

Christian County Commission

100 West Church St, Room 100 Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 4920)

Meeting: 06/5/25 9:30 AM
Department: County Clerk
Category: Meeting Items
Prepared By: Madi Hires Raines
Initiator: Madi Hires Raines

Sponsors: Doc ID: 4920

Meeting Attachments

ATTACHMENTS:

- 1 05 JUNE 2025 DSI AWARD LETTER
- 2 05 JUNE 2025 DSI CONTRACT
- 3 05 JUNE 2025 256 BUDGET AMENDMENT FORM
- 4 05 JUNE 2025 FUND 256 PROPOSED AMENDMENT ATTACHMENT
- 5 05 JUNE 2025 P&Z STAFF REPORT ARTICLE 47.5.
- 6 05 JUNE 2025 ARTICLE 47.5. MARKED UP
- 7 05 JUNE 2025 CASE #2025-0008 DALE AND VERA ROASEAU

Updated: June 3, 2025 10:08 AM by



Christian County Commission

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

Lynn Morris

Bradley A. Jackson Eastern Commissioner

Johnny Williams Western Commissioner

June 5, 2025

DSI Medical Services, Inc. 300 Welsh Road Horsham, PA 19044 Attn: Roger Hornby 800-770-0531 x1729 Roger.hornby@dsimed.com

RE: #2023-8 Employee Drug Screening Services

The Christian County Commission voted in session today to renew the contract for ITB#2023-8 Employee Drug Screening Services for another year.

The contract (originally awarded in 2023) was for one year with the option of renewing for three additional one-year periods. This is the second renewal (year 3) and will begin July 1, 2025, and go through June 30, 2026.

Your point of contact will be Amber Bryant, the Director of Employee Services. Ms. Bryant can be reached at 417-582-4307 or by email at abryant@christiancountymo.gov.

Johnny Williams Western Commissioner	Lynn Morris Presiding Commissioner	Bradley A. Jackson Eastern Commissioner
Date:	Date:	Date:

Website: Christiancountymo.gov Email: countycommission@christiancountymo.gov

Drug and Alcohol Testing Master Services Agreement

This Agreement for substance abuse testing services (the "Agreement") is made effective as of _____7/1/2023_____ by and between DSI Medical Services Inc. ("DSI") and __Christian County Commission___(Purchaser") and defines the services that DSI will provide Purchaser.

1. DESCRIPTION OF SERVICES.

DSI will provide drug and alcohol program management services utilizing an HHS / SAMHSA Certified Laboratory. All laboratory testing will be conducted in full compliance with Federal DOT regulations, as well as for NON-DOT testing in the same fashion.

DSI will provide medical review officer (MRO) services. All MRO's are fully certified through the American Association of Medical Review Officers (AAMRO), representing accreditation in all 50 states and are compliant with all Federal and State regulations.

DSI will provide management oversight to the corporate substance abuse testing programs up to and including: maintenance of the random pool selections, alternate selections, result reporting following MRO review, electronic notification to DER when negative results are posted, blind specimens, litigation support packages, expert witness testimony, MIS and management reports, local specimen collection centers, for any pre-employment, random, post-accident, reasonable cause, return-to-duty, and/or follow up drug & alcohol tests annually. Additionally, DSI will provide administrative management services, regulatory guidance, updates, & interpretation, as well as labor grievance support, and education, to help ensure compliance of your employees with your company drug testing program.

2. RESULTS REPORTING.

DSI will provide Purchaser with access to the DSI ONE Portal & New DSI Live website. DSI ONE Portal is the online ordering system for drug, BATs, and Physical, and provides notification of posted results & Dashboard for retrieving these results.

3. CONFIDENTIALITY.

The parties agree that records related to test orders and/or test reports shall be regarded as confidential and both parties shall comply with all applicable federal and state laws and regulations regarding the use and disposition of such data. Both parties agree to consider the terms of this Agreement confidential and not disclose any information contained in this Agreement to any outside party unless required by applicable law.

3.1 NONDISCLOSURE

Contractor hereby agrees that any and all data, recommendations, reports and other materials developed in the performance of this Agreement are strictly confidential and that Contractor is prohibited from revealing or disclosing such data, recommendations or reports, in whole or in part, to any third party without first obtaining the express written consent of Contractor. This covenant of non-disclosure shall survive the termination or expiration of this Agreement.

4. FEES AND PAYMENT TERMS.

DSI will invoice Purchaser at the fees set forth in **Exhibit A** in accordance with the specific needs of Purchaser and applicable federal and state statutes and regulations. Purchase agrees to compensate

DSI net fifteen (15) days due upon receipt of the date of the DSI invoice. If applicable, any price increase at time of renewal option will not exceed 4%.

5. LITIGATION ASSISTANCE FEES.

DSI is qualified and available to provide litigation assistance for Purchaser at the fees set forth in **Exhibit A**.

6. TERM AND TERMINATION.

This Agreement shall continue from the effective date until terminated by either party with or without cause upon thirty (30) days prior written notice to the other party, with the understanding that DSI expressly reserves the right to increase or decrease its fees upon providing Purchaser with at least thirty (30) days advance written notice. Such increases or decreases shall apply with respect to all tests processed through the DSI One Portal after the effective date of such price change.

7. MISCELLANEOUS.

7.1 ASSIGNMENT – All rights and obligations of either party under this Agreement may be assigned to its subsidiary, successor, or parent corporation, so long as 30 day written notice is provided to the other party.

7.2 INDEPENDENT CONTRACTORS

The parties hereto agree that DSI, and any agents and employees of DSI, in the performance of this Agreement, shall act in an independent capacity as independent contractors and not as officers, employees, or agents of the Purchaser.

7.3 LIMITATION OF LIABILITY

Each Party shall be responsible for losses, actions, claims, demands and liabilities and any loss, damage, costs and expenses arising as a result of the negligent or intentional act or omission that is a result of the Party's own gross negligence or intentional acts or omissions of its directors, officers, employees, subcontractors or agents or person acting under its direction or control. DSI shall not be liable for any application or use of the test results or other data it may provide or for any indirect, exemplary, special, consequential or incidental damages of any kind. No claim of any kind shall be greater in amount than the fees paid compensation for the services set forth in this Agreement.

8. ENTIRE AGREEMENT.

This Agreement constitutes the entire understanding between the parties regarding the subject matter hereof and supersedes all prior understandings, arrangements and agreements relating to the subject matter hereof.

DSI Medical Services, Inc. ("DSI") By:	Christian County Commission_("Purchaser") By:
Signature: <i>Roger Hornby</i>	Signature:
Name:Roger Hornby	Name:
Title:VP – Business Development	Title:
Date:6/9/2023	Date:
	Tax ID#∙

EXHIBIT A FEES

DRUG TEST PRICING - ONLINE ELECTRONIC ORDERING (TIER 1 CLINICS)

Walk-In / Office Drug Screen DOT Panel Walk-In / Office Drug Screen Non-DOT Panel Walk-In / Office Breath Alcohol Test	\$45.00 per test \$45.00 per test \$47.00 per test
On-Site Drug Screen DOT Panel	\$55.00 per test
On-Site Drug Screen Non-DOT Panel	\$55.00 per test
On-Site Breath Alcohol Test	\$47.00 per test
On-Site Scheduled Event	\$150.00 per event
On-Site Emergency / Post Accident Event	\$115.00 / hour (2 hr min.)

OCCUPATIONAL HEALTH – ONLINE ELECTRONIC ORDERING (TIER 1 CLINICS)

DOT / Non-DOT Physical ("IN" Clinic) – Mercy OccMed & EDTS \$__95.00__ per exam DOT / Non-DOT Physical ("OUT" Clinic) – Nixa & Springfield Family Clinics \$__129.00__ per exam

- DSI Medical INCLUDES pulling Random Selections Monthly or Quarterly in our price above!
- ➤ IF NEEDED: SPLIT SPECIMEN RETEST (Bottle B) of MRO-CONFIRMED POSITIVE SPECIMEN @ ALTERNATE LAB \$199.00 (per positive metabolite)
- > **IF NEEDED**: LITIGATION ASSISTANCE

Expert Witness Testimony – DSI Medical Staff (In Person)

Expert Witness Testimony – DSI Medical Staff (Telephonic)

Expert Witness Testimony – MRO Staff (In Person)

\$275/hr + travel/meals

NO CHARGE

\$275/hr + travel/meals

➤ IF NEEDED: SUPERVISOR REASONABLE SUSPICION ONLINE TRAINING \$_49.00_ per user license

> **IF NEEDED:** CLEARINGHOUSE SUBMISSION OF QUERIES \$_5.00_ per query

 Queries will be billed based on each Full or Limited Query DSI manually submits to Clearinghouse, regardless of status of Query. Client must still pre-purchase a block of Queries from the Clearinghouse website for DSI to work from for submissions. Client must also select DSI Medical to conduct Queries on their behalf within their Clearinghouse company profile admin account.

OPTIONAL: CRIMINAL/SEX OFFENDER BACKGROUND CHECK SERVICES



Screening that's Compliant with DOT Guidelines

The United States Department of Transportation (DOT) regulates the trucking and transportation industry for public safety and requires background checks for anyone who possesses a commercial driver's license (CDL).

Generally, a DOT required background check includes:

- · Past employment verification
- · Driver history, including assessing whether the driver has:
 - · Had any accidents on the job
 - · Failed or refused an alcohol or drug test
 - · Completed a substance abuse rehabilitation program if prescribed
- A motor vehicle record (MVR) for each state that the driver held a license in over the past 3 years
- · A FMCSA Clearinghouse query for drug and alcohol program violations

Drivers must also pass a DOT-required pre-employment drug test and have a valid DOT-compliant physical on file. The FMCSA also recommends using their **Preemployment**Screening Program (PSP) to get additional data about their candidate's driving history, including crash and roadside inspection data.

Managing all of these requirements can be tricky, but that's why we've created the DSI Background Checks service - we make the process easy, allowing you to coordinate complaint screenings and verifications, all in one place. Our expert team at DSI is ready to help you put complying with Federal DOT Guidelines on cruise control.

OPTIONAL: MOTOR VEHICLE REPORTS (MVRs), CDLIS+, PSPs and More.....

Please contact Roger Hornby @ 215-461-1729 for pricing & packages

BY CHRISTIAN COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF CHRISTIAN

Ву:	Lynn Morris, Presiding Commissioner	company Name: DSI Medical Services Inc
Ву:	Bradley A. Jackson, Eastern Commissioner	Tille: UP-Business Development
Ву:	Hosea Bilyeu Western Commissioner	Ву:
		Title:
		ALIDITOD CERTIFICATION

Paula Bromward Christian County herk

N. Austin Fax, Christian County Counselor

AUDITOR CERTIFICATION

CONTRACTOR

I certify that the expenditure contemplated by this document is within the purpose of the the document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Amy Dent, Christian County Auditor

Data

Budget Adjustment Request Form

County of CHRISTIAN ♦♦♦ State of MISSOURI

ate:	6/5/2025			
	PERSON REC	QUESTING	TITLE/POSITION	DEPARTMENT
	Todd Wie	esehan	Director/Project Manager	Resource Management
		Additional fund Additional reve	ing for change orders for New Campus nue received	
nount	Requested :		See Attached	
	f Funds: ., Grants, etc)		Addiitonal Revenue	
ne Item ccount N	n Coverage:		See Attached	
=		· ·	is(are) appropriate and necessary for the op over the estimated cost.	eration of this department
	Signature:			Date:
ertify th	-	ture contemplat	eed by this document is within the purpose of the umbered balance of anticipated revenue approp	
	Auditor Co	ertification	Date	
PPRO	VAL OF THE	CHRISTIAN C	COUNTY COMMISSION	Date
				Date
	Presiding Con	nmissioner	Commissioner Fastern District	Commissioner Western Di

Fund 256 Proposed Amendment Attachment

	Fund Balance	\$	880,088.36	\$	880,088.36
Account ID	Description	FY2025 A	Approved	FY2025 Pr	oposed Amended
256-41311	Marijuana Sales Tax	\$	-	\$	-
256-46611	Interest	\$	2,500.00	\$	18,000.00
256-48310	Sale of Assets	\$	1,000,000.00	\$	1,192,550.00
256-49101	Transfer In - General Fund	\$	3,000,000.00	\$	3,000,000.00
		\$	4,002,500.00	\$	4,210,550.00
256-610-52515	General Expenses	\$	-	\$	-
256-610-54700	Land, Buildings & Building Improvements	\$	3,100,000.00	\$	3,500,000.00
		\$	3,100,000.00	\$	3,500,000.00
	Ending Balance	\$	1,782,588.36	\$	1,590,638.36



Christian County Planning & Development Department Staff Report

Proposed Amendments to the Christian County Zoning Regulations

HEARING DATE: June 5, 2025

ENCLOSURES: Draft Amended Article 47.5 of the Zoning Regulations

INTRODUCTION:

Article 47.5 was added to the County Zoning Regulations in November of 2024. Since that time, staff has taken note that specific details found in Section 4 need to be revised.

CHRISTIAN COUNTY ZONING REGULATIONS

Amendment #1 Article 47.5 Section 4. Establishment of a Groundwater Recharge Protection Area Overlay District

Section 4 explains the process for establishing a GRPA overlay district. Currently, item 4 in this Section calls for a public notice process similar to that of a property owner initiated rezoning or preliminary plat review request. This is not correct.

The adoption of an Overlay district is an amendment to the regulation. Amendments require a different process which is outlined in Sections 64.211 through 64.295 of the Revised Statutes of Missouri.

This amendment is intended to correct and clarify that oversight in the original drafting of Article 47.5.

At the March 17, 2025 Planning and Zoning Commission hearing the Board unanimously voted to recommend amending the Zoning Regulations by adopting changes to Article 47.5, Section 4, items 4 and 5 as presented.

Todd M. Wiesehan,

Director, Resource Management Department

Tosa M. Wieselin

ARTICLE 47.5. GROUNDWATER RECHARGE PROTECTION AREA OVERLAY DISTRICT (GRPA)

Section 1. Statement of Intent

- A. The Groundwater Recharge Protection Area Overlay District is intended to provide increased protection of the County's water resources in designated areas where pollutants associated with urbanized development presents an increasing threat to water quality and the habitat of protected or endangered species.
- B. The intent of the Groundwater Recharge Protection Area District is to limit the introduction of pollutants in vulnerable areas from the impacts of increased human development through:
 - 1. Identification of vulnerable areas where increased protection measures are warranted.
 - 2. Application of development standards and requirements within these areas which are intended to reduce the risk of contamination.

Section 2. Recognition of Community Comprehensive Plans and Groundwater Recharge Protection Areas

- A. The Christian County Commission recognizes the adopted Comprehensive Plans that have been approved by the various incorporated communities within Christian County. Therefore, where the cooperation between Christian County and its incorporated communities is authorized by the constitution and laws of the State of Missouri, it is determined by the Christian County Commission that for the purposes of:
 - 1. Managing land development in defined areas which are known to be environmentally sensitive.
 - 2. Anticipating and avoiding the introduction of contaminants into the County's groundwater resources in areas where the risk is greatest.
 - 3. Coordinating with incorporated communities to assure that reasonable standards for development are observed.

Section 3. Definitions

Best Management Practices (BMPs)

Conservation practices or management measures which control soil loss and reduce water quality degradation mainly caused by nutrients, animal wastes, toxins, sediment in the runoff. BMPs may be either structural (grass swales, terraces, retention and detention ponds), or non-structural

(disconnection of impervious surfaces, directing downspouts onto grass surfaces and educational activities).

Buffer

A vegetated area including trees, shrubs, managed lawn areas, and herbaceous vegetation which exists or is established to protect a stream system. Alteration of this natural area is strictly limited.

Development

A change in the zoning, intensity of use or allowed use of any land, building, structure or premises for any purpose. The subdivision or severance of land. The construction, erection or placing of one or more buildings or structures on land or use of land or premises for storage of equipment or materials. Making of an addition, enlargement or alteration to a building or structure, in, on, over or under land, which has the effect of increasing the size or usability thereof. Land disturbance activities such as but not limited to site-grading, excavation, drilling, removal of topsoil or the placing or dumping of fill and installation of drainage works. The use of the term shall include redevelopment, as defined in the stormwater regulations, in all cases unless otherwise specified in these regulations.

Erosion And Sediment Control Plan

A set of plans prepared by or under the direction of a professional engineer, land surveyor, landscape architect or geologist licensed in the State of Missouri or by a Certified Professional in Erosion and Sediment Control (CPESC) indicating the specific measures and sequence to be used to control erosion and sediment on a development site before, during and after construction.

Groundwater Recharge

The hydrologic process where rainwater moves downward from the surface into subsurface areas and aquifers where groundwater is naturally stored.

Hydrogeological Assessments

A study to determine the vulnerability of a specific area, these assessments consider factors such as the geological characteristics of the subsurface, soil properties, depth to the water table, and potential contaminant sources.

Land Disturbance

Any activity that exposes soil including clearing, grubbing, grading, excavating, filling and other related activities.

Losing Stream

A losing stream is a stream or part of a stream where a significant amount of its water (at least 30% during dry conditions) flows underground into a bedrock aquifer.

Indigenous Vegetation

Any species that was present in Missouri prior to European Settlement (approximately 1735 A.D.) or any plant identified as native or indigenous on lists maintained by agencies such as the Missouri Department of Conservation or United States Department of Agriculture.

Managed Lawn Areas

Any area greater than five hundred (500) square feet where the vegetative ground cover is maintained at a uniform height of less than 5-inches.

Ordinary High-Water Mark

That line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris, or other appropriate means that consider the characteristics of the surrounding area.

Pollution

Any contamination or alteration of the physical, chemical, or biological properties of any waters which will render the waters harmful or detrimental to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses; or to livestock, wild animals, birds, fish or other aquatic life.

Soil Erosion & Control Permit

The document issued by the County approving the Stormwater Management Plan and authorizing land disturbance activity in accordance with the Storm Water Pollution Prevention Plan (SWPPP).

Streams

Perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows:

- A. Type I Streams are defined as perennial streams shown as solid blue lines on the United States Geological Survey seven and one-half minutes series topographical map and have a drainage area of greater than 50 acres.
- B. Type II Streams are defined as intermittent streams shown as dashed blue lines on the United States Geological Survey seven and one-half minutes series topographical map and have a drainage area of greater than 50 acres.
- C. Type III Streams are defined as intermittent streams or natural channels which are not shown on the United States Geological Survey seven and one-half minutes series topographical map as either blue or dashed blue lines which have drainage areas of greater than 50 acres.

United States Geological Survey (USGS) Blue Line Stream

A stream that appears as a broken or solid blue line (or a purple line) on a USGS topographic map.

Section 4. Establishment of a Groundwater Recharge Protection Area Overlay District

- A. The County or an incorporated community within Christian County may propose the creation of a GRPA in accordance with the following requirements:
 - 1. The area being considered must be at increased risk for groundwater contamination due to the presence of the following factors:
 - a. The potential for residential development at densities greater than one dwelling per three acres within the defined recharge area.
 - b. The area must contain significant areas of karst features such as mapped sinkholes or losing streams.
 - 2. The entity proposing the establishment of a GRPA shall submit a map identifying the geographic boundary of the proposed recharge area to be protected and have enacted or be prepared to enact regulations similar in nature to those which have been adopted by the County which are intended to provide increased protection from pollution within the proposed GRPA.
 - 3. Submit any hydrogeological assessments or related information which demonstrates the presence of existing pollutants or degradation of natural habitat for protected or endangered species.
 - 4. Seek a recommendation for approval of an amendment to the Zoning Regulations, adding the GRPA boundary as a new overlay district to be approved by the County Commission. as part of a public hearing where property owners within the proposed boundary have been given notice via certified mail at least 15 days prior to the public hearing.
 - 5. As with any other amendment to the Zoning Regulations, the procedure for adopting a new GRPA shall follow the process delineated in Article 49, Sections 3 and 4 as established and created under the authority of Sections 64.211 through 64.295 of the Revised Statutes of Missouri.

Section 5. Change in Zoning Designation

- A. Changes in zoning to Commercial and Manufacturing zoning districts shall not be allowed within a designated GRPA.
- B. Following the date of adoption of any GRPA overlay district, parcels 20 acres or greater, located entirely or partially within the GRPA boundary shall be considered immediately eligible and recommended by the Planning and Zoning Commission to the County Commission for rezoning to Conservation Development District –

CD, as detailed in Article 48. For these purposes, a 20 acre or greater parcel may be created by assemblage of contiguous smaller parcels.

- 1. Property owners must initiate this request for zoning change through the Planning and Development Office.
- 2. The setbacks detailed in Section 6 of this Article shall be observed along with all other development standards listed in Article 48.

Section 6. Standards for Development Within a Groundwater Recharge Protection Area

A. Setbacks

- 1. In order to reduce the risk for pollutants entering and potentially contaminating the County's natural water resources, the following increased setbacks shall be observed:
 - a. Sinkholes No new development shall be permitted closer than 50 linear feet from the mapped rim of a sinkhole.
 - b. USGS Blue Line Streams No new development shall be permitted within 50 feet of the ordinary high-water mark of a mapped stream.

B. Erosion and Sediment Control

The following requirements related to soil erosion control shall be observed within the GRPA:

- 1. <u>In General</u> the preserved setback/buffer areas surrounding sinkholes and streams are best preserved in their natural condition which includes indigenous vegetation, native warm season grasses and the preservation of existing trees. Areas outside the required setback/buffer may be managed lawn areas.
- 2. Where land disturbance requires the issuance of a Soil Erosion Control Permit Notwithstanding the normal stormwater management plan requirements, permitted projects must also adhere to the following higher standards:
 - a. A minimum of 85% of proposed disturbed areas must be routed into properly sized sediment basins.
 - b. All disturbed areas discharging directly to a stream or sinkhole must be routed to a sediment basin.
 - c. Sediment basins shall have perforated risers wrapped in filter fabric and be sized for a 10-year storm.
 - d. Silt fence is not to be allowed as a BMP unless specifically approved for use by the County Engineer.
 - e. Work stoppage will be required if large amounts of sediment are found to be bypassing erosion control measures.

Section 7. Permitted Uses Within the Buffer Areas

- A. The following uses/activities are allowed:
 - 1. Structures or other developments in place prior to the adoption of the GRPA.
 - 2. Development which is covered by a plat recorded prior to the adoption of the GRPA.
 - 3. Permeable surfaced foot and bicycle paths
 - 4. Fencing which may also serve as protection of the buffered area
 - 5. Road and Bridge crossings
 - 6. Utilities where no practical alternatives exist as determined by the director.
 - 7. Stream restoration, stream bank restoration or restoration of indigenous vegetation in accordance with an approved plan.
 - 8. Roads, that exist on or before the date of adoption of the GRPA regulations, and associated maintenance activities.
 - 9. Modifications to stream channels or wetlands if such modifications have been approved and permitted by a Federal Agency such as the U.S. Army Corps of Engineers.

Section 8. Exceptions

- A. A developer may provide alternative Enhanced Environmental Protection Area regulation(s) when one or more of the following conditions apply:
 - 1. Topography, streams, natural rock formations, sod, vegetation or other site conditions are such that full compliance is impossible or impractical; or
 - 2. The applicability of this Article would cause safety concerns to persons or property.
- B. The County Engineer, or their designee, shall have authority to review and approve any alternative Best Management Practice.



Christian County Planning & Zoning Commission Staff Report

DATE:

June 5, 2025

CASE NUMBER:

2025-0088

APPLICANTS:

Dale and Vera Roaseau

LOCATION:

6795 Selmore Rd, Ozark

REQUEST:

Change zoning classification of this property to C-2

(General Commercial District)

CURRENT ZONING:

A-R (Agricultural - Residence District)

CURRENT LAND USE:

Single – Family Residential

SURROUNDING ZONING:

North: C-2

East: A-1, RR-1, R-1

South: A-R

West: Hwy 65

SURROUNDING LAND USES:

Surrounding land uses include Highway 65 and Commercial to the west, commercial to the north, vacant land to the south, and residential to the east.

ATTACHMENTS:

1. Application

2. Site Maps

3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 5.7+/- acre tract in the county to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the C-2 district.

BACKGROUND AND SITE HISTORY:

The property being considered has a single family residential structure in place since 1969 which is currently still there. There are 3 billboards on the site which face Hwy 65. The applicants letter of intent states a possible use of storage of emergency supplies for a non-profit operation. Keep in mind that while this is the applicants proposed use any principle permitted use in the C-1 and C-2 districts would be permissible if the rezoning request was approved.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract as appropriate for dispersed residential and agricultural uses. It is worth noting that commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as the property in question.

Compatibility:

The subject parcel is located adjacent to other single family residential, and commercial uses. Generally commercial and industrial uses would be seen as appropriate along major transportation corridors like this property is. It would also continue to act as a buffer from the high intensity use of the highway towards a lower intensity use such as residential and agricultural eastward.

Connectivity:

The subject property has frontage along Selmore Rd and has existing access for the residential use. Access to Hwy 65 is about 2000ft north along Selmore Rd to the intersections of 65 and EE. This portion of Selmore Rd is in the Selmore Special Road District and any request or change in access would need to be approved through that road district, particularly if commercial development were to occur. MoDOT also maintains a portion of the roadways in the vicinity.

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 subject to permitting by the Building Inspections Department.

Access:

The parcel has an existing residential drive on the north side to Selmore Rd.

Utility Services:

There are no known public utilities at this location besides electric.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning from A-R to C-2 would bring in the requirement of 30% of the parcel to be maintained as open space. Any commercial development would also be expected to meet the County's Stormwater and Erosion Control Regulations. The rezoning itself would not be expected to create any significant impacts to stormwater concerns.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts. Future development of the site may provide the need for additional water and sewer capacity on site, which would be permitted through MO Department of Natural Resources and the Christian County Health Department and the time of development.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. The stretch of Selmore Road in front of and south of the property is particularly narrow and hilly. It could be a concern, particularly for large trucks and semi's if commercial development occurs in the future. Vehicles moving back to the north have relatively good visibility and would quickly reach the portion of Selmore Road that's wider and better suited for commercial traffic. Selmore Special Road District maintains this section of road and would administer any requirements for access or road improvements once a development was proposed.

PUBLIC COMMENTS:

The applicant's representative spoke to the developer's intent to build storage for emergency supplies and stated they would expect 2-3 trucks a week and believe this would be a low-profile land use. They also stated the developer's intent to meet the County's adopted regulations to control stormwater and make road improvements as required.

Several residents spoke at the May 27th hearing on this request. Comments were primarily centered around the narrowness and safety concerns of Selmore Road in front of and south of the property, particularly concerns of additional traffic along the road and the addition of large trucks and/or semi's utilizing that stretch causing safety issues. Also noted was road flooding, which is said to typically occur a few times a year and blocks the north access to the property, as well as incompatibility with existing surrounding land uses and zonings, and noise and nuisance concerns.

Our office also received 2 letters which are included in your packets and were reviewed by the Planning and Zoning Commission. The letters further speak to the concerns of narrowness and safety along this portion of Selmore Road. They also speak to incompatibility of the existing land uses with the proposed zoning request, road flooding, and property value concerns.

PLANNING & ZONING COMMISSION RECOMMENDATION:

During the May 27th hearing for this request the Planning and Zoning Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of denial to the Christian County Commission, citing concerns over existing infrastructure deficiencies in the area.

Scott Hayes

Executive Secretary

Christian County Planning and Zoning Commission



County of Christian Planning and Development 1106 W. Jackson St. Ozark, MO 65721

Case Number: 2025-0068

Date Received: 4-18-25

Received By: 1800

Fee Paid: 10500

Receipt # 12204 Check # 9298

APPLICATION

Actual Address 6795 Jelmore Rb

PF	OPERTY OWNER / REPRESENTATIVE INF	ODMATION	6795 Sel	
	vner's Name Dale W. Roase		Ozark 1	40.65721
Ov	vner's Address Do Roy 218 On a.	che Mes 6	5791 1910	
Pho	one Number 8(8-5873 Fax #	Email	121-1218	
Rej	presentative's Name Koven Trimble	e.		
Re	presentative's Address 2007 E. Eggl	o. Rackdo	- Pront A	10 65721
Pho	one Number 840 - 6275 Fax #	Email 7	cimbieten	m la amail
Rep	presentative's Signature Vonce Su.	ol,		J.com
	PE OF REQUEST			
U	Rezoning 14R -	Amendme	ent to PUD #	
	Conditional Use Permit (CUP)	☐ Variance		
	Amendment to CUP #	Appeal		
	Planned Unit Development (PUD)	☐ Vacation (S	Subdivison, Road e	tc)
PRO	DPERTY INFORMATION			
Parc	el Number <u>/ \$ 052 (000000</u> Sectio	n <u>] (</u> Township)	6 Range 21	
Add	ress / Location of Property 6795 5.	elmore R	& Gravk	MO. 65721
Acre	eage Being Considered for Request 5.7 Ac	Existing Zoning_	Residential	
Exis	ting Land Use Rugal LAND	_		
On-S	Site Wastewater System Public Sew	ver Provider3	}	
EXI	STING OR PROPOSED WATER SUPPLY			
How	many people serviced by Shared Well c Provider			



2244 E Lark St. Springfield. MO 65804 www.JesusReal.org

May 7, 2025

Mr. Sayer Lee

Christian County Planning & Zoning 1106 W Jackson St, Ozark, MO 65721

Re: Proposed commercial rezoning 6795 Selmore Rd. Ozark, Mo 65721

To Whom It May Concern:

The intent is to outline the operations of our ministry Jesus Es Real. "JER" is a 501(c)3 religious non-profit. We serve both internationally and locally when the special needs arise.

In 2024 JER received over \$4.2 million dollars in donations from companies such as Amazon, Walmart, Coca-Cola, Disney, Grainger, Hasbro, and many others.

We typically will receive 2-3 trucks per week and the items will be stored and then sorted by destination. Most of our help is derived from local volunteers, however we will have 3-4 salaried positions.

Approximately every 4 weeks we will load 1-2 containers of international humanitarian aid. We do not intend to hold any kind of humanitarian outreaches at this site. During Hurricane Helene we "went and sent" aid to Eastern Tennessee and western North Carolina. Over Christmas in Springfield we served around 300 meals and handed out necessary donations of towels, hygiene, blankets, shoes, etc. to the homeless and single mothers in Springfield. Again, not at our location.

We actually do not work very much with the direct public, but rather through churches. We will make the donation to the church, and the church gives the donations and provides counseling. There are no current plans to change our current ministry model.

We will be a very good neighbor. We will immediately begin deaning the area and making necessary green areas.

We very much appreciate the consideration of Christian County P&Z, and also to our new neighbors..

Sincerely,

Jim Taylor, President

417-880-7393

Jim@JesusReal.com









Kendra Place Subdivision and adjacent homeowners

Ozark, MO 65721

417/343-0501

Rltkalt1@yahoo.com

May 12, 2025

Christian County Planning and Zoning Commission

1106 W. Jackson Street

Ozark MO 65721

Case Number 2025-0088

Subject: Opposition to Rezoning of Property at 6795 Selmore Road, Ozark, Missouri +/- 5.7 acres within parcel #18-0.5-21-0-0-21.003

Dear Members of the Planning and Zoning Commission,

We are writing to express our strong opposition to the proposed rezoning of the property located at 6795 Selmore Road, Ozark, Missouri, from agricultural residential to general commercial use. We are residents of Kendra Place Subdivision and adjacent property owners, and are deeply concerned about the potential negative impact this rezoning would have on our quiet neighborhood and the surrounding community.

Our concerns are based on the following points:

Impact on property values. Rezoning this property to commercial use will likely lead to a decrease in property values for the neighboring homes. Commercial areas can generate significant traffic, leading to congestion and delays. Commercial activities can create noise pollution, and some studies suggest that areas with commercial activity experience increased crime rates as well. Privacy will be reduced by the destruction of natural habitat and trees being destroyed by the commercial areas clearing all the property. Unattractive or poorly maintained commercial properties will negatively impact the aesthetics of the neighborhood. All these examples will decrease the appeal of nearby residential properties, thus decreasing property values.

Increased Traffic and Congestion. A commercial business on this property will attract more traffic, possibly large trucks or semi-trucks and increase congestion and safety hazards on our streets. The roads in our neighborhood are not substantial enough to even support any commercial traffic in any form,

Loss of residential character. Rezoning will change the character of our neighborhood, which is currently a peaceful and quiet residential area. We have abundant wildlife and natural habitat with mature and beautiful trees which also serve an additional purpose of privacy and noise block from the highway.

We urge you to reconsider the rezoning request and to preserve the residential character of our neighborhood. We believe that a commercial business at this location or any location along the highway in this area would be detrimental to the community and should NOT be approved.

Sincerely,	
Brian and Erica Bussard 251	o Empire Ave Tural Kunding
	24 Empire Ave Land
RICHARD T. BIZASEL 2	-78 EMPIRE AUE. MSlasel
Don a Carolyn Jenkins 1	102 Jackson SpringRd Ozar Jerkes
Nicole Brown 128	Jackson Spring rd Ml B
Mike Jones 129	Jackson Sorry Rd Mark
Jan Montgomery 210	Garner Dr Ozark Land. Mirelyone
Vally Carson 5216	arnor Dr Ozark & Capati
Dec Cemma 366	George Dr Grack
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	eaceful Pt. Holly Pullian
	Garner Dr. Dann Salman
Mart Montag 633 6	arner Dr Materia
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Ken HARding 398-	JARNEU DE KASET
Hater Hure 598 6	same De Jets Hung.
Judy ersper 6860.	Remre Ali Ozarf. Ma,
	Elmore Rd. Ozack Mr.
Kathy Doberts & Romie Roberts	
,	· ' MO6574)

Ben Jeg 365 Jeosean Some das	
JON ANDERSON 245 EMPIRE AVE Station	
Linda Anderson 245 Empire Ave Kindal Anderson	
BRYON ROBINSON 317 JACKSON SPRING RO BIE	
Raphelle Kobinson 317 Jackson Springerd Praphelle Robinson	
Higgs Harrison 170 Harner Dr O Alas Mr.	
Lokes & Tobyea Dane 178 CARNER Dr.	مس
Nouveel 328 Jackson Spring Rd Darrell Miller	
Nouveel 328 Jackson Spring Bd Durrell Miller	
MATABURE FOR THE DAY MD	

Scott Hayes

Craig Carson < craigcarson@ozarktigers.org> From:

Tuesday, May 20, 2025 9:27 AM Sent:

To: Scott Hayes Cc: Todd W

Subject: Re: [External email] RE: Selmore Road zoning question

Follow Up Flag: Follow up Flag Status: Flagged

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Scott. I believe my wife will be able to attend, but she will not want to speak in public. 😂



I didn't mention that the road floods north of the property in question at least a couple times a year and we have to use the outlet on the highway. The business will not be accessible and the large trucks / trailers will have to go south on 65 and then take the north turn around on Hey 65 and send all that traffic to Garner Dr. I don't allow my own kids to do that often because it can be dangerous with traffic flow at 65+ MPH.

Let me know if you need anything else from me.

clc

Craig Carson, Ed.D. Assistant Superintendent, Ozark R-VI Schools 1600 W. Jackson Ozark, MO 65721 (417) 582-5900—office (417) 209-1086-cell (417) 582-5960—fax @CraigLCarson—twitter

Belief - Responsibility - Connectedness - Input - Strategic

"You can accomplish anything in life, provided that you do not mind who gets the credit."

Harry S. Truman—USA 33rd President, Missouri Native

To provide high-quality education for each student's future-readiness

An innovative school district preparing students to use their talents for success

Craig Carson, Ed.D. 7032 Selmore Road Ozark, MO 65721 (417) 209-1086 - Ozark Schools Cell

Christian County Planning and Zoning Board 1106 W. Jackson St. Ozark, MO 65721

19 May 2025

Re:

Case #2025-0088 W. Dale Roaseau and Vera M. Rousseau, Proposed Rezoning of +/-5.7 Acres from A-R (Agricultural Residential) to ,6795 Selmore Road, Ozark, Missouri

Dear Commission Members,

Two weeks ago I received a certified letter regarding the meeting for May 19. Unfortunately, just like our call at Ozark Schools, tonight's meeting was cancelled for weather. I cannot make the May 27 meeting. Still, I do want to submit my testimony regarding not changing the zoning from agricultural to commercial or mixed use. If this property were north of Heartwood Log and Lumber, this would be a different conversation. However, this property is south of Heartwood with a different set of easement issues for the residents of Selmore Road and the community around Garner Drive.

As a resident and property owner across the road from the property in question, I am deeply concerned about the impact this change would have on the safety and character of our community. Selmore road, leading to and from this property, is already extremely narrow. On almost a daily basis, when I leave my farm in either my pickup truck or Suburban, I am often forced to pull to the side of the road to allow another vehicle to pass safely. The limited width of the road makes two-way traffic difficult and, at times, hazardous.

Additionally, the entrance to Jackson Spring Road off of Selmore Road is already a dangerous intersection. Increasing the volume of traffic-especially with the addition of a commercial storage business-would only exacerbate the risks. Not only would there be more cars, but also larger vehicles such as moving trucks and trailers attempting to navigate these tight and potentially unsafe roadways.

This area has long been agricultural and residential, and the infrastructure simply does not support the kind of traffic and activity that a commercial operation would bring. Delivery semis already occasionally park on the side of the road in front of Heartwood Lumber. Last week, I had a guest who barely avoided hitting a parked semi after dark while waiting for Heartwood to open its gates. I urge you to consider the safety of current residents and the limitations of our existing roads before making a decision that could negatively impact our community.