



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

Meeting: 10/03/23 09:00 AM
Department: County Clerk
Category: Meeting Items
Prepared By: Madi Hires Raines
Initiator: Madi Hires Raines
Sponsors:

SCHEDULED

MEETING ATTACHMENTS (ID # 5422)

DOC ID: 5422

Meeting Attachments

ATTACHMENTS:

- AMERICAN RED CROSS - SOUND THE ALARM CAMPAIGN FLYER (PDF)
- QUARTERLY REPORT - EMPLOYEE SERVICES (HUMAN RESOURCES) (PDF)
- CC SENIOR CITIZENS SERVICE FUND BOARD - REQUEST FOR REAPPOINTMENT LETTER (PDF)
- CC SENIOR CITIZENS SERVICE FUND BOARD - REAPPOINTMENT - JOHNSON, RICK (PDF)
- CC SENIOR CITIZENS SERVICE FUND BOARD REAPPOINTMENT - MASSENGALE, LIZ (PDF)
- REZONING CASE NO. 2023-0239 - STAFF REPORT (PDF)
- REZONING CASE NO. 2023-0239 - ORDER NO. 10-03-2023-01 (PDF)
- REZONING CASE NO. 2023-0246 - STAFF REPORT (PDF)
- REZONING CASE NO. 2023-0246 - ORDER NO. 10-03-2023-02 (PDF)
- REZONING CASE NO. 2023-0249 - STAFF REPORT (PDF)
- CITIZEN LETTER - REZONING CASE NO. 2023-0249 (PDF)



SMOKE ALARMS SAVE LIVES!

Working smoke alarms can cut the risk of death from home fires in half.

That's why we're working with the Sparta Fire Protection District, and rallying volunteers and partners to *Sound the Alarm*.

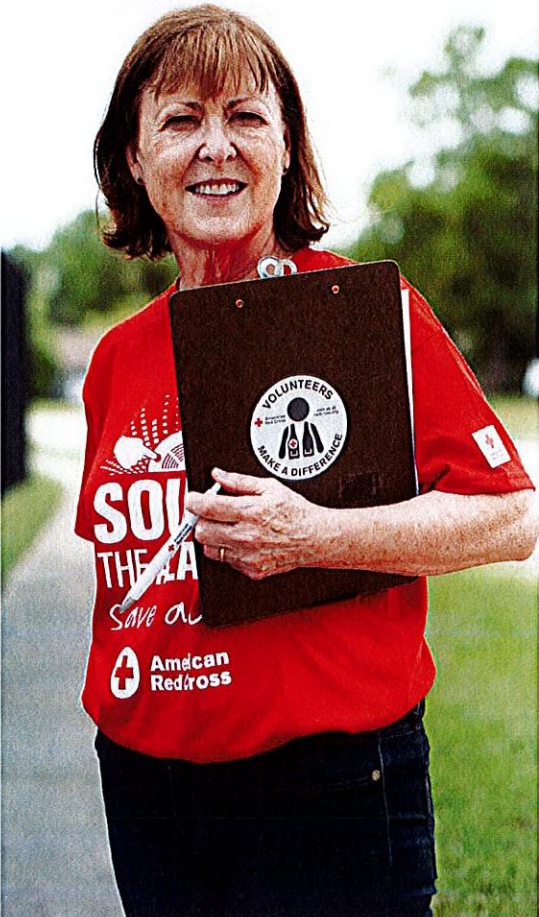
Together, we're installing **FREE** smoke alarms in your community. Request a smoke alarm installation today!

Sparta, MO Community

October 14th, 2023
8 am - 4 pm

Requests for smoke alarms and appointments will be accepted.

Kick-off location to be announced soon.



Learn more at <https://www.redcross.org/smokealarmMO>

or Call 417-832-9500, option 2



Register for Your Free Smoke Alarm.



American Red Cross

SOUND THE ALARM
Save a Life

Employee Services Quarterly Review

July – September 2023

Human Resources

CURRENT Active Employees: 243

Third Quarter 2023:

New Hires:	3 rd Quarter: 18
Separation of Employment:	3 rd Quarter: 13 (4 Terminations) (7 Resignations) (2 Retirements)

- Created and conducted Sexual Harassment Prevention/Civility in the Workplace Training.
 - Actively working with Croley and doing our own inhouse research for the best all around options for our insurance coverages in 2024.
 - Successfully completed our Missouri Employers Mutual (MEM) Workers' Comp Audit.
 - Salary Structure/Matrix Completed for each office/department for 2024, HR is now working with the Auditor to enter projections into the ClearGov system. Elected Officials/Department Heads to adjust each applicable employee's salary throughout the year and adjusting their 2024 budget requests accordingly.
 - Continued approving biweekly payroll before processing.
 - Managed Employee Referral Program
 - Researched, selected, and completed input into the Employee Navigator for the purpose of administering Open Enrollment. Will be implemented in November.
 - Tracked multiple FMLA leaves.
 - Tracked and monitored multiple Worker's Comp injuries/claims.
 - Conducted personal orientations for all new hires/benefits and Exit Interviews with separating employees.
 - Processed 16 benefit onboardings.
 - Coordinated Flu Shot Clinic
 - Attended Education Session held by Ollis/Akers/Arney
 - Completed Random Drug Testing for 3rd Quarter.
 - Employee of the Quarter completed for 3rd Quarter.
 - Remain point person for County Website
 - Serves as Chair for internal Safety Committee
 - Coordinated Employee Fish Fry
 - Recruitment (248 Applications Reviewed/Received) and conducted multiple interviews.
 - 15 Positions Filled (plus 3 Reserve Officers)
 - 17 positions currently Open
 - Corrections Sergeant
 - Corrections Officer
 - Patrol Deputy
 - MULES Operator
 - School Resource Deputy (Billings)
 - Development Services Coordinator
 - Receptionist/Elections Clerk
-

Purchasing Agent 3rd Quarter Update

Purchase Order Summary Report from 7/1/23 through 9/28/23

- 885 Purchase Orders - Total \$3,582,031.44 (Goods and Services Only)

Issued Bids/RFQ:

- ITB 2023-17 Material Hauling Services for Recycling Center
- ITB -2023-18 Courthouse Outdoor Lighting Installation & Removal
- RFP 2023-19 Request for Qualifications – Data Solutions Services
- ITB 2023-19a Jeep Grand Cherokee – Assessors Office
- ITB 2023-20 – Ozark Chevrolet – Assessors Office
- ITB 2023-21 – GMC Terrain AT4 – Assessors Office

New Contracts:

- Staples Advantage – Office Supplies
- Quill – Office Supplies
- Great River Engineering – Jail Sewer Improvements
- Holiday Décor – Courthouse Lighting

Contract Renewals:

- Commercial Real Estate Services
- Multi-Carrier Solutions Provider
- Ozark Printing – Graphics for Sheriff's Office
- Edward J. Rice -Assessor Office Software
- Ulrich – Assessor List Mailing
- Edward J. Rice – County Clerk's Voter Registration Canvas Services

Emergency Procurements:

- 202 Building – Air Compressor
- Assessor's Office – IT Equipment

Surplus:

- From 7/1/23 to present, we have recouped \$126,801.44.
- Highway and Resource Management (Recycling Center) has provided items to be placed on surplus. Below is a list of items that have been sold since 7/1/23.
 - Notable is the damaged 2018 John Deere Motor Grader sold for \$112,000.
- We have one item left to be picked up by the City of Linn, Missouri – Pothole Patcher for \$1825.00.

Purchasing Update:

- Purchasing Administrative Assistant position filled (will be working with EMA grants and will train as another back up for Commission meetings.)
- Purchasing Policy Manual Revised
- PO Aging Report was run and distributed to all departments. This report is a "clean up" report for Audit and Purchasing. Purchasing will continue to work with the departments to verify what purchase orders are current.
- Ion Wave Technologies, Incorporated
 - Phase Three
 - Contract entry - completed.
- Office Supplies were bid out. Staples & Quill received the bids. A portal was set up for each department/office for Staples use. We already had Quill set up.

- We are leasing a new Quadient postal machine for Resource Management, which has the new requirements per the USPS. The Collector's Office will order their machine closer to next year when the switchover is mandatory.
- Treasurer Matthews and I worked to replace our commercial credit procurement cards with Central Trust Bank cards. We will receive rebates at the end of the year for usage. Our current card provided no benefit.

Missouri Association of Public Purchasing (MAPP):

- Attended the MAPP 2023 Show-Me Procurement Conference & Vendor Expo, hosted in Springfield, September 25th -27th. It was well attended by 110 delegates representing the entire state of Missouri in public procurement. Seventy-plus vendors attended the Vendor Expo.
- Our Purchasing Manager, Kim, spoke at the luncheon to the new 60 members and was invited to speak as a panelist for the NIGP Business Council. The Council is a way to bring suppliers and practitioners together to understand the struggles on both sides.
- It appears that there are ongoing issues with delivery throughout the country with all kinds of commodities.

IT 3rd Quarter Update

- Successful migration of nine remaining servers to new Data Center
- Installation of network infrastructure for Clerk's Office
- Migrated majority of Historic Courthouse offices to new Layer 3 network infrastructure
- Migrated Data Center, Historic Courthouse, Justice Center, Employee Services, and Planning & Zoning to optimal network connectivity.
- Installed "Report a Phish" button in
- MULES location move
- IA Pro Server Upgrade
- Received **438** service desk tickets, *up from Q1 – 212 & Q2 - 329*
 - 307 Problem/Issue Tickets
 - 75 Feature Requests
 - 36 Standard Request
 - 20 Questions

Tickets were received via:

- 223 via Portal
- 138 via Email
- 77 by CCIT

In-progress:

- State phones swapped to CCIT network infrastructure.
- Layer 3 network migration
- Commission video/steaming solution
- Active Directory security/permissions overhaul
- DUO overhaul
- CCMO wireless upgrade
- Installation of badge access for IT closets
- Collectors Office Infrastructure upgrade
- Justice Center cabling upgrade
- Keefe server segmentation

September 25, 2023

Christian County Commissioners
100 West Church St. Room 100
Ozark, Missouri 65721

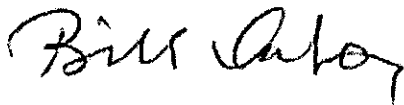
Lynn Morris, Presiding Commissioner
Hosea Bilyeu, Western Commissioner
Bradley A. Jackson, Eastern Commissioner

Dear Sirs,

Please find this letter asking for the reappointment of the following two individuals to the Christian County Senior Citizens Service Fund, Inc.: Liz Massengale and Rick Johnson

Upon your positive vote Paula Brumfield County Clerk will assign them the proper dates for a four year term.

Respectfully,

A handwritten signature in black ink that reads "Bill Achor". The signature is written in a cursive style with a large initial "B".

Bill Achor
Board Chairman
Christian County Senior Citizens Service Fund, Inc.



Christian County Commission

100 W. Church Street Room 100
Ozark, Missouri 65721
(417)582-4300

Lynn Morris
Presiding Commissioner

Bradley Jackson
Eastern Commissioner

Hosea Bilyeu
Western Commissioner

03 October 2023

Rick Johnson



Dear Rick,

The Christian County Commission wishes to confirm your reappointment to the Senior Citizens Service Fund Board (SCSFB) effective today, October 03, 2023.

You were appointed in February of 2021 to fill Mr. Steve Tallaksen's unexpired term that expired on July 31, 2022. For record keeping purposes, please note that the new term should have begun on August 01, 2022. Despite the late appointment, your current term will still expire on July 31, 2026.

We thank you for your willingness to serve on this board, and we greatly appreciate you making Christian County a better place!

Sincerely,

Hosea Bilyeu
Western Commissioner

Lynn Morris
Presiding Commissioner

Bradley Jackson
Eastern Commissioner



Christian County Commission

100 W. Church Street Room 100
Ozark, Missouri 65721
(417)582-4300

Lynn Morris
Presiding Commissioner

Bradley Jackson
Eastern Commissioner

Hosea Bilyeu
Western Commissioner

03 October 2023

Liz Massengale



Dear Liz,

The Christian County Commission wishes to confirm your reappointment to the Senior Citizens Service Fund Board (SCSFB) effective today, October 03, 2023.

You were appointed in February of 2021 to fill Mr. Robert Snook's unexpired term that expired on July 31, 2022. For record keeping purposes, please note that the new term should have begun on August 01, 2022. Despite the late appointment, your current term will still expire on July 31, 2026.

We thank you for your willingness to serve on this board, and we greatly appreciate you making Christian County a better place!

Sincerely,

Hosea Bilyeu
Western Commissioner

Lynn Morris
Presiding Commissioner

Bradley Jackson
Eastern Commissioner

**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

Request for Zoning Change

HEARING DATE: October 3, 2023

CASE NUMBER: 2023-0239

APPLICANT: Jim & Carol Hale (Jim Phillips, representing)

CURRENT ZONING: A-1 (Agricultural)

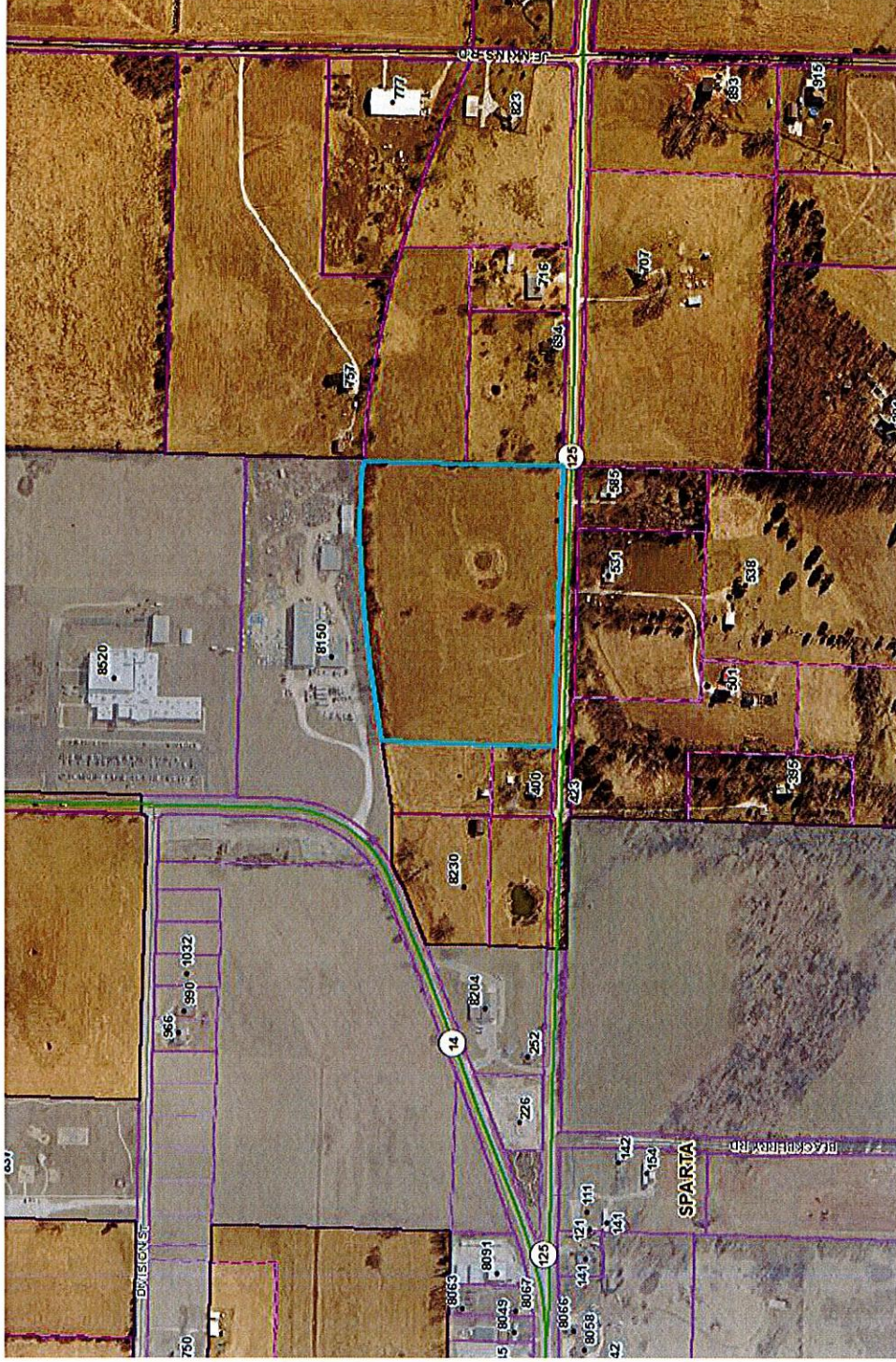
PROPOSED ZONING: R-1 (Suburban Residence)



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



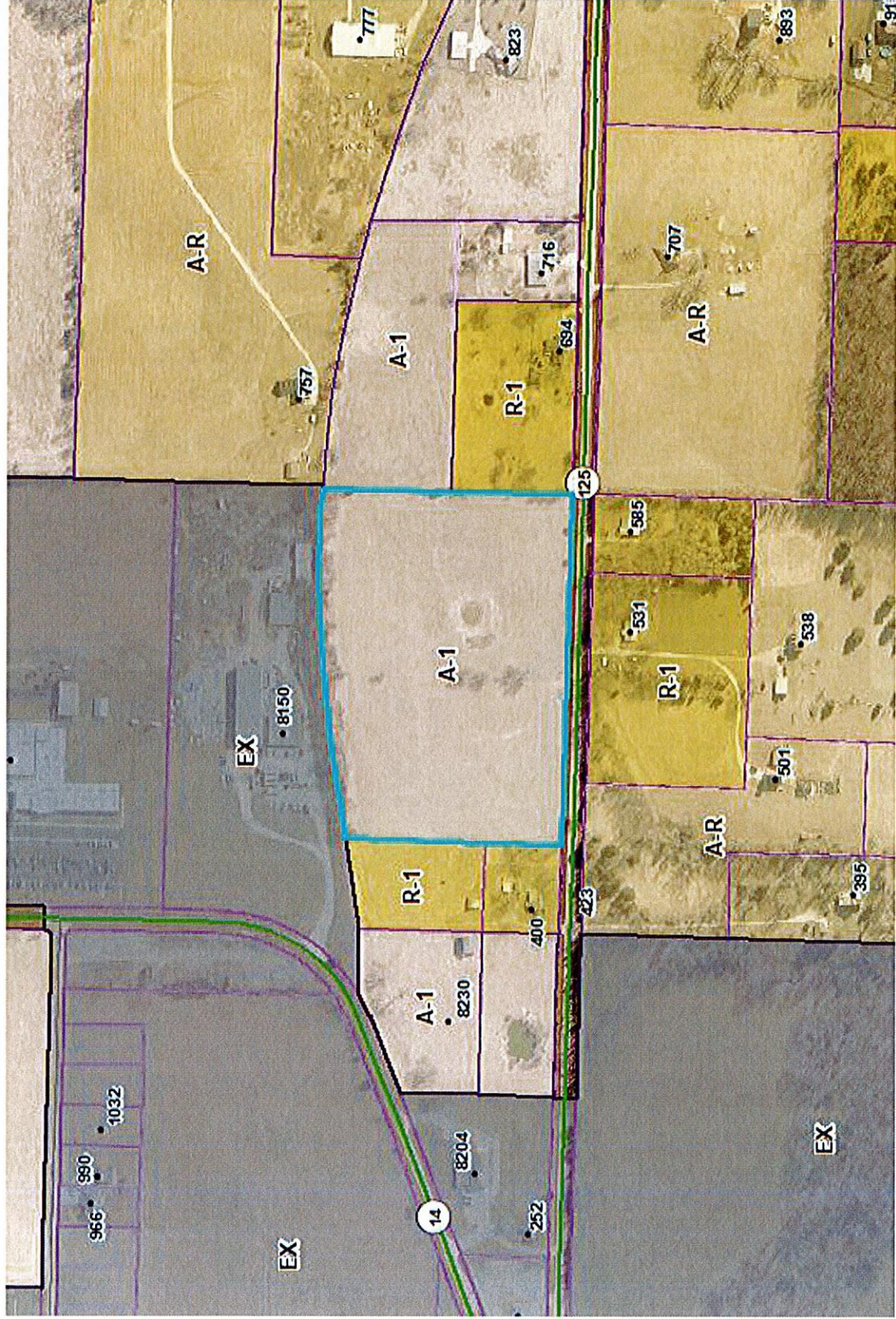
LOCATION: Parcel 13-0.9-30-000-009.002 (South Hwy 125 – Sparta)



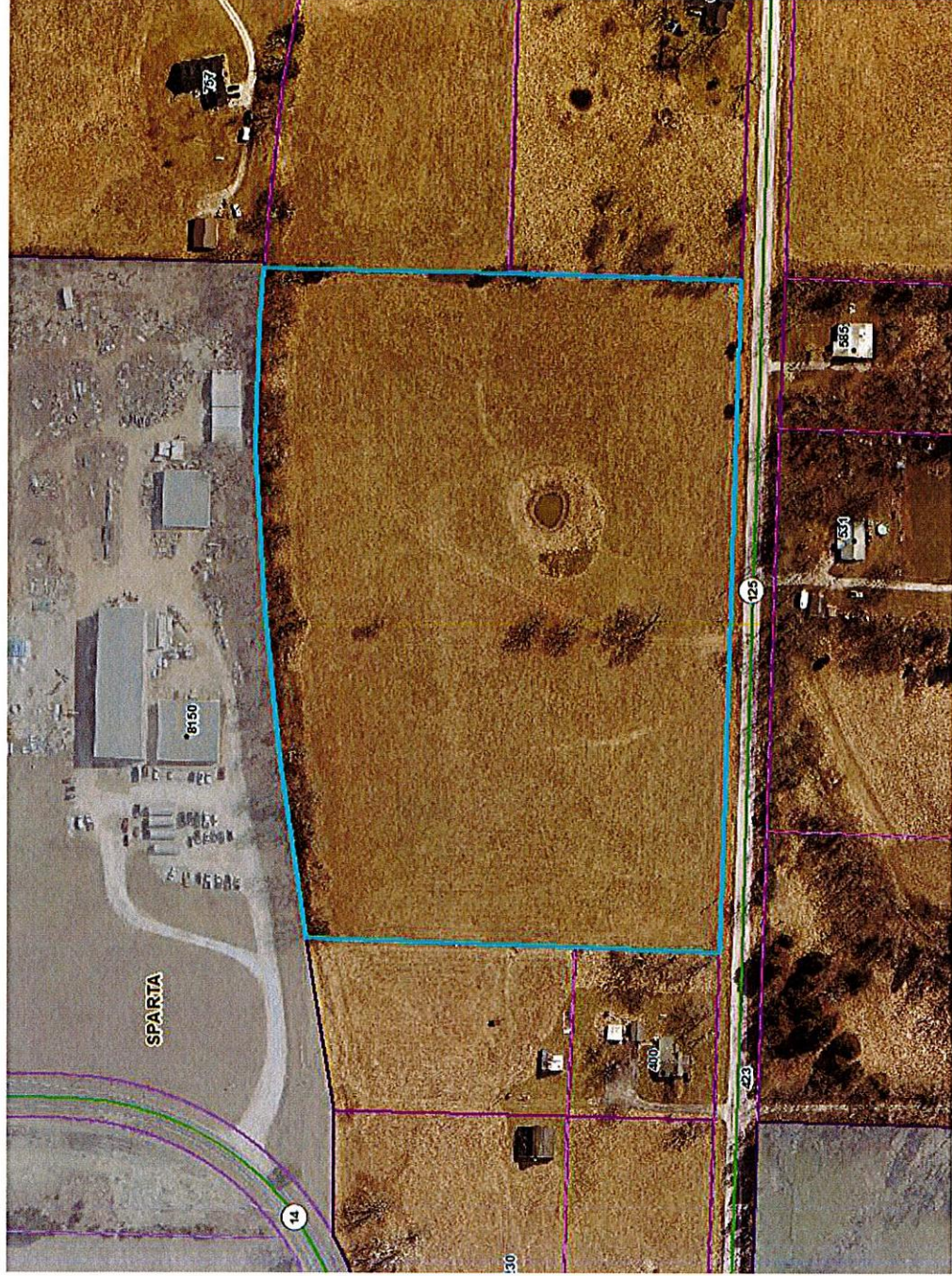
Nearby land uses includes single family residential to the south, west, and east. To the North is a metal fabricator that is located within the city limits of Sparta



Nearby Zoning



PROJECT DESCRIPTION: The applicant proposes a change in zoning classification for an approximate 12.4-acre area from A-1 to R-1 in order that it can be lawfully used for all purposes in the R-1 zoning district.



PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as residential, as shown on Appendix A of the 2022 Christian County Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as R-1 is primarily adjacent to existing single family residential homes, it is fronted by highway 125 on the south and has a steel tank fabricator to the north.

Connectivity:

The property is fronted by Highway 125 on the south side. The property does not appear to have an existing direct access from the highway.



PROJECT/SITE ANALYSIS:

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 will be permitted through the county building inspections department.

Access:

The property does not appear to have an existing driveway onto to highway 125 at this time, but a driveway would need to be permitted through MODOT.

Utility Services:

The property does not have any known access to public water or sewer, and would need to be serviced by a private well and septic system



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

None due to rezoning. Any development would be required to adhere to relevant county regulations.

Groundwater Impact:

None due to rezoning. Any development would be required to adhere to relevant county regulations.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole areas on the subject property. There is a small depression in the south-east quadrant of the property that holds water.

Traffic Impact:

None due to rezoning. There would be potential for property to be subdivided into several which would each need their own access approved by MoDOT.



PUBLIC COMMENTS:

No members of the public spoke at the meeting, and no correspondence was received prior to the meeting.

STAFF COMMENTS:

This change will allow for additional residential uses in a generally residential area. Additionally, if more than three new tracts are created, the property would be required to comply with the major subdivision regulations. There are several goals and objectives within the 2022 Comprehensive Plan that align with the property being designated for residential uses.

RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this application at its September 18th meeting. The Commission voted unanimously to recommend approval.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: October 3, 2023

SUBJECT: CASE NUMBER 2023-0239

TEXT: JIM AND CAROL HALE and JIM AND KIT PHILLIPS petitions the Christian County Commission to rezone +/- 12.38 acres from A-1 (AGRICULTURE) TO R-1 (SUBURBAN RESIDENCE) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map located along SOUTH HWY 125, SPARTA, MO 65753, within Parcel 13-0.9-30-0-0-009.002 which is legally described as follows:

A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT No. 2 OF THE FRACTIONAL SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP TWENTY-SEVEN NORTH (T27N), RANGE NINETEEN WEST (R19W) OF THE 5th. P.M. IN CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING RAILROAD SPIKE SET AT THE SOUTHEAST CORNER OF THE S1/2 OF LOT No. 1 OF THE FRACTIONAL SW1/4, SAID SEC. 30, THENCE N 01°21'29" E ALONG THE EAST LINE OF THE S1/2 OF LOT No. 1 OF THE FRACTIONAL SW1/4, SAID SEC. 30, 20.08 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTH BOUNDARY LINE OF MISSOURI STATE HIGHWAY ROUTE 125; THENCE N 88°21'20" W ALONG SAID NORTH BOUNDARY LINE, 1327.92 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE S1/2 OF THE LOT No. 2 OF THE FRACTIONAL SW1/4, SAID SEC. 30, AND SAID IRON PIN MARKS THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 88°21'20" W ALONG SAID NORTH BOUNDARY LINE OF MISSOURI STATE HIGHWAY ROUTE 125, 911.96 FEET TO AN IRON PIN; THENCE N 01°28'37" E, 530.10 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY AND SAID POINT IS A NON-TANGENT POINT ON A CURVE HAVING A RADIUS OF 3430.79 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID 3430.79 FEET RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 917.09 FEET WITH A CHORD BEARING OF N 86°30'22" E, AND A CHORD LENGTH OF 914.36 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE S1/2 OF THE LOT No. 2 OF THE FRACTIONAL SW1/4, SAID SEC. 30; THENCE S 01°22'48" W ALONG SAID EAST LINE, 612.00 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

SAID TRACT 1 CONTAINS 12.38 ACRES AND IS SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD. SAID TRACT 1 IS SHOWN ON SURVEY JOB No. 21-0941-1 BY BRADLEY N. MACKAY, PLS-2002014103, AND SAID SURVEY IS INCORPORATED FULLY HEREIN BY REFERENCE.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on September 18, 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 Bilyeu, 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 R-1 "Suburban Residence" and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.


Done this 3rd day of October 2023, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION




Lynn Morris
Presiding Commissioner

Yes
Dated: 10/3/23



Bradley Jackson
Commissioner, Eastern District

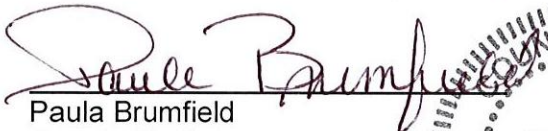
Yes
Dated: 10-3-2023



Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 10-3-23

ATTEST:



Paula Brumfield
County Clerk



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

Request for Zoning Change

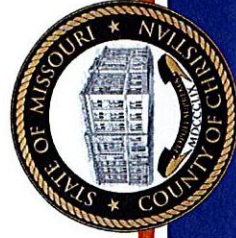
HEARING DATE: October 3, 2023

CASE NUMBER: 2023-0246

APPLICANT: Roger B. Olds

CURRENT ZONING: A-R (Agricultural Residential)

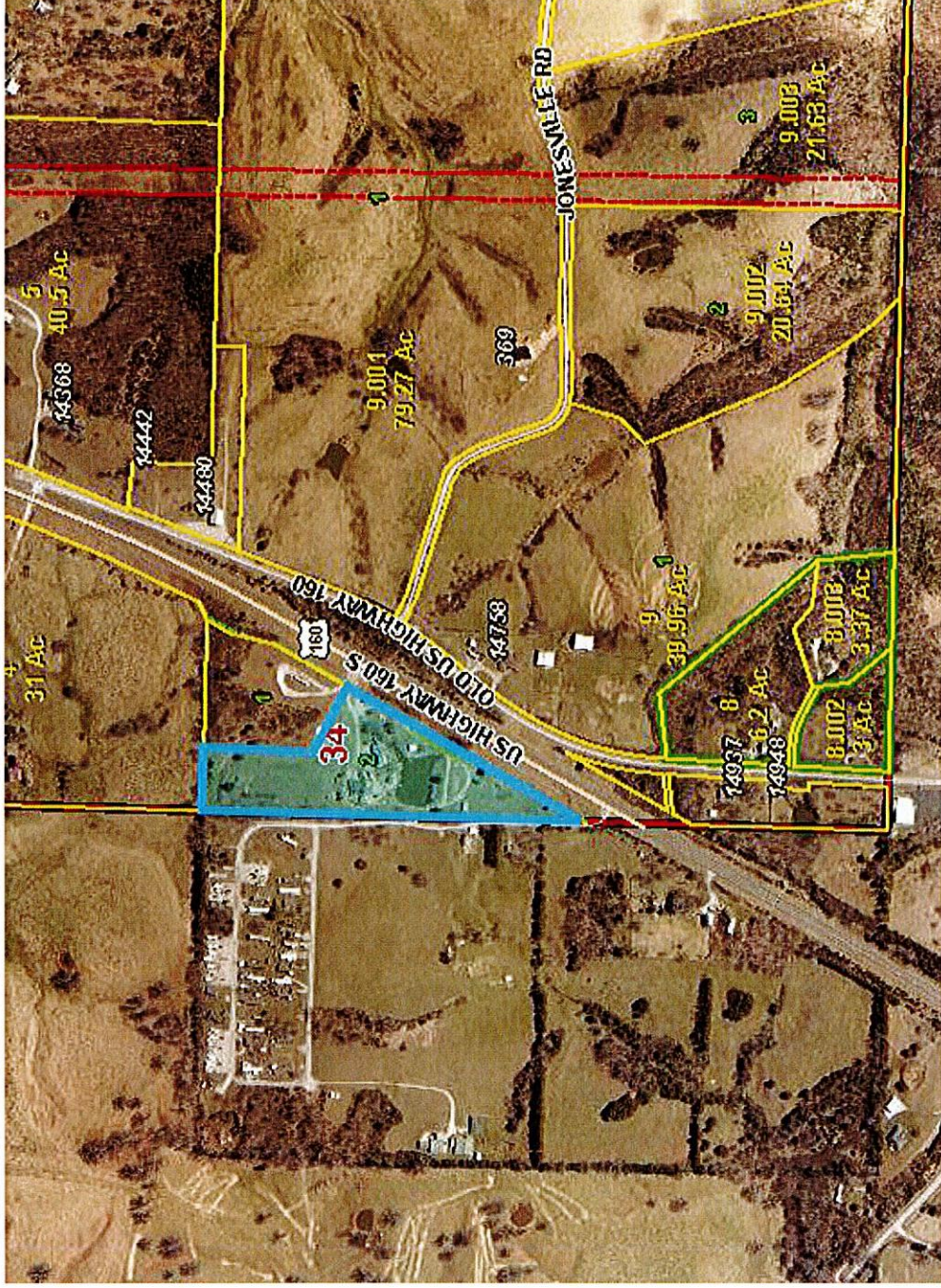
PROPOSED ZONING: C-2 (General Commercial)



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



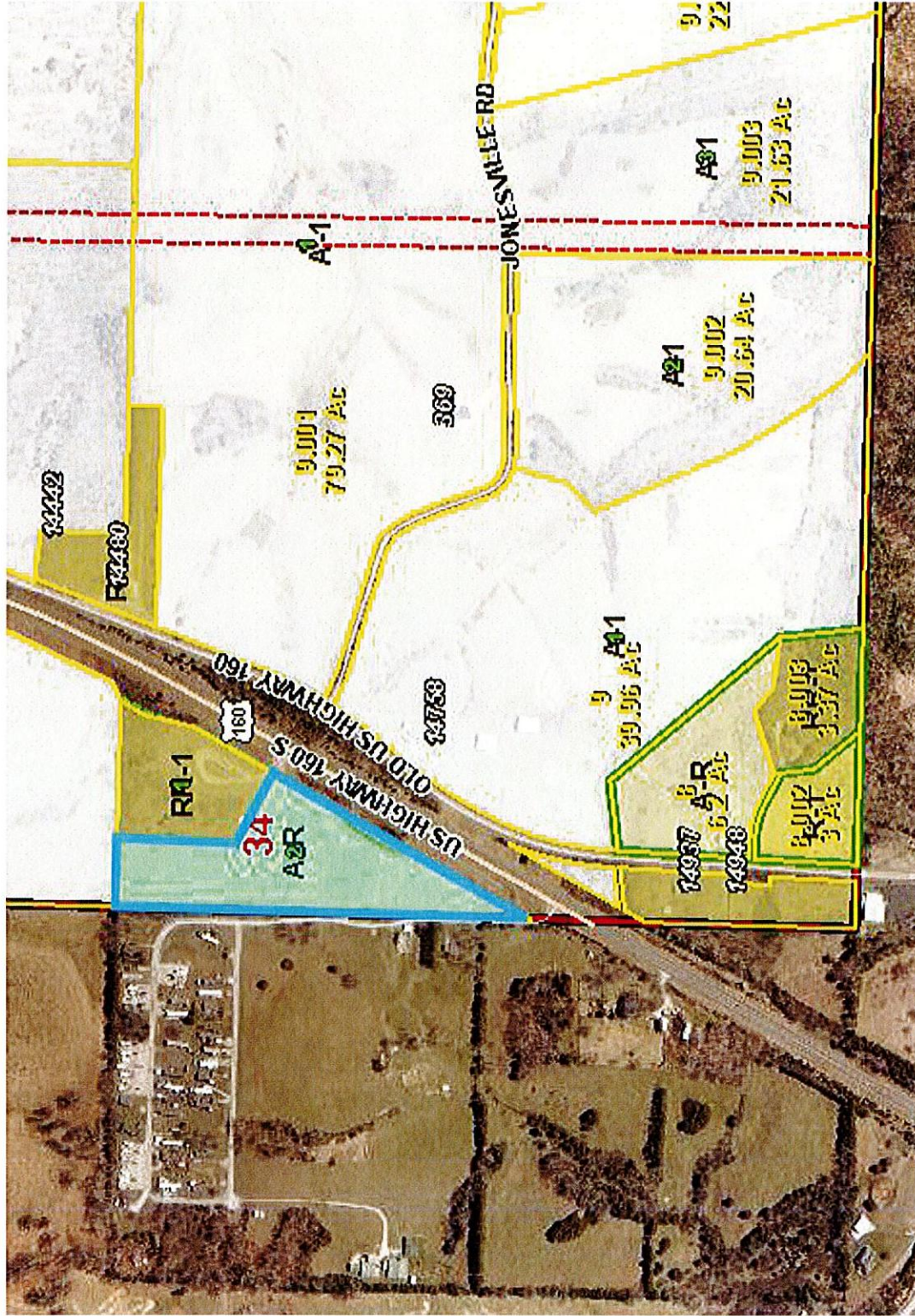
LOCATION: 14680 US Hwy 160 S. - Spokane



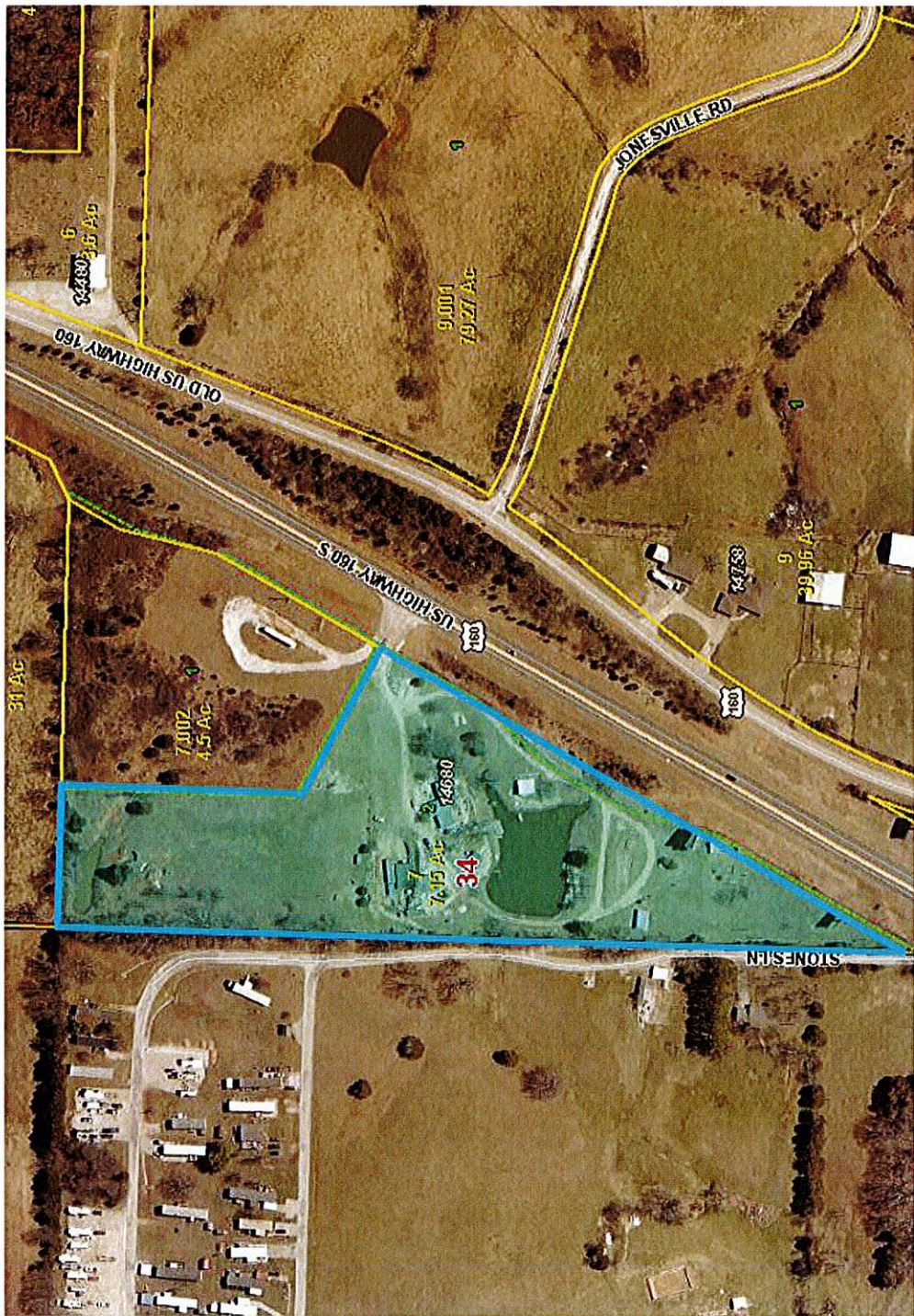
Surrounding land uses include vacant land and a propane depot to the north. Single family residential across the highway to the east. Stone County is to the west.



Nearby Zoning



PROJECT DESCRIPTION: The applicant proposes a change in zoning classification for an approximate 7.1-acre area from A-R to C-2 in order that it can be lawfully used for all purposes in the C-2 zoning district.



PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as dispersed residential, as shown on Appendix A of the 2022 Christian County Comprehensive Plan.

Compatibility:

The parcel to be re-zoned as C-2 is primarily adjacent to vacant land. The nearby single-family homes to the east front on the old highway with a buffer of trees between the old and new highway. The highway also sits higher than the property requesting the rezoning, acting as a pseudo barrier. The property to the west is being utilized as a small mobile home park, which is within Stone County.

Connectivity:

The property is fronted by Highway 160 on the south and east side. The property has an existing access that would need to be improved to commercial standards for further development.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

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

Building Design:

Any future demolition and construction will be permitted through the county building inspections department.

Access:

The property currently has access to the highway on the east side with an existing approach. It also has potential access to the west along Stone Ln.

Utility Services:

The property is serviced by an on-site well and private septic system



ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

None due to rezoning. Any development would be required to adhere to relevant county regulations.

Groundwater Impact:

None due to rezoning. Any development would be required to adhere to relevant county regulations.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole areas on the subject property. There is a pond on the south side of the property.

Traffic Impact:

None due to rezoning. The owner would likely maintain the access directly onto Hwy 160 but would need to work with the County / MoDOT on any improvements or changes.



PUBLIC COMMENTS:

No members of the public spoke at the meeting, and no correspondence was received prior to the meeting.

STAFF COMMENTS:

Given the properties adjacency to Highway 160 and relatively open surroundings in conjunction with the commercial propane storage to the north a commercial zoning would be appropriate at this site. Highway corridors are generally considered appropriate settings for higher traffic uses such as commercial and industrial and less appropriate for smaller scale residential uses.

RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this application at its September 18th meeting. The Commission voted unanimously to recommend approval.



ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: October 3, 2023

SUBJECT: CASE NUMBER 2023-0246

TEXT: R.B. OLDS petitions the Christian County Commission to rezone +/- 7.15 acres from A-R (AGRICULTURAL-RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map located at 14680 US HWY 160 S, SPOKANE, MO 65754, within Parcel 20-0.8-34-000-000-007.000 which is legally described as follows:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 25 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY,
MISSOURI, LYING NORTH AND WEST OF THE NORTHWESTERLY
RIGHT-OF-WAY LINE OF THE RELOCATED MISSOURI ROUTE #
160, SAID RIGHT-OF-WAY BEING DEPICTED ON SHEET #4 OF
THE MISSOURI STATE HIGHWAY RIGHT-OF-WAY PLANS, JOB
#J8SC372B, SUBJECT TO EASEMENTS AND RESTRICTIONS OF
RECORD. *U.S. 160*

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on September 18, 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 Bilyeu and seconded by Commissioner Jackson, 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 C-2 "General Commercial" and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.


Done this 3rd day of October 2023, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION




Lynn Morris
Presiding Commissioner

Yes
Dated: 10-3-24



Bradley Jackson
Commissioner, Eastern District

Yes
Dated: 10-3-23



Hosea Bilyeu
Commissioner, Western District

Yes
Dated: 10-3-23

ATTEST:



Paula Brumfield
County Clerk



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

Request for Zoning Change

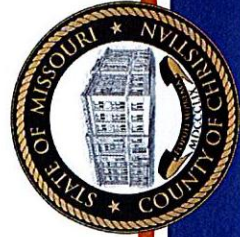
HEARING DATE: October 3, 2023

CASE NUMBER: 2023-0249

APPLICANT: Rick Tennis (Matt Lackrone, representing)

CURRENT ZONING: O-2 (General Office)

PROPOSED ZONING: C-1 (Neighborhood Commercial)



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



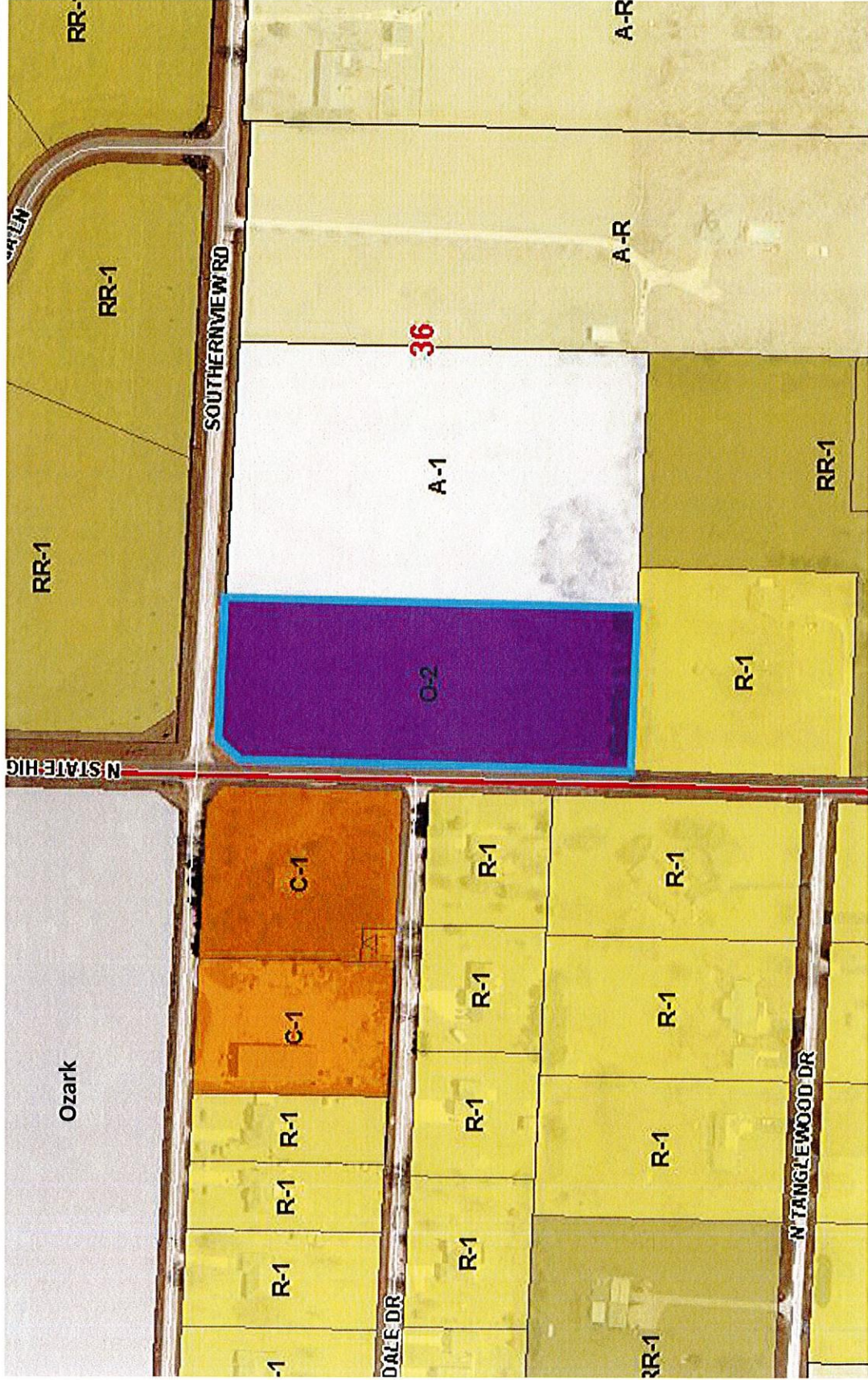
LOCATION: SE Corner of State Hwy NN and Southernview Road - Ozark



Nearby land uses include several residential subdivisions, and small-scale commercial properties (used as warehousing and storage). A vacant portion of land to the northwest is within the city limits of Ozark.



Nearby Zoning



PROJECT DESCRIPTION:

The applicant is proposing the change in zoning for a 3-acre parcel within from O-2 to C-1 in order that it can lawfully utilized for use acceptable within the Neighborhood Commercial District.

The applicant submitted a letter of request outlining their business. As the proposed use is an off-site sales-oriented business with storage of product on site, the Neighborhood Commercial District is more suitable than the current General Office designation.



PLANNING / LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this specific property is designated as a rural area as shown on the Urban Service Area Future Land Use Map within the 2022 Comprehensive Plan. The area across State Hwy NN is designated as "Mixed Use."

Compatibility:

The parcel to be re-zoned as C-1 is located adjacent to similar zoning to the west. There is a portion of the city limits of Ozark across the road to the northwest. The property is within "Tier 1" of the Urban Service Area. There is a small, fully developed, residential subdivision to the west and a partially developed residential subdivision to the north.

The Neighborhood Commercial District focuses on land uses pertaining to small scale retail and customer service establishments benefitting the local neighborhood. The closest single-family dwelling is located across Hwy NN at 128 W Scottsdale Drive.

Connectivity:

The property is fronted by State Hwy NN and Southernview Road. Access to this property is shown as a 50-foot ingress-egress easement from Southernview, as shown on the minor subdivision that created the three individual tracts.



PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering will be required at this time. Any specific requirements for a particular use would be verified by staff prior to granting any certificate of occupancy.

Building Design:

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

Access:

Access to this property is a 50-foot ingress-egress easement from Southernview, as shown on the minor subdivision that created the three individual tracts. If the property owner would like to change the location of the access, a driveway permit would need to be issued by MoDOT.

Utility Services:

The application materials note that DNR would approve a residential type well to serve the business. A septic system would need to be approved by the Christian County Health Department.



ENVIRONMENTAL ANALYSIS:

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 would be required as part of the site development process to determine if detention is needed. Any required stormwater infrastructure would need to be constructed prior to the issuance of building permits unless its construction is otherwise guaranteed by a financial security instrument.

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 commercial development is within the Ozark Special Road District and is adjacent to MoDOT's ROW. As part of the site development process, the property owner will need to work with MoDOT and OSRD on any required traffic analysis.



PUBLIC COMMENTS:

Comments voiced by the public at the meeting included a disagreement with which zoning is appropriate for the proposed use and concerns about access to the property.

STAFF COMMENTS:

This change will allow for a wider range of land uses on a parcel of land on a well-traveled corridor which is in keeping with the County's desire for future growth and economic development. Additionally, several goals and objectives within the 2022 Comprehensive Plan align with the property being utilized for commercial uses. At the time of site development, an Urban Service Area application will be filed with the city of Ozark.


RECOMMENDATIONS:

The Planning and Zoning Commission reviewed this application at its September 18th meeting. The Commission voted unanimously to recommend approval.



CHRISTIAN COUNTY COMMISSION 10/3/2023

Gerald L. Cox



Concerning Case #72023-0249

I want to thank you for your time in the service of our County.

I did appear at the Planning and Zoning meeting and shared information and thoughts. I left the meeting with the feeling that I was not heard. In particular, I felt the Planning and Zoning Commission had not studied the rezoning request and just passed the recommendation to you. May I point out that Article 42. C-1 Neighborhood Commercial District Section 9. Design Requirements states the following:

- A. A site plan, showing the overall concept of the proposed use must be submitted and approved by the Planning & Zoning Department. At a minimum, the site plan must include the following:
 1. A legal description or a survey completed by a Registered Land Surveyor.
 2. The type of structure to be built
 3. The classification of the business
 4. All dimensions of proposed building, accessory uses, drives, and parking areas.
 5. The surrounding land use and zoning classification.

Therefore, the reason I am here today.

Let me address the elephant in the room. I am not opposed to LIM Investment Group building an office building for NetWatch, Inc. I am not opposed to them conjoining all three tracts for this purpose. I am opposed to the underlying plan for the property that has not been shared completely with you. Let me address this:

- 1) The Letter of Intent states "LIM Investment Group is under contract for the 3-acre lot". The representative of LIM stated that they would propose building an office building that would cover more than one acre and be placed on tract #2 & #3 on the south end of the 3-acre lot. He stated that they might build another building on tract #1, the north tract.
- 2) The Letter of Intent states "NetWatch focuses on business-to-business transactions, and does not have counter sales operations". Therefore, office space with space for storage of equipment to be installed on "customer sites" would be permitted under the present zoning simply by joining all the tracts as one.

I would like to point out that the County Commission meeting on 7/6/2015 approved the current zoning as well as the current layout showing the division of the three 1-acre lots with the approved access to each at Southern View Rd. This approved plan provided a drive along the east side of the lots.

(over)

The way the LIM representative presented his view for the use of the 3-acres would eliminate your approval for safe access to each of the lots. Their proposed plan would join the two south tracts and thus "land lock" the new tract forcing MODOT to vary from their "safe practices" policy to provide access. There are currently seventeen (17) access points between Southern View Rd and Melton Rd. There have been several accidents and the death of three individuals along this stretch of Hwy NN. It should be pointed out that the traffic pattern has increased along Hwy NN by 20% +/- in the last eight years.

I suggest that all of the tracts be joined as one and the "office building" be built to their plan or if you must rezone the tracts in question, do so joining all the tracts and let them build anywhere within the "one" tract with safe access to Southern View Rd or table the rezoning request until you have all of the facts.