

ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MISSOURI

DATE ISSUED: March 6, 2025  
SUBJECT: CASE NUMBER 2025-0008  
TEXT:

OZARK MOUNTAIN UNITED PENTECOSTAL CHURCH, INC petitions the Christian County Commission to rezone an 1.85 +/- acre tract of land from C-1 (Neighborhood Commercial District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map on 4619 Selmore Rd, Ozark, Missouri, Parcel 18-0.2-09-000-000-022.000 which is legally described as follows:

A part of the Southeast Quarter of the Northeast Quarter ( $SE\frac{1}{4} NE\frac{1}{4}$ ) of Section 9, Township 26, Range 21, described as follows: Beginning at a point 200 feet North of the Southeast corner of said forty, thence West 200 feet, thence North 220 feet and 2 inches to the South boundary of a private road as now located, thence in a Southeasterly direction following the South boundary of said private road a distance of 200 feet, more or less, to a point directly North of the point of beginning, thence South 195 $\frac{1}{2}$  feet, more or less, to the point of beginning. (Except that part heretofore conveyed for road purposes along the East side of said tract.)

**WHEREAS**, the Christian County Planning and Zoning Commission did, during public hearing on February 24, 2025, 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 Williams, 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 C-2 (General Commercial District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

Done this 6<sup>th</sup> day of March, 2025, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION

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

Yes ☒  
Dated: 3/6/25

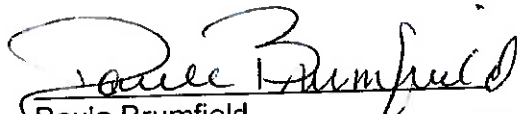
  
\_\_\_\_\_  
Bradley A. Jackson  
Commissioner, Eastern District

Yes ☒  
Dated: 3-6-2025

  
\_\_\_\_\_  
Johnny Williams  
Commissioner, Western District

Yes ☒  
Dated: 3-6-25

ATTEST:

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





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

**DATE:** March 6, 2025

**CASE NUMBER:** 2025-0008

**APPLICANTS:** Ozark Mountain United Pentecostal Church / Jon Crum

**LOCATION:** 4619 Selmore Rd, Ozark

**REQUEST:** Change zoning classification of this property to C-2 (General Commercial District)

**CURRENT ZONING:** C-1 (Neighborhood Commercial District)

**CURRENT LAND USE:** Church

**SURROUNDING ZONING:** North: R-1                      East: A-1, R-1  
South: R-1                      West: A-1, A-R

**SURROUNDING LAND USES:** Surrounding land uses include single family residential and agricultural to the north and east, a church to the south, highway 65 to the west.

**ATTACHMENTS:**

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

### **PROJECT DESCRIPTION:**

The applicant proposes the change in zoning classification for a 1.85+/- 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 been used by the church since at least the late 90's.

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

### *Land Use Plan:*

Christian County's future land use plan shows this tract as falling in Tier 3 of the USA with the City of Ozark. The City's Future Land Use Map does not incorporate this property into their future planning. It does show single family residential as appropriate for the properties to the east of this. The nearest public utilities appear to be well over 2 miles away to the northeast along Selmore Rd. Commercial and industrial uses would typically be seen as appropriate along major transportation corridors like the property in question is.

### *Compatibility:*

The subject parcel is located adjacent to other single family residential, agricultural, and church uses. Generally speaking commercial and industrial uses would be viewed 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 as you move away towards a more lower intensity use such as residential and agricultural eastward.

### *Connectivity:*

The subject property has frontage along Selmore Rd and has existing access for the existing use. Access to 65 is about 1.75 miles south along Selmore Rd to the intersections of 65 and EE.

## **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 existing access to Selmore Rd and any change or new access requests would be handled by the Selmore Special Road District.

*Utility Services:*

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

**ENVIRONMENTAL ANALYSIS:**

*Stormwater Impact:*

Rezoning from C-1 to C-2 would reduce the required open space from 40% of the lot to 30% of the lot. There would be no direct stormwater impact due to rezoning but 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 is no mapped floodplain or sinkhole on the property.

**TRANSPORTATION ANALYSIS:**

*Traffic Impact:*

There are no expected traffic impacts due to the rezoning.

**STAFF COMMENTS:**

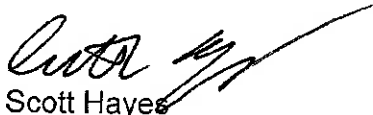
While the church intends to continue operations at this site for the time a change in zoning to C-2 would open additional development opportunities to the property in the future. It would also reduce total open space and setback requirements. Overall the area seems reasonable to be zoned C-2 given it's proximity to highway 65 and relative proximity to other commercial zonings along the highway in this area.

**PUBLIC COMMENT:**

Jon Crum, the representative for the church, spoke to the desire to seek a rezoning to open up additional space for possible future expansions and/or additional parking area in the future. No other public comment was made.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

At the February 24, 2025 Planning & Zoning Commission meeting the Commission heard the facts of the case as well as public input and forwarded a unanimous recommendation of approval for this request.



Scott Hayee  
Executive Secretary  
Christian County Planning and Zoning Commission