



Christian County Planning & Zoning Commission Recommendation Staff Report

DATE: April 3, 2025

CASE NUMBER: 2025-0033

APPLICANTS: Lucas Land LLC / John & Philip Boyd

LOCATION: 2419 Lambeth Rd, Marionville

REQUEST: Change zoning classification of this property to A-R (Agricultural Residence District)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single-Family Residential

SURROUNDING ZONING: North: A-1 East: A-1
South: A-1 West: A-1

SURROUNDING LAND USES: Surrounding land uses include single family residential and agricultural on all sides.

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site
4. Public Comment Letter

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 9.2+/- acre tract in the county to A-R in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the A-R district.

BACKGROUND AND SITE HISTORY:

The property being considered has been used as a single-family residence since the 1970's. Otherwise it has been a vacant field / farm land.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract appropriate for Dispersed Residential and agricultural uses.

Compatibility:

The subject parcel is located adjacent to other single family residential, and agricultural uses.

Connectivity:

The subject property has frontage along Lambeth Rd near the County line with Stone County. Highway 265 is directly to the south of the property along the County line.

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 Lambeth Rd and any change or new access requests would be handled by the Billings Special Road District.

Utility Services:

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

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

There are no expected stormwater impacts due to rezoning.

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.

PUBLIC COMMENTS:

At the hearing for this item the applicant spoke to the possibility of renovating the existing single family residential structure and listing the property for sale and having the option to potentially subdivide the tract smaller for additional housing.

Our office did receive one letter from a nearby resident who stated they are not in favor of the rezoning and listed concerns of additional loss of farmland in the County as well as a discontinuity between existing land uses and zoning and the proposed request and potential development that may bring. A copy of the email is attached to this report for your review.

RECOMMENDATIONS:

At the March 17th Planning and Zoning hearing for this item the Commission heard the facts of the case in addition to the provided public input and forwarded a unanimous recommendation of approval for this request.



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: 2025-0033
Date Received: 2.14.25
Received By: Slee
Fee Paid: 1050
Receipt # 12148 Check # 1060

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name John Boyd
Owner's Address P.O. Box 215 Marionville MO 65705
Phone Number 417-224-3852 Fax # _____ Email Jboyd@alpinecab.net
Representative's Name Philip Boyd
Representative's Address 23847 Hwy 174 Marionville MO 65705
Phone Number 224-1447 Fax # _____ Email Pboyd@alpinecab.net
Representative's Signature [Signature]

TYPE OF REQUEST

- | | |
|---|---|
| ☒ Rezoning | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

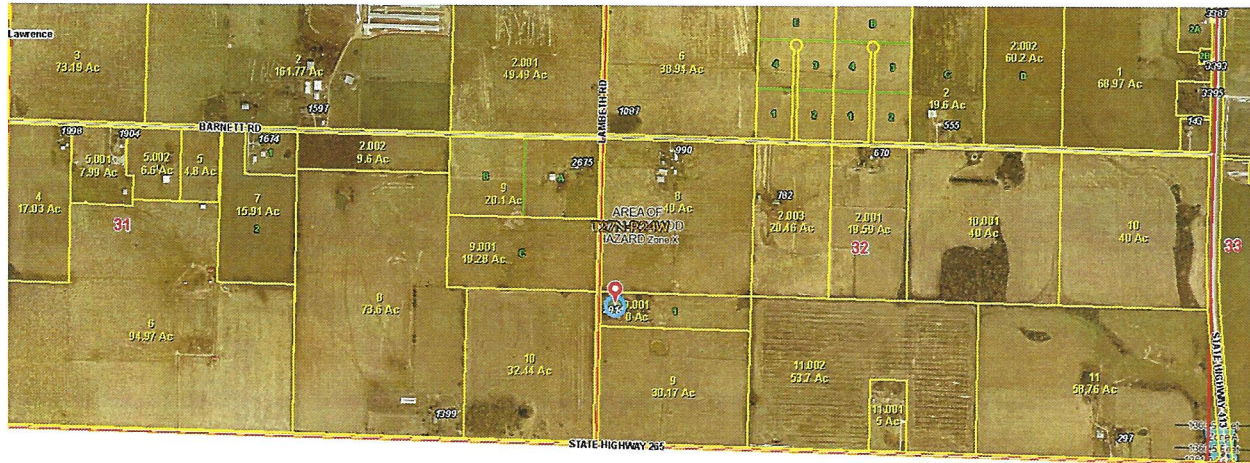
PROPERTY INFORMATION

Parcel Number 080932000000009004 Section 32 Township 27 Range 24
Address / Location of Property 2914 Billings mo
Acreage Being Considered for Request 9.2 Existing Zoning A1
Existing Land Use hobby farm / housing
On-Site Wastewater System well x 2 Public Sewer Provider Septic

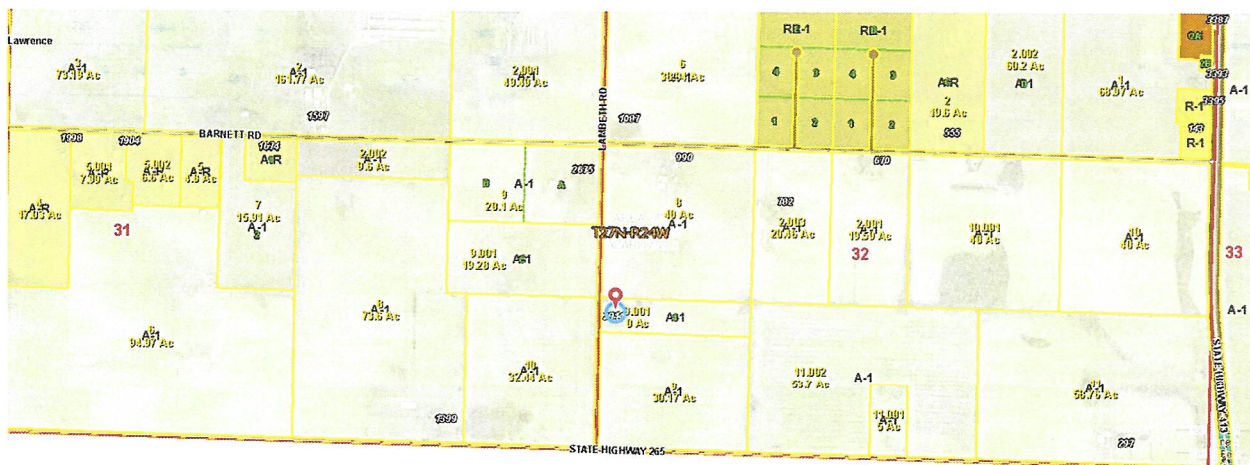
EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well ☐
How many people serviced by Shared Well 1
Public Provider _____

Maps for Case # 2025-0033



Stone



Stone

