



## Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 5427)**

Meeting: 01/09/24 09:00 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
DOC ID: 5427

# Meeting Attachments

## ATTACHMENTS:

- 09 JAN 2024 FINANCIAL - CERTIFIED COURT ORDER NO 01-09-2024-01 (PDF)
- 09 JAN 2024 FINANCIAL - CHAMBER DUES - CLEVER (PDF)
- 09 JAN 2024 FINANCIAL - CHAMBER DUES - NIXA (PDF)
- 09 JAN 2024 FINANCIAL - CHAMBER DUES - OZARK (PDF)
- 09 JAN 2024 FINANCIAL - CHAMBER DUES - SPARTA (PDF)
- 09 JAN 2024 REAPPOINTMENT LETTER - BOARD OF EQUALIZATION - LONG PAM\_Redacted (PDF)
- 09 JAN 2024 ITB#2023-4 REAL ESTATE VALUE CHANGE NOTICES - RENEWAL LETTER - EDWARD J. RICE COMPANY (PDF)
- 09 JAN 2024 REZONING HEARING CASE 2023-0313 (AUSTIN PROPERTIES OF NIXA, LLC) (PDF)
- 09 JAN 2024 ORDER NO. 01-09-2024-02 CASE NO. 2023-0313 (AUSTIN PROPERTIES OF NIXA, LLC) (PDF)
- 09 JAN 2024 REZONING HEARING CASE 2023-0330 (SHAWN AND MEGAN ARTZ) (PDF)
- 09 JAN 2024 ORDER NO. 01-09-2024-03 CASE NO. 2023-0330 (SHAWN AND MEGAN ARTZ) (PDF)
- 09 JAN 2024 REZONING HEARING CASE 2023-0260 (DOGWOOD RANCH)(PDF)
- 09 JAN 2024 ORDER NO. 01-09-2024-04 CASE NO. 2023-0260 (DOGWOOD RANCH) (PDF)

The Treasurer is hereby ordered to pay the following entities:

RECEIVED

JAN 05 2024

2024 #310 Sales Tax

Road & Bridge Sales Tax

R#:

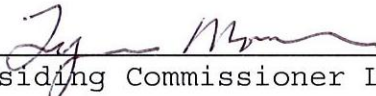
January 5, 2024

PAULA BRUMFIELD  
COUNTY CLERK @ 9:55 a.m.


(PB)

January 2024 Term

Sales Tax #310 Received				511,007.34		CKS
Common Road I		30.98%		158,310.07	231-49290	
Common Road II		30.39%		155,295.13	232-49290	
Common Road I				17,708.33	231-49290	
Common Road II				17,250.00	232-49290	
Budget Apportionment						
Common I Total				176,018.40	221-800-59501	
Common II Total				172,545.13	221-800-59502	
Amount To Remain in Pool				162,443.81		

  
Presiding Commissioner Lynn Morris

Western Commissioner Hosea Bilyeu

  
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 9th day of March, 2024.

  
Paula Brumfield, Clerk of the County Commission



**Clever Chamber  
of Commerce**

*Clever*

**Clever Chamber of Commerce**  
PO Box 185  
Clever, MO 65631

**INVOICE**

**12/7/2023**

**\$ 250.00**

1/1/2024 Membership Renewal Begins

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**CONTACT:** Karen Matthews

Christian County Elected Officials  
100 W. Church Street, Room 209  
Ozark MO 65721

**PAYMENT AMOUNT: \$ 250.00**

for Clever Chamber of Commerce  
2024 Platinum Membership

Considered Past Due after 3/28/2024

**MAKE CHECK PAYABLE TO**  
**Clever Chamber of Commerce**  
PO Box 185  
Clever, MO 65631

---

Questions: Please contact Dan Updegrave, Chamber Secretary  
417-849-2515, dan@myroadchurch.  
<https://www.facebook.com/cleverchamber>

RECEIVED

JAN 10 2024

CHRISTIAN COUNTY  
CLERK'S OFFICE

Nixa Area Chamber of Commerce  
902 W Mt Vernon  
Nixa, MO 65714  
(417) 725-1545 | fax:  
info@NixaChamber.com

## Invoice

Invoice Date: 8/31/2023  
Invoice Number: 472228

*Nixa*  
*Chamber Dues*

Christian County MO  
Lynn Morris  
100 W Church St  
Room 100  
Ozark, MO 65721

Thanks for your continued support of the Nixa Area Chamber of Commerce. Included is an Invoice for your review.

		Terms	Due Date
		Due Upon Receipt	10/31/2023
Description	Quantity	Rate	Amount
51-100 Employees	1	\$660.00	\$660.00
Subtotal:			\$660.00
Tax:			\$0.00
Total:			\$660.00
Payment/Credit Applied:			\$0.00
Balance:			\$660.00

RECEIVED

JAN 10 2024

CHRISTIAN COUNTY  
COMMISSION



Ozark Chamber of Commerce  
PO Box 1450  
Ozark, MO 65721  
(417) 581-6139 | fax:  
info@ozarkchamber.com

*Ozark Chamber*  
*opma Financials*  
*1/9/24*

## Invoice

Invoice Date: 1/8/2024  
Invoice Number: 99061838  
Account ID:

Christian County  
Lynn Morris  
Ozark, MO 65721

		Terms	Due Date
		Due on receipt	1/8/2024
Description	Quantity	Rate	Amount
Membership Investment for Enrich Members	1	\$1,200.00	\$1,200.00
Subtotal:			\$1,200.00
Tax:			\$0.00
Total:			\$1,200.00
Payment/Credit Applied:			\$0.00
Balance:			\$1,200.00

RECEIVED

JAN 10 2024

CHRISTIAN COUNTY  
COMMISSION

# MEMBERSHIP DETAILS

Membership card



Sparta

[Image optimized for smartphones](#)

[Printable PDF](#)

Membership level **50+ Employees - \$330.00 (USD)**  
*Bundle (up to 10 members)*  
*Subscription period: 1 year, on: January 1st*  
*No automatically recurring payments*

Membership status **Active**

Member since 07/19/2022

Renewal due on 01/01/2024

User ID 65219104

Organization Christian County Missouri

RECEIVED

JAN 10 2024

First name Karen

CHRISTIAN COUNTY  
COMMISSION

Last name Matthews

Email [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)

Phone 417-582-4348



# Christian County Commission

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

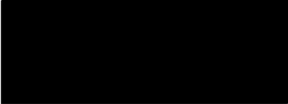
Lynn Morris  
Presiding Commissioner

Bradley Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

08 January 2024

Pam Long



Dear Pam,

The Christian County Commission wishes to confirm your reappointment to the Board of Equalization. You will be serving a (3) year term expiring January 10<sup>th</sup> of 2027.

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 A. Jackson  
Eastern Commissioner



# Christian County Commission

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

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

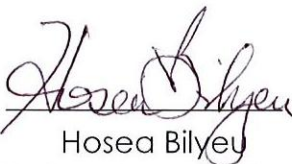
January 9, 2024

E.J. Rice Company  
2305 E. Olive Court, #B  
Springfield, Missouri 65802  
Attn: Chris Rice  
417-869-3312  
chris\_rice@ejrice.com

The Christian County Commission voted in session today to renew ITB #2023-4 Real Estate Value Change Notices contract to Edward J. Rice Company. This contract renewal is effective February 14, 2024, through February 13, 2025, with options to renew.

Your point of contact is Assessor Danny Gray. Assessor Gray can be reached at 417-582-4311 or by email at [assessor@christiancountymo.gov](mailto:assessor@christiancountymo.gov).

We look forward to continuing our partnership with Edward J. Rice.



Hosea Bilyeu  
Western Commissioner

Date: 1-9-24



Lynn Morris  
Presiding Commissioner

Date: 1/9/24



Bradley A. Jackson  
Eastern Commissioner

Date: 1-9-2024





## Christian County Planning & Zoning Commission Recommendation and Staff Report

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**HEARING DATE:** January 9, 2024

**CASE NUMBER:** 2023-0313

**APPLICANT:** Austin Properties of Nixa, Representative: Mark Austin

**LOCATION:** 286 E Lindbergh Rd – Nixa  
Parcel 08-0.6-23-000-000-006.003

**REQUEST:** Change zoning of property to C-1 (Neighborhood Commercial)

**CURRENT ZONING:** A-1 (Agriculture District)

**CURRENT LAND USE:** Vacant / Wooded

**ADJACENT ZONING:** North: C-2                      East: C-1 / M-2  
South: R-1                                  West: C-1

**ADJACENT LAND USES:** Surrounding and nearby land uses include single family residential to the south, a church to the west, a plumbing shop and storage lot to the north, and to the east a self-storage facility and a shop / storage facility.

**ATTACHMENTS:**

1. Application
2. Site Maps
3. Photos of Site

**PROJECT DESCRIPTION:**

The applicant is proposing the change in zoning classification for one (1) parcel totaling one point four (1.4) acres from A-1 to C-1 in order that it can be lawfully utilized for neighborhood commercial purposes and potentially expand existing business operations to the west, as well as all other lawful uses under the C-1 zoning.

## **BACKGROUND AND SITE HISTORY:**

The property being considered for rezoning has historically been used as vacant land.

## **PLANNING/LAND USE ANALYSIS:**

### *Land Use Plan:*

Christian County's future land use plan notes this specific property is designated as Urban Service Area use as shown on the Future Land Use Map within the 2022 Comprehensive Plan. It falls within Tier 1 of the Nixa USA.

### *Compatibility:*

The parcel to be re-zoned as C-1 is located adjacent to other commercial uses on the north and east, institutional uses to the west, and residential uses to the south. Given the proximity of the commercial use to the residential use some buffering may be required to protect the residential area against any increased land use on the parcel in question.

The Neighborhood Commercial District is intended to "provide for individual or small groups of retail and customer service establishments benefitting local residential neighborhoods..."

### *Connectivity:*

The property is not directly fronted by any roadway. The parcel does have access via an easement that runs from Woodview Rd down the North line of lot 2 then south to the property in question.

## **PROJECT/SITE ANALYSIS:**

### *Landscaping and Buffering:*

No specific provisions for landscaping or buffering have been offered or will be required at this time. Any specific requirements for a particular use would be administered and verified by staff prior to granting any certificate of occupancy. There are requirements for fencing and buffering between commercial and residential uses to protect the residents to the south.

### *Building Design:*

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



**Access:**

The parcel in question currently has access to Woodview Rd via an easement that runs along Lot 2 in Lindberg Business Park.

**Utility Services:**

There are no known utilities currently at this site. Public utilities from Nixa are approximately ½ mile east.

**ENVIRONMENTAL ANALYSIS:**

**Stormwater Impact:**

None anticipated at this time. Any proposed development or building permitting would be subject to the counties stormwater and erosion control regulations. Any impervious surface additions of 5000sqft or more would require a stormwater evaluation to be done to per the counties Stormwater & Erosion Control Regulations.

**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.

**TRANSPORTATION ANALYSIS:**

**Traffic Impact:**

There are no expected traffic impacts due to the rezoning.

**PUBLIC COMMENT:**

The Planning and Zoning Commission reviewed the facts of this request and accepted public comment on December 18, 2023. A neighboring property owner expressed his concern that the owner had cleared the trees from his lot revealing the parking of trailers etc. on property which was not properly zoned for that use.

**STAFF COMMENTS:**

The rezoning of the property from A-1 to C-1 would be the most appropriate given the property's location and surrounding existing uses and zonings. The surrounding area is a bit of a melting pot of residential, commercial, and industrial uses. The C-1 zoning as well as any buffering requirements associated with a future developed use would help to protect the residential uses to the south while allowing the subject property a reasonable use of the land. Being in relatively close proximity to both HWY 160 and HWY CC would further support the requested zoning.

**RECOMMENDATIONS:**

**The Planning and Zoning Commission voted unanimously to recommend approval of this request.**

---

Joan Doss, Executive Secretary  
Christian County Planning and Zoning Commission

# **PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT**

## **Request for Zoning Change**

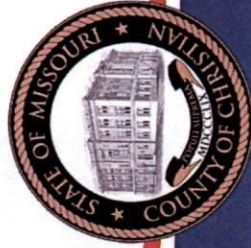
**HEARING DATE: December 18, 2023**

**CASE NUMBER: 2023-0313**

**APPLICANT: Austin Properties of Nixa/Mark Austin**

**CURRENT ZONING: A-1 (Agriculture District)**

**PROPOSED ZONING: C-1 (Neighborhood Commercial)**



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









# Nearby Zoning





**PROJECT DESCRIPTION:** The applicant is proposing the change in zoning for one (1) parcel totaling one point four (1.4) acres from A-1 to C-1 in order that it can be lawfully utilized for neighborhood commercial purposes specified within the C-1 zoning district.





## **PLANNING / LAND USE ANALYSIS:**

### **Land Use Plan:**

Christian County's future land use plan notes this specific property is designated as Urban Service Area use as shown on the Future Land Use Map within the 2022 Comprehensive Plan. It falls within Tier 1 of the Nixa USA.

### **Compatibility:**

The parcel to be re-zoned as C-1 is located adjacent to other commercial uses on the north and east, institutional uses to the west, and residential uses to the south. Given the proximity of the commercial use to the residential use some buffering may be required to protect the residential area against any increased land use on the parcel in question.

### **Connectivity:**

The property is not directly fronted by any roadway. The parcel does have access via an easement that runs from Woodview Rd down the North line of lot 2 then south to the property in question.



## **PROJECT/SITE ANALYSIS:**

### **Landscaping and Buffering:**

No specific provisions for landscaping or buffering have been offered or will be required at this time. Any specific requirements for a particular use would be administered and verified by staff prior to granting any certificate of occupancy. There are requirements for fencing and buffering between commercial and residential uses to protect the residents to the south.

### **Building Design:**

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

### **Access:**

The parcel in question currently has access to Woodview Rd via an easement that runs along Lot 2 in Lindberg Business Park.

### **Utility Services:**

There are no known utilities currently at this site. Public utilities from Nixa are approximately ½ mile east.





## **ENVIRONMENTAL ANALYSIS:**

### **Stormwater Impact:**

None anticipated at this time. Any proposed development or building permitting would be subject to the county's stormwater and erosion control regulations. Any impervious surface additions of 5000sqft or more would require a stormwater evaluation to be done to per the counties Stormwater & Erosion Control Regulations.

### **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.



### **STAFF COMMENTS:**

The rezoning of the property from A-1 to C-1 would be appropriate given the location and surrounding uses and zonings. The surrounding area is a bit of a melting pot of residential, commercial, and industrial uses. The C-1 zoning as well as any buffering requirements would help to protect the residential uses to the south while allowing the property in question some additional uses of the land. Being in relatively close proximity to both HWY 160 and HWY CC would further support the requested zoning.

### **RECOMMENDATIONS:**

Staff recommends approval of this rezoning request.

The Christian County Commission will review the recommendation at 10:00 a.m. on Tuesday, January 2nd, and issue a final determination at that time. The applicant must be attendance.





**Christian County  
Planning and Zoning Commission Minutes  
December 18, 2023**

Chairperson Mike White called the meeting to order at 7:00 PM. Roll was called. In attendance are Vance Jenkins, Phil Short, Danny Matthews, Brenda Hobbs, Micheal White, Lynn Morris and Miranda Beadles. Matt Aton was not present. A quorum was present.

Chairperson Mike White called for a review of the November 20, 2023, minutes. Dan Matthews made a motion to approve. Phil Short 2<sup>nd</sup> the motion. The vote was unanimous for approval of the minutes.

Chairperson Mike White called for announcements. There were none.

Chairperson Mike White explained the meeting process to those in attendance and swore in the witnesses who were there to speak.

**Old Business**

**Hearings**

Case # 2023-0313 Austin Properties of Nixa, LLC, proposed rezoning of +/- 1.38 Acres from A-1 (Agriculture) to C-1 (Neighborhood Commercial) at 286 E. Lindbergh Road, Nixa, MO. Joan Doss gave the report. Mark Austin was present but had no comment. Rick Hendricks came forward and stated that he had not been sworn in. Chairperson Mike White swore in Mr. Hendricks. Mr. Hendricks stated that he would like to know the requirements for the "buffer" that would need to be placed. Mr. Hendricks stated that the property owner is using the property for the commercial use already, putting the cart before the horse, stationary vehicles that have not moved, and the property next to it is also filling its property with cars and why are they doing this if they are not zoned commercial. The public portion of the hearing was closed. A discussion was held. Lynn Morris made comment that the January 2<sup>nd</sup> County Commission hearing will need to be rescheduled. Vance Jenkins made a motion to approve. Miranda Beadles 2<sup>nd</sup> the motion. The vote was unanimous for recommendation to the County Commission on January 9, 2024.

Case 2023-0314 Austin Properties of Nixa, LLC, proposed Conditional Use Permit at 1793 N. Woodview Road, Nixa, MO. Joan Doss gave the report. No public comment was made. The public portion was closed. A discussion was held. Vance Jenkins made a motion to approve. Miranda Beadles 2<sup>nd</sup> the motion. The vote was unanimous for recommendation to the Board of Adjustment on January 4, 2024.

Case # 2023-0327 Windmill Holdings, LLC, Proposed Planned Unit Development at 5176 N. Fremont Road, Ozark, MO. Joan Doss gave the report. Chris Wynn, representative for Windmill Holdings, LLC came forward and stated that he had been sworn in. Mr. Wynn stated that he was asked by Kyle Estes to assist in getting his property up to regulation. Mr. Wynn stated that about 15 of the 20 acres will still be used for agricultural needs, going to a Planned Unit Development allows for recommendations from the county or the public and the traffic study that is being



required was not required when this property was originally recommended for approval of a commercial zoning, does not deem site distance as an issue, and he stated that he has not been able to find a traffic study done for the other commercial businesses in close proximity. Miranda Beadles referred to the other businesses having no record of traffic studies done, they are within Fremont Hills. Lynn Morris made a statement about being at Cassidy Station for an event with a large crowd, had to utilize the parking lot across the street, and his wife was scared to cross the street because of the traffic. A discussion was held. Jack Pendleton came forward and stated that he had been sworn in. Mr. Pendleton stated that when Cassidy Station has their large events, the traffic impact is very unsafe without crosswalks, increased traffic volume and something should be done to accommodate the traffic, address safety issues, and asked if he would be able to further develop the land or if this will only cover what he has already built without permitting. Joan Doss stated that it will only cover what is currently built, if he would like to develop the land further, it would come back to the Planning and Zoning Commission. Kirk Juranas came forward and stated that he had been sworn in. Mr. Juranas stated that he has been a registered professional engineer with highway and residential street experience. Mr. Juranas stated that the past weekend was a Christmas event at Cassidy Station, and he witnessed about 50 cars utilizing the church parking lot, would like to know if Mr. Estes has an agreement with the church, witnessed an event that did have security that was directing traffic and the traffic was backing up, demands that a traffic study be done to look into a turn lane or at least securing the right of way for a future turn lane. Mr. Juranas stated that he is against the development. Chris Somers came forward and stated that he had been sworn in. Mr. Somers stated that the Ozark Special Road District (OSRD) Commission is urging the Commission to deny or table this case hearing until they can review the request for rezoning to ensure compliance with the road districts policies. To date, no one has been giving any reports, plans or applications pertaining to the rezoning request and a traffic impact study will be done, per their policy, and additional right-of-way will need to be required. Mr. Somers continued to say that the Mr. Estes came to them some time back and was asking about straightening out the curve and doing a cost share, Ozark Special Road District did a cost share with Great River Engineering, and it would cost an estimated \$350,000 to straighten out the curve in front of Cassidy Station, the chevrons have been replaced several times at this curve because of people hitting them, and OSRD is not in favor of this development. Jeff Pendleton came forward and stated he had been sworn in. Mr. Pendleton stated that he has had to stop on that S-curve and it is dangerous, believes that having a development there is a safety issue especially with large crowds. The public portion of the meeting was closed. A discussion was held. Miranda Beadles made a motion to table the case with staff recommendations of the following conditions be met prior to issuance of all necessary building permitting and inspections/certificate of occupancy, traffic analysis from a certified traffic engineer, using ITE trip generation and distribution procedures, to determine the traffic impacts, and resulting improvements, if any, to the public road system, including preliminary geometric improvements based on expected vehicle classifications. This traffic study shall be submitted to Christian County and Ozark Special Road District for review and approval of the PUD plan. The developer shall be solely responsible for the cost and construction of all improvements to the public road system generated by this development as required by Christian County and MoDOT. The PUD Plan shall have a lighting plan showing location, height and other specifications on the lighting to be provided for the development (particularly lighting intensity at the property lines). Any development which occurs, or already has occurred without proper permitting, within the Floodplain Development Permit and shall meet all requirements of the Christian County Floodplain Management Ordinance. All other County zoning, building and stormwater regulations shall be adhered to. All submittals to be received by the end of day on January 26,



2024. If no submittals are received, the case will be recommended to the County Commission for support of legal action. Vance Jenkins 2<sup>nd</sup> the motion. The vote was unanimous for tabling until March 18, 2024.

Case # 2023-0330 Shawn and Megan Artz, Proposed Rezoning of +/- 10 acres from A-1 (Agriculture) to A-R (Agriculture Residential), Zoller Road, Clever, MO. Joan Doss gave the report. Shawn Artz came forward and stated that he had been sworn in. Chairman Mike White recused himself. Rex Hutchings came forward and stated that he had been sworn in. Mr. Hutchings asked how they will access the property and he will not give easement on his property, Joan Doss stated that an easement will be given by another property owner. Mr. Artz stated that "John" is the neighbor that will be granting easement. The public portion of the meeting was closed. Miranda Beadles made a motion to approve. Phil Short 2<sup>nd</sup> the motion. The vote was unanimous for recommendation to the Christian County Commission on January 9, 2024.

New Business

No Closed Session

Adjournment

Phil Short made a motion to adjourn. Matt Aton 2<sup>nd</sup> the motion. The meeting concluded at 8:25 PM.

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Joan Doss, Administrator  
Christian County Planning & Zoning

---

Phil Short, Secretary  
Christian County Planning & Zoning Commission

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

**DATE ISSUED:** January 9, 2024

**SUBJECT:** CASE NUMBER 2023-0313

**TEXT:**

AUSTIN PROPERTIES OF NIXA, LLC petitions the Christian County Commission to rezone a 1.38 acre tract of land from A-1 (Agricultural District) to C-1 (Neighborhood 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 286 E Lindbergh Rd, Nixa, Missouri, located within Parcel 10-0.1-01-000-000-6.000 which is legally described as follows:

ALL THAT PART OF THE N1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID N1/2 OF THE NE1/4 OF THE NW1/4; THENCE SOUTH 01 DEGREES 30'43" E, 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LINDBERG ROAD; THENCE S87 DEGREES 14'55" W, WITH SAID RIGHT-OF-WAY LINE, 683.21 FEET; THENCE SOUTH 01 DEGREES 33'30" E, 299.97 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING S01 DEGREES 33'30" E, 300.00 FEET TO THE SOUTH LINE OF SAID N1/2 OF THE NE1/4 OF THE NW1/4; THENCE N88 DEGREES 32'27" E, WITH SAID SOUTH LINE, 200.00 FEET; THENCE N01 DEGREES 33'30" W, 300.00 FEET; THENCE S88 DEGREES 32'27" W, 200.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

ALSO, A 20-FOOT-WIDE ACCESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID N1/2 OF THE NE1/4 OF THE NW1/4; THENCE S01 DEGREES 30'43" E, 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LINDBERG ROAD; THENCE S87 DEGREES 14'55" W, WITH SAID RIGHT-OF-WAY LINE, 483.17 FEET FOR A TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 01 DEGREES 33'30" E, 314.71 FEET FOR A POINT OF TERMINUS.

**WHEREAS**, the Christian County Planning and Zoning Commission did, during public hearing on December 18, 2023, review this request and hear public comment.

**WHEREAS**, they subsequently issued a recommendation for approval of this request 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, seconded by Commissioner Bilyeu, by a unanimous vote 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-1 (Neighborhood Commercial) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 9th day of January, 2024, at 10:30 a.m.


CHRISTIAN COUNTY COMMISSION

  
\_\_\_\_\_  
Lynn Morris  
Presiding Commissioner

Yes ☒  
Dated: 1/9/24

  
\_\_\_\_\_  
Bradley Jackson  
Commissioner, Eastern District

Yes ☒  
Dated: 1-9-2023

  
\_\_\_\_\_  
Hosea Bilyeu  
Commissioner, Western District

Yes ☒  
Dated: 1-9-24

ATTEST:

  
\_\_\_\_\_  
Paula Brumfield  
County Clerk

23385-000\ 383506.doc





## Christian County Planning & Zoning Commission Recommendation and Staff Report

---

**HEARING DATE:** January 9, 2024

**CASE NUMBER:** 2023-0330

**APPLICANT:** Shawn & Megan Artz

**LOCATION:** Tract 4-C1 Zoller Rd – Clever  
Parcel 08-0.6-23-000-000-006.003

**REQUEST:** Change zoning of property to A-R (Agricultural Residential)

**CURRENT ZONING:** A-1 (Agriculture District)

**CURRENT LAND USE:** Vacant / Agricultural

**ADJACENT ZONING:** North: A-1                      East: A-1  
South: A-1                      West: A-1

**ADJACENT LAND USES:** Surrounding and nearby land uses include agricultural to the north and west and vacant or agricultural uses to the south and east. Further to the south and east are Rural Residential subdivisions with single family dwellings.

**ATTACHMENTS:**

1. Application
2. Site Maps
3. Photos of Site

### **PROJECT DESCRIPTION:**

The applicant is proposing the change in zoning classification for one (1) parcel totaling ten (10) acres from A-1 to A-R in order that it can be lawfully utilized for agricultural residential purposes and potentially further subdivided, as well as all other lawful uses under the A-R zoning.

### **BACKGROUND AND SITE HISTORY:**

The property being considered for rezoning has historically been used as agricultural and vacant land. The property has been subdivided multiple times from a larger parent tract into at least 14 lots as it is currently, all ranging in size from 5 to 10 acres.



## **PLANNING/LAND USE ANALYSIS:**

### *Land Use Plan:*

Christian County's future land use plan notes this specific property is designated as an agriculture/dispersed residential use as shown on the Future Land Use Map within the 2022 Comprehensive Plan.

### *Compatibility:*

The parcel to be re-zoned as A-R is located adjacent to vacant and agricultural property on all sides. There are properties zoned Rural Residential in the vicinity, but nothing directly abutting the property in question.

The Agricultural-Residence District is intended to "preserve the predominant rural character of the land while allowing certain non-agricultural uses," as well as "to provide residential areas where owners can maintain a limited number of farm animals and accessory buildings in a rural setting."

### *Connectivity:*

The property is not directly fronted by any roadway. Lots 4-C2 and 4-C3 sit directly to the south of the property in question and front Zoller Rd. There is a recorded 30ft easement running north along the east property line of Lot 4-C3 that includes access for the property in question. The noted "Bronco Lane" is a private easement that provides access to the lots 3-A2, 3-A1, 2-B2A, and 2-B2B, of which lot 3-A2 is only subject to said easement and does not have the "use and benefit" of.

## **PROJECT/SITE ANALYSIS:**

### *Landscaping and Buffering:*

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

The parcel in question currently has access to Zoller Rd through a 30ft ingress/egress easement that runs north/south along the east property line of lot 4-C3. The easement of which both properties have "full and free use." If the subject property is further subdivided, an additional easement will need to be recorded to allow the new parcel a legal means of access.

### *Utility Services:*

There are no known public utilities at this site besides electricity.

## **ENVIRONMENTAL ANALYSIS:**

### *Stormwater Impact:*

None anticipated at this time. Any proposed development or building permitting would be subject to the county's stormwater and erosion control regulations.

### *Groundwater Impact:*

None anticipated at this time due to rezoning.

### *Floodplain/Sinkhole Impacts:*

There are no known sinkholes or floodplain on the property.

## **TRANSPORTATION ANALYSIS:**

### *Traffic Impact:*

There are no expected traffic impacts due to the rezoning. The property lies in the Billing Special Road District and the request for additional driveways would be handled by them.

## **PUBLIC COMMENT:**

The Planning and Zoning Commission reviewed the facts of this request and accepted public comment on December 18, 2023. No one in attendance offered any comment.

## **STAFF COMMENTS:**

The rezoning of the property from A-1 to A-R does not appear to create a detriment to the predominantly agricultural area surrounding it given that A-R is still an agricultural focus zoning designation and the surrounding lots have been subdivided down into the 5-to-10-acre range. The property does not have direct road frontage and an access easement or private/public road for any newly created lots would be required if the property were to be further divided.

Any proposed minor subdivision of lot 4-C1 would be relegated to the Planning and Zoning Commission as any additional subdivision would fall under the "Common Promotional Plan" as outlined in Article 5 Section 1 Letter D and Article 2 Sections 6 and 9 of the Christian County Subdivision Regulations.

## **RECOMMENDATIONS:**

**The Planning and Zoning Commission voted unanimously to recommend approval of this request.**

---

Joan Doss, Executive Secretary  
Christian County Planning and Zoning Commission



# **PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT**

## **Request for Zoning Change**

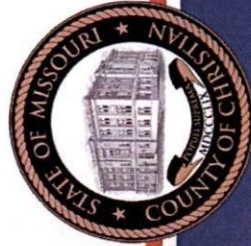
**HEARING DATE: December 18, 2023**

**CASE NUMBER: 2023-0330**

**APPLICANT: Shawn & Megan Artz**

**CURRENT ZONING: A-1 (Agriculture District)**

**PROPOSED ZONING: A-R (Agricultural Residential)**



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





**LOCATION:** Tract 4-C1 Zoller Rd – Clever (Parcel 08-0.6-23-000-000-006.003)

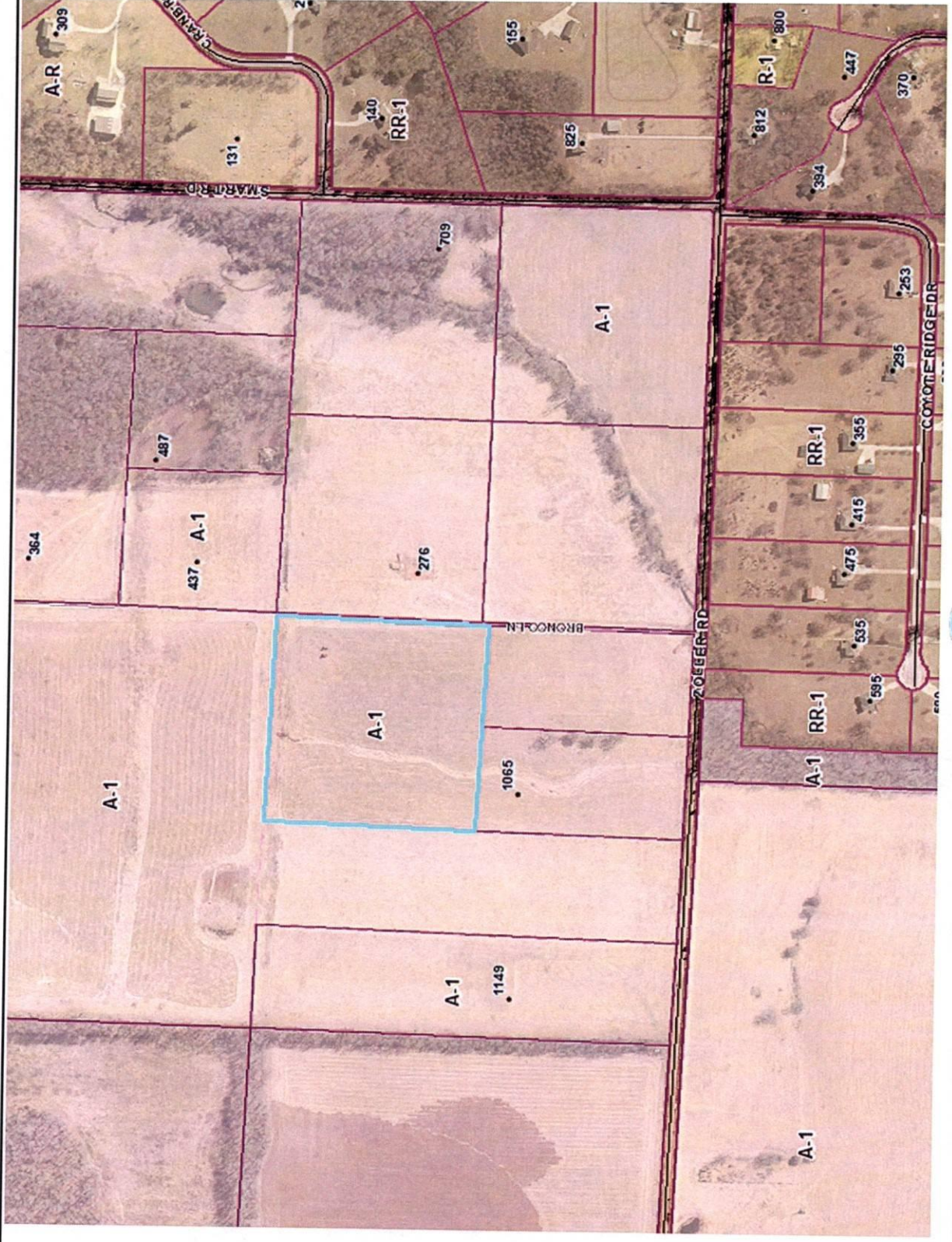


Nearby land uses include agricultural to the north and west and vacant or agricultural uses to the south and east. Further to the south and east are residential subdivisions.





# Nearby Zoning





**PROJECT DESCRIPTION:** The applicant is proposing the change in zoning classification for one (1) parcel totaling ten (10) acres from A-1 to A-R in order that it can be lawfully utilized for agricultural residential purposes and potentially further subdivided, as well as all other lawful uses under the A-R zoning.

**SITE HISTORY:** The property being considered has historically been used as agricultural land. The property has been subdivided multiple times from a larger parent tract into at least 14 lots as it is currently, all ranging in size from 5 to 10 acres.





## PLANNING / LAND USE ANALYSIS:

### **Land Use Plan:**

Christian County's future land use plan notes this specific property is designated as an agriculture/dispersed residential use as shown on the Future Land Use Map within the 2022 Comprehensive Plan.

### **Compatibility:**

The parcel to be re-zoned as A-R is located adjacent to vacant and agricultural property on all sides. There are properties zoned Rural Residential in the vicinity, but nothing directly abutting the property in question.

### **Connectivity:**

The property is not directly fronted by any roadway. Lots 4-C2 and 4-C3 sit directly to the south of the property in question and front Zoller Rd. There is a recorded 30ft easement running north along the east property line of Lot 4-C3 that includes access for the property in question. The noted "Bronco Lane" is a private easement that provides access to the lots 3-A1, 2-B2A, and 2-B2B.





## **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 new construction would be permitted by the building inspections department.

### **Access:**

The parcel in question currently has access to Zoller Rd through a 30ft ingress/egress easement that runs north/south along the east property line of lot 4-C3. The easement of which both properties have "full and free use." If the subject property is further subdivided, an additional easement will need to be recorded to allow the new parcel a legal means of access.

### **Utility Services:**

There are no known public utilities at this site besides electricity.



## **ENVIRONMENTAL ANALYSIS:**

### **Stormwater Impact:**

None anticipated at this time. Any proposed development or building permitting would be subject to the county's stormwater and erosion control regulations.

### **Groundwater Impact:**

None anticipated at this time due to rezoning.

### **Floodplain/Sinkhole Impacts:**

There are no known sinkholes or floodplain on the property.





## **STAFF COMMENTS:**

The rezoning of the property from A-1 to A-R does not appear to create a detriment to the predominantly agricultural area surrounding it given that A-R is still an agricultural focus zoning designation and the surrounding lots have been subdivided down into the 5-to-10-acre range. The property does not have direct road frontage and an access easement or private/public road for any newly created lots would be required if the property were to be further divided.

Any proposed minor subdivision of lot 4-C1 would be relegated to the Planning and Zoning Commission as any additional subdivision would fall under the “Common Promotional Plan” as outlined in Article 5 Section 1 Letter D and Article 2 Sections 6 and 9 of the Christian County Subdivision Regulations.

## **RECOMMENDATIONS:**

Staff recommends approval of this rezoning request.

The Christian County Commission will review the recommendation at 10:00 a.m. on Tuesday, January 2nd, and issue a final determination at that time. The applicant must be attendance.



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

**DATE ISSUED:** January 9, 2024  
**SUBJECT:** CASE NUMBER 2023-0330  
**TEXT:**

SHAWN & MEGAN ARTZ petition the Christian County Commission to rezone a 10 acre tract of land from A-1 (Agricultural District) to A-R (Agriculture-Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map near Zoller Rd, Clever, Missouri, located within Parcel 08-0.6-23-0-0-6.003 which is legally described as follows:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 24 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE, N01°22'48"E, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT NORTH RIGHT OF WAY LINE OF ZOLLER ROAD; THENCE, N87°28'11"W, ALONG SAID APPARENT NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.50 FEET; THENCE, N01°25'40"E A DISTANCE OF 663.59 FEET TO THE POINT OF BEGINNING; THENCE, N87°55'47"W, A DISTANCE OF 658.18 FEET; THENCE, N01°30'51"E, A DISTANCE OF 662.86 FEET; THENCE, S87°55'47"E, A DISTANCE OF 657.18 FEET; THENCE, S01°25'40"W, A DISTANCE OF 662.87 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**WHEREAS**, the Christian County Planning and Zoning Commission did, during public hearing on December 18, 2023, review this request and hear public comment and;

**WHEREAS**, they subsequently issued a recommendation for approval of this request 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 Jackson, by a unanimous vote 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 (Agriculture-Residence) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.



Done this 9th day of January, 2024, at 10:35 a.m.


CHRISTIAN COUNTY COMMISSION

  
\_\_\_\_\_  
Lynn Morris  
Presiding Commissioner

Yes ☒  
Dated: 1/9/24

  
\_\_\_\_\_  
Bradley Jackson  
Commissioner, Eastern District

Yes ☒  
Dated: 1-9-2024

  
\_\_\_\_\_  
Hosea Bilyeu  
Commissioner, Western District

Yes ☒  
Dated: 1-9-2024

ATTEST:

  
\_\_\_\_\_  
Paula Brumfield  
County Clerk

23385-000\ 383506.doc





## Christian County Planning & Zoning Commission Recommendation and Staff Report to the County Commission

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**HEARING DATE:** January 9, 2024

**CASE NUMBER:** 2023-0260

**APPLICANT:** Dogwood Ranch Corp. / Dana Lopez

**LOCATION:** 2689 Parched Corn Rd (12-0.3-08-000-000-001.015) - Rogersville

**REQUEST:** Change zoning district of property to R-1 (Suburban Residential)

**CURRENT ZONING:** A-1 (Agricultural)

**CURRENT LAND USE:** Undeveloped land with a portion currently used for agricultural purposes

**ADJACENT ZONING:** North: A-1 East: A-1  
South: A-1/R-1 West: A-1

**ADJACENT LAND USES:** Surrounding land uses include an equine facility with youth and foster services to the north (Dogwood Ranch), residential (3-5ac lot sizes) to the east, additional residential properties further to the south, and vacant land to the west.

**ATTACHMENTS:**

1. Application
2. Letter from Applicant
3. Site Maps
4. Photos of Site

### PROJECT DESCRIPTION:

The applicant proposes a change in zoning classification for an approximate 27-acre property from A-1 to R-1 in order to proceed forward with a major subdivision as well as any additional legal use of property as defined in the R-1 zoning district.



## **BACKGROUND AND SITE HISTORY:**

The property being considered is primarily utilized as pasture/agricultural field and contains a stand of trees along the property's edges. The property is currently used as 1 of 2 access points for Dogwood Ranch on the property to the north.

## **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 under consideration is primarily adjacent to A-1 zoned properties, with R-1 and RR-1 zoning nearby. The surrounding land uses include dispersed residential and Dogwood Ranch to the north. There are two existing named residential subdivisions in close proximity as shown on the maps included with this report.

### *Connectivity:*

The property is fronted by Cottonwood Rd to the West and Parched Corn Road to the East. The property would retain an access off Parched Corn Rd. The proposed subdivision would provide for a new connection off Cottonwood Rd.

## **PROJECT/SITE ANALYSIS:**

### *Landscaping and Buffering:*

No specific provisions for landscaping or buffering have been offered or will be required at this time. Primary uses in the R-1 district would not require buffering.

### *Building Design:*

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

### *Access:*

The property currently has access to Parched Corn Rd on the South-East of the lot and any future subdivision proposal would likely require a new roadway be built to access Cottonwood Rd.

### *Utility Services:*

The property does not currently contain any utilities. Future development will require individual septic systems approved by CCHD and individual or shared wells approved by MoDNR.

## **ENVIRONMENTAL ANALYSIS:**

### *Stormwater Impact:*

None due to rezoning. If and when a preliminary plat for a future major subdivision is presented, would be required to meet any county or state stormwater design requirements as determined by the required engineering review associate with the platting process.

### *Groundwater Impact:*

None due to rezoning. The proposed subdivision would be required to meet any county or state requirements during the platting process.

### *Floodplain/Sinkhole Impacts:*

There are no mapped sinkholes on the property. The property does have an approximate 100-foot wide area of floodplain on the east property line, along Parched Corn Rd. Any impact due to the subdivision should be minimal as any proposed road would be required to be built outside of the floodplain and the lots will be sufficiently sized for landowners to build structures outside of the floodplain.

## **TRANSPORTATION ANALYSIS:**

### *Traffic Impact:*

A change in zoning would not, in and of itself create a traffic impact. It should be noted that the subject property, in its current zoning could potentially be divided into four buildable lots through administrative processes with each new parcel taking direct access to the public roads. In this scenario, the County would have no opportunity to require land owners to make improvements.

Alternatively, if the land owner moves forward with a platted subdivision proposal, it is unlikely the property would yield more than seven total lots, but the County would have the ability to require an internal road, reducing the access points to one and to also potentially require certain improvements at the corner of Cottonwood Rd and Parched Corn if indicated by a required traffic analysis.

## **PUBLIC COMMENT**

On October 16, 2023, the Planning and Zoning Commission reviewed the facts of this request and heard public comment on the matter. As the applicant was not in attendance, the Board tabled the review until the next meeting. On November 20, 2022, the Planning and Zoning Commission resumed discussion on this request and again heard public comment on the matter.



Comments from those in opposition or expressing concern were focused on:

- Concern that related traffic increase would impact safety and needed road maintenance.
- Objection regarding the possibility that the properties would be foster homes.
- Concern about potential runoff resulting from residential development.

#### **STAFF COMMENTS:**

This zoning change would allow the property to be potentially developed as a platted residential subdivision and allow for additional housing which is keeping with the County's desire for future growth as expressed in the Comprehensive Plan. This is evidenced by the existing residential developments nearby.

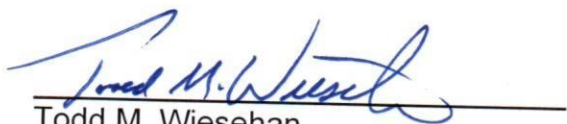
Environmental and traffic impacts will be reviewed in more detail if and when a preliminary plat is submitted for review.

As the Commission considers a decision on this request, the decision itself is about land use. A simple fact is that the property can already be divided by right and developed for multiple single family residences. An approval of this request would create the possibility for a minimal number of additional homes but would also enable the County to exercise greater authority and control to better address the very concerns expressed by those in opposition.

#### **RECOMMENDATIONS:**

The P&Z Commission voted to forward a recommendation of Approval to the County Commission by a vote of 4 – 2. *(Neither Commissioner voting nay provided comment on their dissent)*

Staff also recommends approval of this rezoning request.



Todd M. Wiesehan  
Executive Secretary  
Christian County Planning and Zoning Commission

# **PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT**

## **Request for Zoning Change**

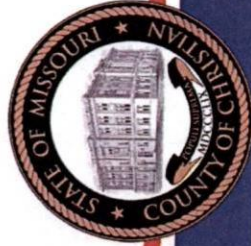
**HEARING DATE: December 5, 2023**

**CASE NUMBER: 2023-0260**

**APPLICANT: Dogwood Ranch Corp. / Dana Lopez**

**CURRENT ZONING: A-1 (Agricultural)**

**PROPOSED ZONING: R-1 (Suburban Residence)**



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

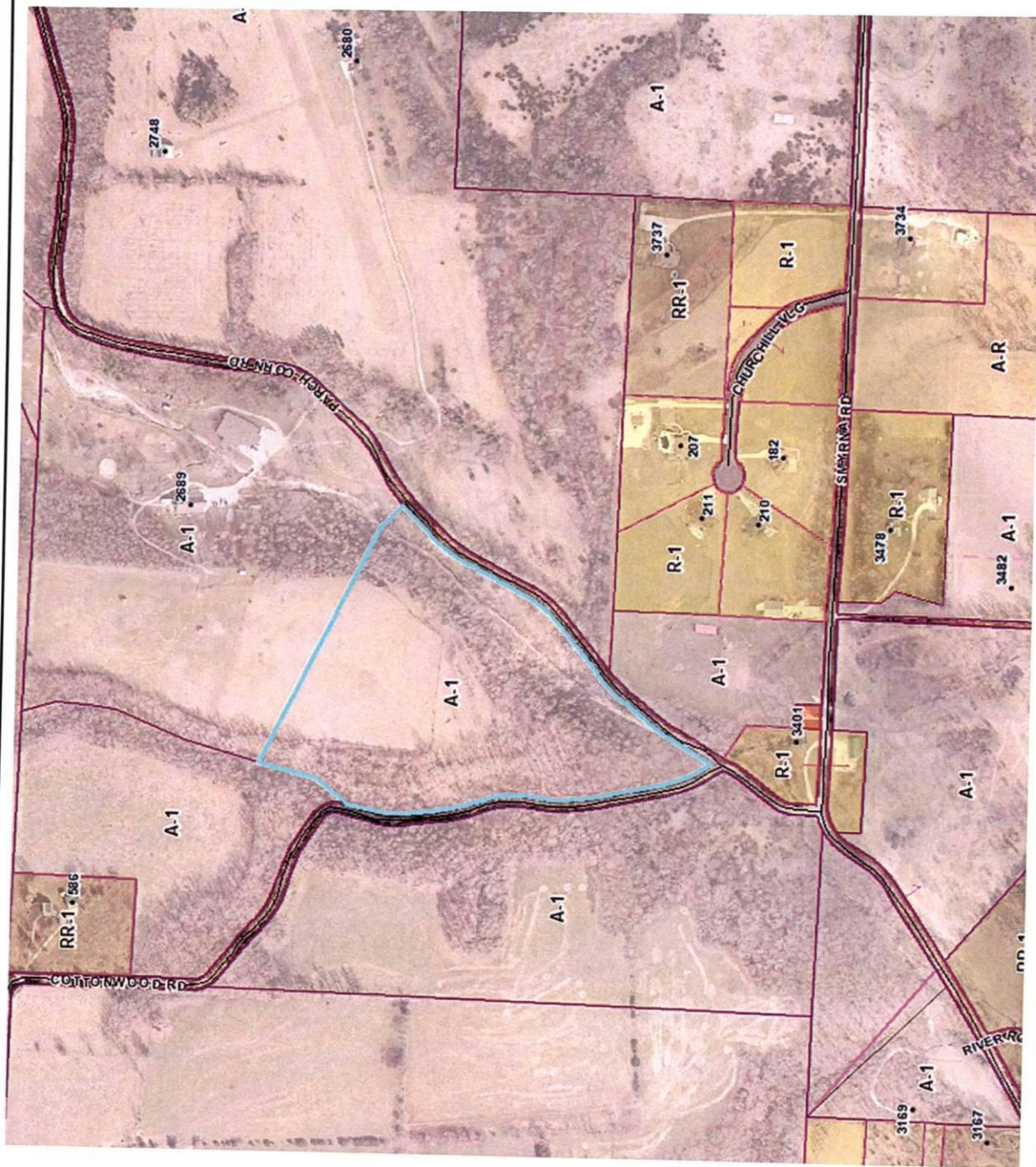






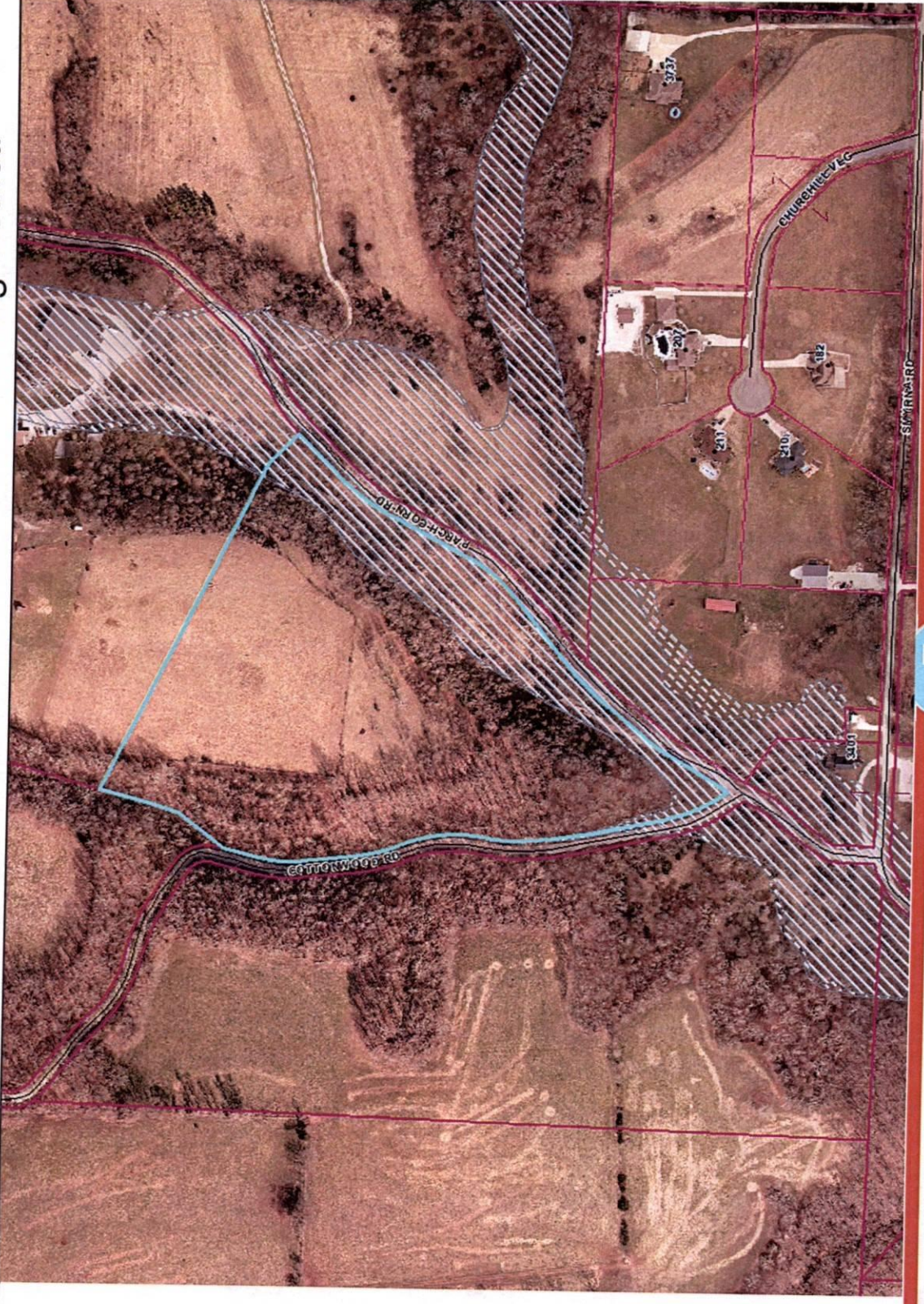


# Nearby Zoning





**PROJECT DESCRIPTION:** The applicant proposes a change in zoning for an approximate 27-acre property from A-1 to R-1 to move forward with a major subdivision as well as any additional legal uses of property as defined 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 dispersed residential, as shown on Appendix A of the 2022 Christian County Comprehensive Plan.

### **Compatibility:**

The parcel under consideration is primarily adjacent to A-1 zoned properties, with R-1 and RR-1 zoning nearby. The surrounding land uses include dispersed residential and Dogwood Ranch to the north.

### **Connectivity:**

The property is fronted by Cottonwood Rd to the West and Parched Corn Road to the East. The property would retain an access off Parched Corn Rd. The proposed subdivision would provide for a new connection off Cottonwood Rd.





## **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 currently has access to Parched Corn Rd on the South-East of the lot and the subdivision proposal would request a new roadway be built to access Cottonwood Rd.

### **Utility Services:**

The property does not currently contain any utilities.



## **ENVIRONMENTAL ANALYSIS:**

### **Stormwater Impact:**

None due to rezoning. The proposed subdivision would be required to meet any county stormwater design requirements during the platting process.

### **Groundwater Impact:**

None anticipated due to rezoning.

### **Floodplain/Sinkhole Impacts:**

There are no mapped sinkholes on the property. There is an approximate 100-foot-wide area of floodplain on the east property line, along Parched Corn Rd. Any impact due to the subdivision should be minimal as the proposed road and any future structures would be built outside of the floodplain.

### **Traffic Impact:**

None due to rezoning. The proposed subdivision would require a new intersection to be built along Cottonwood Rd and any requirement for traffic analysis would be reviewed during the major subdivision review and approval process.





## **PUBLIC COMMENTS:**

Members of the public voiced concern over potential traffic and how the homes would be used (rented vs owned).

*Traffic analysis will be conducted during the major subdivision review process. County zoning code classifies single-family dwellings the same, whether rented or owned.*

## **STAFF COMMENTS:**

This zoning change would allow the property to be potentially developed into a major residential subdivision and allow for additional housing which is keeping with the County's desire for future growth. Environmental and traffic impacts will be reviewed in more detail when the preliminary plat is reviewed.

## **RECOMMENDATIONS:**

The Planning Commission reviewed this application at its November 20, 2023 meeting. The Commission voted 4-2 to recommend approval of the request. No comments were voiced from the two dissenting members regarding why they voted against approval.



**Christian County  
Planning and Zoning Commission Minutes  
November 20, 2023**

Chairperson Vance Jenkins called the meeting to order at 7:00 PM. Roll was called. In attendance are Vance Jenkins, Phil Short, Danny Matthews, Brenda Hobbs, Micheal White, Matt Aton, and Miranda Beadles. Lynn Morris was absent. A quorum was present.

Chairperson Vance Jenkins called for a review of the October 16, 2023, minutes. Vance Jenkins motion to approve. Matt Aton 2<sup>nd</sup> the motion. The vote was unanimous for approval of the minutes.

Chairperson Vance Jenkins called for announcements. There were none.

Chairperson Vance Jenkins explained the meeting process to those in attendance and swore in the witnesses who were there to speak.

**Old Business**

Case #2023-0260 Dogwood Ranch Corporation, Proposed Rezoning of +/-27 Acres from A-1 (Agriculture) to R-1 (Suburban Residence), Cottonwood Road and Parch Corn Road, Ozark. Previously tabled for lack of representation, Joan Doss gave the report. Aaron King with Torgerson Design Partners was present and had been sworn in. Mr. King apologized for the lack of representation at the previous meeting. Mr. King stated that the rezoning is requested for a major subdivision, creating 7-8 single family residential lots, and a single road. Bart Collins came forward and stated that he had been sworn in. Mr. Collins stated his concerns about this becoming a foster care facility to be rented out, stated they cannot access Parch Corn Road and they would need to access Cottonwood Road, also concerned that the lighting would reflect onto his property. Marvin Parson came forward and stated that he had been sworn in. Mr. Parson stated his concerns are for the traffic increase, the dangerous access point on a corner with a steep hill and they should access from the other way although they would have to cross floodplain, and after finding out they would be rental houses he does not think that would be kosher. A discussion was held. Matt Aton made a motion to approve. Miranda Beadles 2<sup>nd</sup> the motion. Approval was based on a 4 – 2 vote with Brenda Hobbs and Phil Short dissenting. The case will be heard at the County Commission on December 5, 2023 at 10 AM.

**Hearings**

**New Business**

Joan Doss addressed possible ordinance amendments with wedding/event venues and Conditional Use Permits, accessory dwelling ordinance for uniform language, medical marijuana ordinance amendment to include the legality of the recreational use and addressing state statutes in the subdivision ordinances. A discussion was held. Ordinance drafts for wedding/event venues and medical marijuana will be presented at the next meeting.



**No Closed Session**

**Adjournment**

**Phil Short made a motion to adjourn. Matt Aton 2nd the motion. The meeting concluded at 7:32 PM.**

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**Joan Doss, Administrator  
Christian County Planning & Zoning**

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**Phil Short, Secretary  
Christian County Planning & Zoning Commission**

ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

DATE ISSUED: January 9, 2024

SUBJECT: CASE NUMBER 2023-0260

TEXT: DOGWOOD RANCH CORP petitions the Christian County Commission to rezone +/- 27 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 at the intersection of COTTONWOOD ROAD AND PARCH CORN ROAD, OZARK, MO 65721, within Parcel 12-0.3-08-000-000-001.015 which is legally described as follows:

Part of the Northwest Quarter (NW ¼) of Section 8, Township 27 N, Range 20 W, Christian County, Missouri, described as commencing at the Northwest corner of said Section 8: thence along the North line thereof S 88 degrees 36'58" E, 812.91 feet to the centerline of a ditch; thence along said ditch the following courses: S 24 degrees 11'18" E, 255.53 feet; thence S 16 degrees 49'44" W, 235.76 feet; thence S 30 degrees 57'50" W, 163.00 feet for a true point of beginning; thence continuing along said ditch the following courses: S 30 degrees 57'50" W, 2.51 feet; thence S 01 degrees 36'15" E, 64.12 feet; thence S 13 degrees 51'12" W, 262.54 feet; thence S 30 degrees 23'41" W, 260.37 feet to the center line of Cottonwood Road (formerly Linden and Springfield Road); thence leaving said ditch and along the centerline of said road the following courses: S 10 degrees 37'18" W, 68.36 feet; thence S 06 degrees 33'01" E, 192.85 feet; thence S 19 degrees 21'42" E, 192.93 feet; thence S 04 degrees 06'50" W, 194.69 feet; thence S 05 degrees 42'22" E, 98.49 feet; thence S 13 degrees 15'22" E, 322.63 feet; thence S 33 degrees 01'19" E, 107.65 feet; thence S 06 degrees 38'19" E, 41.53 feet to the intersection of Parched Corn Road; thence leaving said centerline of Cottonwood Road and along the centerline of said Parched Corn Road the following courses: N 26 degrees 34'23" E, 179.48 feet; thence N 37 degrees 47'14" E, 274.09 feet; thence N 48 degrees 44'37" E, 358.01 feet; thence N 28 degrees 48'02" E, 363.52 feet; thence N 42 degrees 41'05" E, 209.14 feet; thence along a curve to the right with a radius of 594.10 feet a distance of 152.43 feet; thence N 59 degrees 45'37" E, 113.72 feet; thence N 41 degrees 23'57" E, 186.69 feet; thence leaving said centerline N 55 degrees 14'12" W, 158.07 feet; thence N 76 degrees 16'42" W, 1090.27 feet to the point of beginning. Subject to right-of-way for county roads and all other rights-of-ways, easements and restrictions of record.



**WHEREAS**, the Christian County Planning and Zoning Commission did, during public hearing on November 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 vote of 4 aye to 2 nay.

**NOW, THEREFORE**, after additional review of report and recommendation of the Planning and Zoning Commission and having heard additional public comment, the Christian County Commission did this day, upon a motion by Commissioner Bilyeu and seconded by Commissioner Morris, vote to approve this request by a majority vote of 2 aye with Commissioner Jackson abstaining.

**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 9th day of January 2024, at 10:00 a.m.


#### CHRISTIAN COUNTY COMMISSION

  
Lynn Morris  
Presiding Commissioner

Yes ✓  
Dated: 1/9/24


\_\_\_\_\_  
Bradley Jackson  
Commissioner, Eastern District

*Abstained*  
Yes \_\_\_\_\_  
Dated: \_\_\_\_\_

  
Hosea Bilyeu  
Commissioner, Western District

Yes ✓  
Dated: 1-9-24

ATTEST:

  
Paula Brumfield  
County Clerk

