



Christian County Planning & Zoning Commission Staff Report

DATE: May 1, 2025

CASE NUMBER: 2025-0038

APPLICANTS: Zach Dishman / Lee Engineering and Associates

LOCATION: SE corner of State HWY W and E. County Line Rd

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

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Vacant / Undeveloped

SURROUNDING ZONING: North: Greene County East: A-R
South: A-1 West: A-R & 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

PROJECT DESCRIPTION:

The applicant proposes rezoning a ±39.4-acre tract in Christian County from A-1 to A-R to allow for lawful development and future primary uses permitted within the A-R district under the county's adopted zoning and subdivision regulations.

BACKGROUND AND SITE HISTORY:

The property being considered has been a vacant field appearing to be used for farmland or agricultural purposes. In addition to this request, the developer has submitted a sketch plat proposing a subdivision for staff to review. If the proposed subdivision were to move forward, the Planning Commission would be presented with the preliminary plat at a later date.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract appropriate for agriculture and dispersed residential uses.

Compatibility:

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

Connectivity:

The subject property has frontage along State Highway VV to the west and is adjacent to E County Line Road along the northern boundary, where it borders both Greene and Webster Counties.

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 will require access, and any modifications or new access requests will be handled by the Christian County Highway Department, as it is within the Common One Road District. Notably, State Highway VV falls under MoDOT jurisdiction, while E County Line Road is maintained jointly between Christian and Greene Counties.

Utility Services:

There are no known public utilities except electric along E. County Line Rd.

ENVIRONMENTAL ANALYSIS:

PLANNING/LAN

Stormwater Impact:

No stormwater impacts are expected as a result of the 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 COMMENT:

PROJECT/SITE

The applicant spoke to the potential of a residential subdivision on the property if the rezoning were approved. Several residents in the surrounding area spoke to concerns of well contamination due to increased septic usage in the area, increased stormwater runoff concerns, loss of well water availability and quality, the size and style of homes that would be constructed, and poorly planned growth occurring in the City of Rogersville, and concerns of a potential sinkhole on the north west corner of the property.

STAFF COMMENTS:

The rezoning request does not appear to create any significant land use or compatibility issues with surrounding and existing zonings and uses, nor does it create any significant impacts to any stormwater, groundwater, or transportation systems. The request is in line with the County's Future Land Use Maps.

Recall that at this time we are only considering the rezoning request for this parcel. If a major subdivision proceeds that will be required to meet the requirements as detailed in the County's Subdivision Regulations and would require it's own public hearing, as well as review and approval from the County's Planning and Zoning Commission.

RECOMMENDATIONS:

At the April 21st Planning and Zoning hearing the Commission heard the facts of the case and the provided public input and forwarded a unanimous recommendation of approval for this rezoning 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: 2025.0038
Date Received: 2-25-25
Received By: SLC
Fee Paid: 150.00
Receipt # 12173 Check # 13073

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Zach Dishman
Owner's Address 3955 Reed Rd, Rogersville, MO 65742
Phone Number 417-840-5102 Fax # _____ Email dmanconstructionllc@yahoo.com
Representative's Name Lee Engineering & Associates LLC
Representative's Address 1200 E Woodhurst Dr, Suite D200, Springfield MO 65804
Phone Number 417-886-9100 Fax # _____ Email dlee@leeengineering.biz
Representative's Signature *Derek Lee*

TYPE OF REQUEST

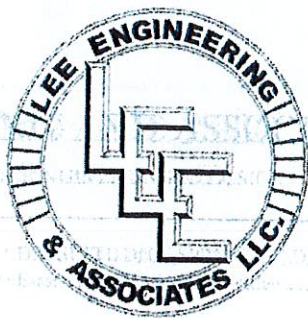
- | | |
|---|---|
| ☒ Rezoning | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

PROPERTY INFORMATION

Parcel Number 03-0.7-36-000-000-001.000 Section 36 Township 28 Range 20
Address / Location of Property State Hwy VV and E County Line Rd
Acreage Being Considered for Request 39.4 Existing Zoning A1
Existing Land Use Vacant
On-Site Wastewater System Septic Public Sewer Provider N/A

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☐ Shared Well ☒
How many people serviced by Shared Well 3 LOTS PER WELL, 4 WELLS
Public Provider _____



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

February 10, 2025

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

Re: Proposed Rezone – State Hwy VV and E County Line Rd

To Whom It May Concern:

The property located at the southeast corner of State Hwy VV and E County Line Road is currently zoned A-1. The owner would like to subdivide the tract into three-acre tracts for residential use. The owner is requesting A-R zoning which allows three-acre tracts. A sketch plat is provided that shows the proposed layout of the property with three-acre tracts. The road will be designed to Christian County standards and will be dedicated to Christian County when the final plat is recorded.

Please feel free to contact us with any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Derek A. Lee".

Derek A. Lee, PE

