580
R17	1,510,520	23,340	0	0	1,642,390
R71	15,980	1,890	108,530	0	17,870
R78	0	0	0	0	0
TOTALS:	52,904,830	252,060	6,418,160	0	59,575,050
ROAD:					
C1	4,827,750	105,200	193,110	0	5,125,060
C2	7,409,130	82,120	1,315,990	0	8,807,240
GA	29,190	3,680	0	0	32,870
BS	2,354,690	45,420	154,840	0	2,554,950
CL	0	0	0	0	0
OS	17,481,200	2,350	3,876,860	0	21,360,410
ST	2,610	0	0	0	2,610
NS	0	0	0	0	0
RPR	0	0	0	0	0
SIL	598,900	3,820	170,590	0	773,310
SS	116,550	2,120	75,950	0	194,620
TE	0	0	0	0	0
XX	0	0	0	0	0
TOTALS:	32,820,020	244,710	5,787,340	0	38,852,070
CITY:					
NX	19,667,010	0	389,950	0	20,056,960
SP	140,150	800	127,670	0	268,620
BL	488,680	0	60,930	0	549,610
CV	349,350	120	38,110	0	387,580
OZ	11,985,100	550	3,790,080	0	15,775,730
REP	427,450	0	0	0	427,450
REP	0	0	0	0	0
SA	1,949,060	0	0	0	1,951,690
HV	362,980	2,630	0	0	451,890
PH	746,740	3,800	85,110	0	746,740
SPRD	0	0	0	0	0
TOTALS:	36,116,520	7,900	4,491,850	0	40,616,270
FIRE:					
FTR1	19,922,540	36,050	4,194,540	0	24,153,130
FTR2	20,728,090	11,240	1,495,930	0	22,235,260
FTR3	656,140	500	0	0	656,640
FTR4	1,469,310	22,770	0	0	1,492,080
FTR5	1,881,390	26,370	0	0	1,949,070
FTR6	2,083,130	33,890	41,310	0	2,271,860
FTR7	3,605,780	60,890	154,840	0	3,875,730
FTR8	1,776,980	40,120	333,570	0	2,001,240
FTR9	338,040	18,340	194,510	0	4,011,610
FTR0	0	0	3,460	0	359,840
TOTALS:	52,461,400	250,170	6,418,160	0	59,129,730



Recording Date/Time: 07/26/2023 at 09:26:29 AM

Instr #: 2023L08040

Book: 2023 Page: 7934

Pages: 5

Fee: \$36.00 & 20230008124



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 29th day of June, 2023, by and between **HEDGPETH HOMES, LLC**, a Limited Liability Company organized under the laws of the State of Missouri, hereinafter referred to as "Grantor", and **CHRISTIAN COUNTY, MISSOURI**, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee" located at 100 W. Church St., Rm 100, Ozark, MO 65721.

WITNESSETH, that the **Grantor**, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to him/her paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said Grantee, and unto its successors and assigns forever; the **Grantor** further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein; that the premises are fee and clear of any encumbrances done or suffered by **Grantor** or those under whom **Grantor** claims; and that said **Grantor** will warrant and defend the title to the said premises unto the said **Grantee** and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the **Grantor**.

Maria Road

Common Two

The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 11th day of July, 2023.




Lynn Morris, Presiding Commissioner




Bradley Jackson, Eastern Commissioner

ABSENT

Hosea Bilyeu, Western Commissioner

ATTEST:


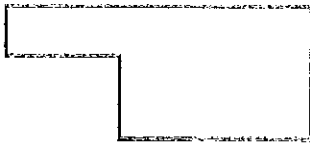
County Clerk
23385-0001 355249.doc



The seal is circular with a dotted border. The text 'SEAL' is in the center. The words 'CHRISTIAN COUNTY, MO' are written around the inner edge of the border.

DESCRIPTION OF MARIA ROAD RIGHT OF WAY:

A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 23 WEST OF THE 5th P.M., CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 28, THENCE S89°06'18"E, ALONG THE NORTH LINE OF SAID SW¼ OF THE NW¼, 33.63 FEET TO THE EAST LINE OF MISSOURI STATE HIGHWAY "K"; THENCE S02°26'52"W, ALONG SAID EAST LINE OF HIGHWAY "K", 222.94 FEET; THENCE S89°07'25"E, 25.01 FEET TO THE POINT OF BEGINNING; THENCE S89°07'25"E, 900.99 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 146.23', WITH A RADIUS OF 425.00', AND A CHORD BEARING OF S79°16'01"E; THENCE S69°24'36"E, 188.30 FEET; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 293.56', WITH A RADIUS OF 55.00', AND A CHORD BEARING OF S20°31'56"W; THENCE N69°24'36"W, 188.63 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 129.03', WITH A RADIUS OF 375.00', AND A CHORD BEARING OF N79°16'01"W; THENCE N89°07'25"W, 902.06 FEET; THENCE N02°26'24"E, 50.02 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



CHRISTIAN COUNTY
HIGHWAY DEPARTMENT

MEMO

Date: June 9, 2023

To: Joan Doss, Planning & Development Administrator
File

From: Miranda Beadles, P.E., Highway Administrator

RE: **Maria's Meadow Subdivision**
Maria Road

The Christian County Highway Department has completed our final inspection on Maria Road, located within the Maria's Meadow Subdivision in Clever, Mo.

The road and right-of-way have been constructed to standard and we are ready to accept the infrastructure into our maintenance system, pending proper conveyance to the County Commission by the applicant.

Thank you.

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

Date: July 11, 2023

Subject: Acceptance of Streets within Maria's Meadow Subdivision

WHEREAS, the COUNTY OF CHRISTIAN, MISSOURI is a political subdivision of the State of Missouri; and

WHEREAS, HEDGPETH HOMES, LLC. is the record owner of certain streets in Maria's Meadow Subdivision pursuant to the final plat of Maria's Meadow Subdivision; and

WHEREAS, HEDGPETH HOMES, LLC. has executed a Right of Way Deed by LLC conveying the road right-of-way legally described in Exhibit "A" attached hereto from Grantor, HEDGPETH HOMES, LLC, to Christian County, Missouri, as Grantee and hereby consents to the recordation of the aforesaid Right of Way Deed and declares the road right-of-way legally described in said Deed which is located within Maria's Meadow Subdivision to be public roads pursuant to Section 228.190, RSMo.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals this 11th day of July, 2023 at Christian County, Missouri.

DATED: 7/11/23

[Signature]
Lynn Morris, Presiding Commissioner

DATED: _____

ABSENT
Hosea Bilyeu, Western Commissioner

DATED: 7/11/23

[Signature]
Bradley Jackson, Eastern Commissioner

ATTEST:

[Signature]
Paula Brumfield, County Clerk



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

Request for Zoning Change

HEARING DATE: July 11, 2023

CASE NUMBER: 2023-0145

APPLICANT: Roger and Carolyn Smith

CURRENT ZONING: A-1 (Agriculture)

PROPOSED ZONING: A-R (Agriculture Residential)

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



Nearby Zoning



PROJECT DESCRIPTION: The applicant proposes the change in zoning classification for +/- 20 acres from A-1 to A-R in order that it can be lawfully subdivided and utilized for single family residential use acceptable within the Agricultural-Residence District.



PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this area as designated as an "Agricultural/Dispersed Residential", as shown in the 2022 Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as A-R is located adjacent to existing residential property to the west and north and vacant land to the south. The property is adjacent to Highlandville, which is currently vacant.

The surrounding area in the county is dispersed residential, while to the northeast, in Highlandville, there is 3-acre residential development.

Connectivity:

Frontage along Peachtree Drive.



Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

Any future construction would be permitted through the Building Inspections department.

Access:

Access to the property would be permitted through the County Driveway Permit process.

Utility Services:

The property would be serviced by a private well and septic system.



Stormwater Impact:

No stormwater impact currently anticipated due to rezoning of land.

Groundwater Impact:

Impacts to groundwater are not anticipated due to the rezoning of land.

Floodplain/Sinkhole Impacts:

There are no floodplains or known sinkholes areas on the property.

Traffic Impact:

Minimal additional traffic is expected due to rezoning.



PUBLIC COMMENTS:

No members of the public spoke at the meeting.

STAFF COMMENTS:

This zoning change would allow the property to be subdivided into a smaller residential property while the intent is to keep the remainder of the parcel agriculturally oriented. The creation of more than three tracts would constitute a major subdivision.

RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this application at its June 20, 2023, meeting. The Commission voted unanimously to recommend approval of this rezoning request.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: July 11, 2023

SUBJECT: CASE NUMBER 2023-0145

TEXT: ROGER AND CAROLYN SMITH petitions the Christian County Commission to rezone 20 acres from A-1 (AGRICULTURE) TO A-R (AGRICULTURE RESIDENTIAL) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map located at PEACHTREE DRIVE, HIGHLANDVILLE, MO, within Parcel 19-0.7-26-0-0-13.000 which is legally described as follows:

TRACT ONE: All of the North Half of the Northeast Quarter of the Southeast Quarter (N½ NE¼ SE¼) of Section 26, Township 26, Range 22, Containing 20 Acres, More or Less.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on June 20, 2023 review this request and hear public comment; and

WHEREAS, a motion to forward a recommendation of approval of this change was made, seconded and 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 Jackson and seconded by Commissioner ~~Byers~~
Morris, vote unanimously to approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as A-R "Agricultural Residence" and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

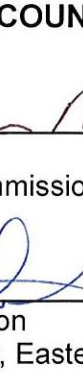
Done this 11th day of July 2023, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes
Dated: 7/11/23



Bradley Jackson
Commissioner, Eastern District


Yes
Dated: 7-11-2023

Absent


Hosea Bilyeu
Commissioner, Western District

Yes
Dated:

ATTEST:



Paula Brumfield
County Clerk



The seal is circular with a double-line border. The outer ring contains the text "CHRISTIAN COUNTY, MO" at the bottom and "COUNTY CLERK" at the top. In the center, the word "SEAL" is written in a bold, serif font.

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: July 11, 2023

CASE NUMBER: 2023-0146

APPLICANT: Buckman Homes LLC

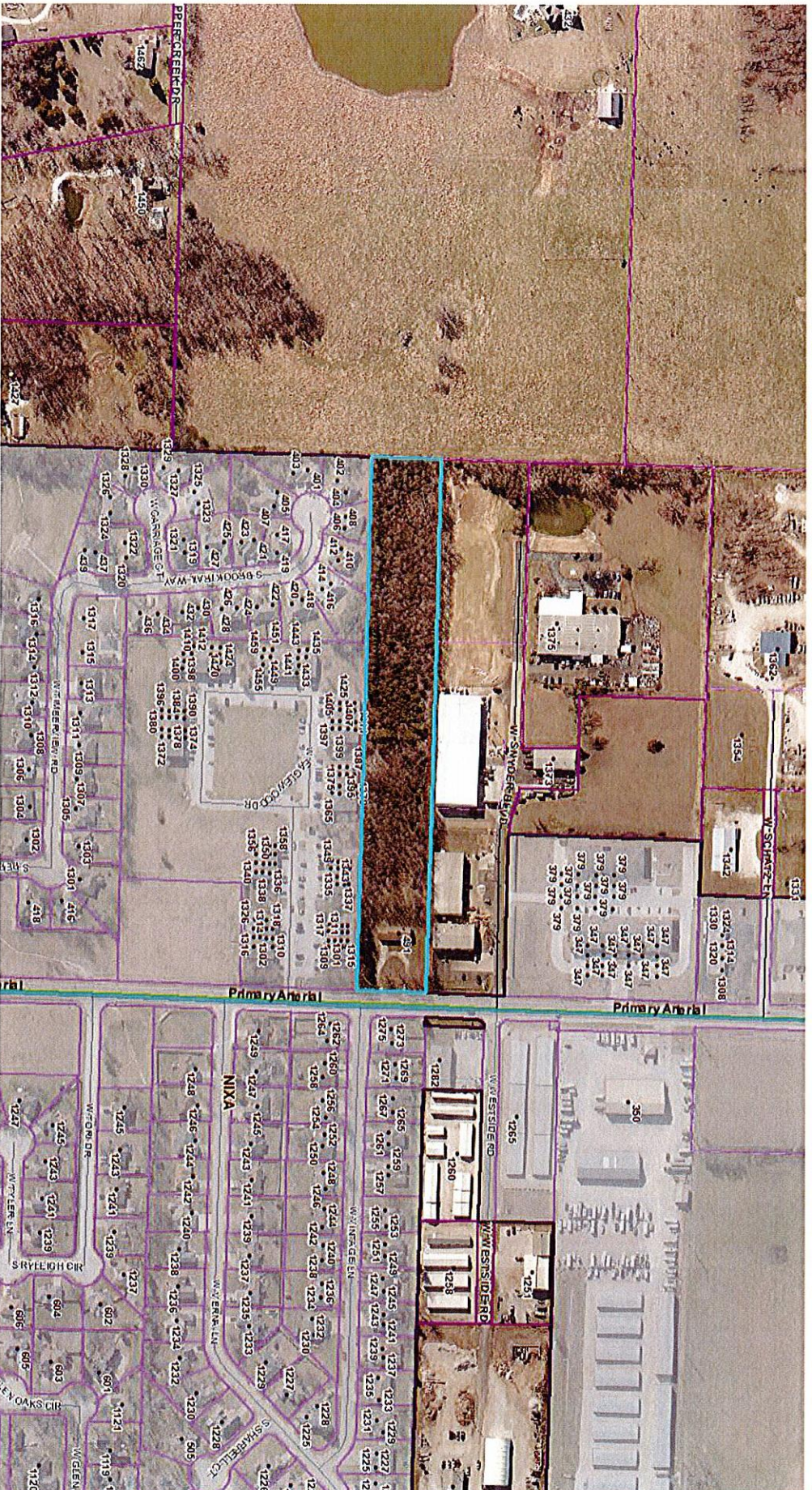
CURRENT ZONING: A-R (Agricultural Residence)

PROPOSED ZONING: C-1 (Neighborhood Commercial)

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



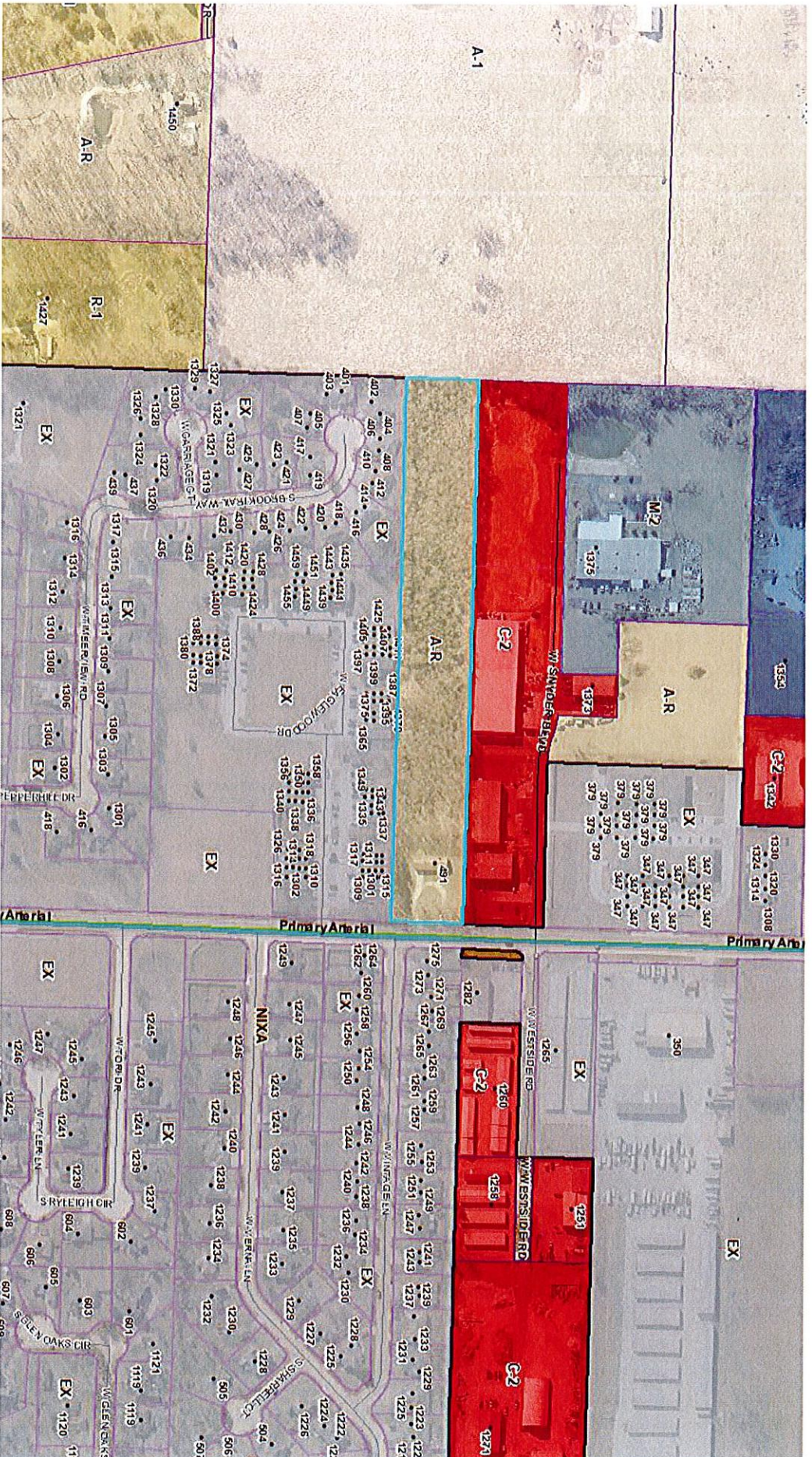
LOCATION: 491 S. Nicholas Road - Nixa



Surrounding and nearby land uses include single family and multi-family residential within Nixa, commercial to the north and agricultural fields to the west.



Nearby Zoning



PROJECT DESCRIPTION: The applicant is proposing the change in zoning for a 5-acre parcel from A-R to C-1 in order that it can lawfully utilized for commercial use acceptable within the Neighborhood Commercial District. The proposed use is mini-storage units, which will require a Conditional Use Permit.



PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as commercial use as shown on the Urban Service Area Future Land Use Map within the 2022 Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as C-1 is located adjacent to commercial/industrial use properties. Residential type properties to the south and east are within the city limits of Nixa. The property is within "Tier 1" of the Urban Service Area.

The Neighborhood Commercial District focuses on land uses pertaining to small scale retail and customer service establishments benefitting local neighborhoods. The proposed use would require a conditional use permit. Impacts on compatibility, transition, traffic, and site development will be addressed at that time.

Connectivity:

The property is fronted by South Nicholas Road.



Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time. The proposed use may include conditions regarding buffering and screening. Any specific requirements for a particular use would be administered and verified by staff prior to granting any certificate of occupancy.

Building Design:

Any new construction would be permitted by the building inspections department.

Access:

An access to the property exists and will be improved to commercial standards.

Utility Services:

Utility service is not needed for the proposed use, but public water is available.



Stormwater Impact:

None anticipated at this time, but if the applicant decides to add more than 5,000 square feet of impervious coverage to the property, a stormwater evaluation will be required as part of the site development process to determine if detention is needed.

Groundwater Impact:

None anticipated at this time due to rezoning.

Floodplain/Sinkhole Impacts:

There are no known sinkholes or mapped floodplain areas on the property.

Traffic Impact:

The proposed development is within the county's road district, and the owner will need to work with county on any required traffic analysis.



NIXA STAFF COMMENTS:

An Urban Service Area Application was submitted. City staff noted that annexation would only be required if the property connects to Nixa Utilities, which is not requested for the proposed use.

PUBLIC COMMENTS:

No members of the public offered comments at the meeting. One email was submitted prior to the June 20th meeting and was shared with the Planning Commission at the meeting.

Concerns were mainly focused on issues that would be addressed during the conditional use permit process, and not directly related to rezoning. Concerns included having too many storage units in the area, criminal activity, and light/noise impacts.



STAFF COMMENTS:

This change will allow for a wider range of land uses on land on a well-traveled corridor which keeps with the County's desire for future growth and economic development. If the rezoning is approved, the applicant plans to submit a Conditional Use Permit application for mini-storage units, which will require a second public hearing.

RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this application at its June 20, 2023, meeting. The Commission voted unanimously to recommend approval of this rezoning request.



As an owner of property (402&404 Brook trail Way, Nixa) contiguous to the south property line of the proposed mini-storage project (owner Buckman Homes, LLC), we would like to voice our opposition to the change of the zoning of that parcel from A-R residential to C-1 (Neighborhood Commercial District) with a conditional use permit for a storage unit facility. Our concerns include, but are not limited to:

1. The negative aspect of mini-storage facilities
 - a. Rodent issues – increased potential for rodents due to uncontrollable storage of food items inside units.
 - b. Possibility of tenants living (“squatting”) inside units with no sanitary facilities
 - c. Increased criminal activity – thefts target storage units for valuables.
 - d. Light and noise pollution for neighboring properties – To thwart thefts, security lights must be on continuously during all nighttime hours. Many mini-storage facilities offer 24/7 access which lead to gates opening/closing, doors opening/closing, vehicle traffic which disrupt the quiet enjoyment of residents nearby.
2. The mini-storage industry is OVERBUILT. There are too many self-storage facilities chasing too few tenants. There are already two mini-storage facilities located within a distance of approximately 1 block of the proposed project. Approving another mini-storage project would seem to be pigeonholing Nichol’s Road as a “mini-storage row” with the strong potential of this area becoming blighted and depressed.
3. The beautiful Nixa High School is located within a couple of blocks of the proposed mini-storage. In addition, the newly constructed (14 million dollars) Aetos Center for the Performing Arts is also nearby. What a shame to turn the main road to both of these already constructed facilities into “mini-storage” row.
4. SPECIFIC to the property we own at 402 & 404 Brooktrail:
 - a. The rear property line of the backyard of our property will be negatively impacted by the light/noise created by the construction of a self-storage facility. It will negatively impact the desirability of our property which will result in a drop in value. We purchased our property with the current zoning (Agricultural Residential) in mind not commercial zoning.

Therefore, we would like to go on record that we oppose the changing of the zoning of the Buckman Homes LLC property from A-R to C1. We oppose the approving of the conditional use permit for a storage facility. Thank you for your kind consideration.

David (titlerepdave@gmail.com) and JoAnne Soloway (joannesoloway@gmail.com)

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: July 11, 2023

SUBJECT: CASE NUMBER 2023-0146

TEXT: BUCKMAN HOMES, LLC petitions the Christian County Commission to rezone +/- 1 acres from A-R (AGRICULTURE RESIDENTIAL) TO C-1 (NEIGHBORHOOD COMMERCIAL) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map located 491 S. NICHOLAS ROAD, NIXA, MO, within Parcel 10-0.5-15-3-1-7.000 which is legally described as follows:

From the Center point of Section 15, Township 27 North, Range 22 West of the 5th P.M. in Missouri, thence South zero degrees 08 minutes West following the center line of said Section 15 1332.75 feet to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 15, thence continuing South zero degrees 08 minutes, West following the said Center line of Section 15 672.5 feet for a point of beginning, thence South 89 degrees 58 minutes West 30 feet to an Iron pin set in the West right-of-way line of Missouri State Highway "M" in Christian County and said Iron pin marking a new point of beginning; from the new point of beginning proceeding along the West right-of-way line of said State Highway "M" South zero degrees 08 minutes West 165 feet to an Iron pin, thence South 89 degrees 58 minutes West 1306.80 feet to an Iron pin set in the West line of the Southeast Quarter of the Southwest Quarter of Section 15, thence North zero degrees 08 minutes East following the West line of the said Southeast Quarter of the Southwest Quarter of Section 15 165 feet to an Iron pin, thence North 89 degrees 58 minutes East 1306.80 feet to the above-mentioned new point of beginning. All of the above described tract of land being the Southerly 165 feet part of the Northerly proportionate 25 acres of the Southeast Quarter of the Southwest Quarter of Section 15, Township 27 North, Range 22 West in Christian County, Missouri. Subject to and except that part, if any, in streets, roadways, highways or other public right-of-ways.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on June 20, 2023 review this request and hear public comment; and

WHEREAS, a motion to forward a recommendation of approval of this change was made, seconded and 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 Jackson and seconded by Commissioner ~~Blyden~~, vote unanimously to approve this request.

morriz

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as C-1 "Neighborhood Commercial" and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.


Done this 11th day of July 2023, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes
Dated: 7/11/23



Bradley Jackson
Commissioner, Eastern District


Yes
Dated: 7-11-2023

Absent

Hosea Bilyeu
Commissioner, Western District

Yes
Dated: _____

ATTEST:



Paula Brumfield
County Clerk

