

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

DATE ISSUED: April 3, 2025
SUBJECT: CASE NUMBER 2025-0033
TEXT:

LUCAS LAND, LLC petitions the Christian County Commission to rezone an 9.2 +/- acre tract of land from A-1 (Agriculture District) to A-R (Agricultural-Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map on 2914 Lambeth Rd, Marionville, Missouri, Parcel 08-0.9-32-000-000-009.001 which is legally described as follows:

TRACT 1: ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 24 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°23'20"E ALONG THE NORTH LINE THEREOF, 25.00 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUING S88°23'20"E, 1310.50 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S01°24'46"W ALONG THE EAST LINE THEREOF, 301.16 FEET TO A SET IRON PIN; THENCE N88°23'20"W, 1309.62 FEET TO A SET IRON PIN; THENCE N01°14'41"E, 301.16 FEET TO THE POINT OF BEGINNING. CONTAINING 9.06 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

ADDITIONAL RIGHT-OF-WAY: ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 24 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING FROM A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°23'20"E ALONG THE NORTH LINE THEREOF, 25.00 FEET TO A SET IRON PIN; THENCE S01°14'41"W, 301.16 FEET TO A SET IRON PIN; THENCE N88°23'20"W, 25.00 FEET TO A SET COTTON SPINDLE ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N01°14'41"E ALONG SAID WEST LINE, 301.16 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on March 17, 2025, review this request and hear public comment, and;

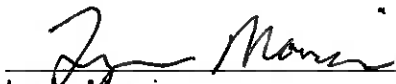
WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

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 A-R (Agricultural-Residence District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

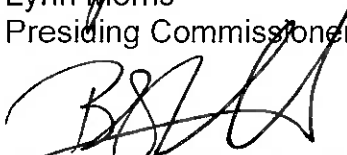
Done this 3rd day of April, 2025, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes ☒
Dated: 4/3/25



Bradley A. Jackson
Commissioner, Eastern District

Yes ☒
Dated: 4-3-2025



Johnny Williams
Commissioner, Western District

Yes ☒
Dated: 4-3-25

ATTEST:



Paula Brumfield
County Clerk

