

PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT

Request for Zoning Change

HEARING DATE: May 1, 2025

CASE NUMBER: 2025-0038

APPLICANT: Zach Dishman / Lee Engineering and
Associates

CURRENT ZONING: A-1 (Agriculture District)

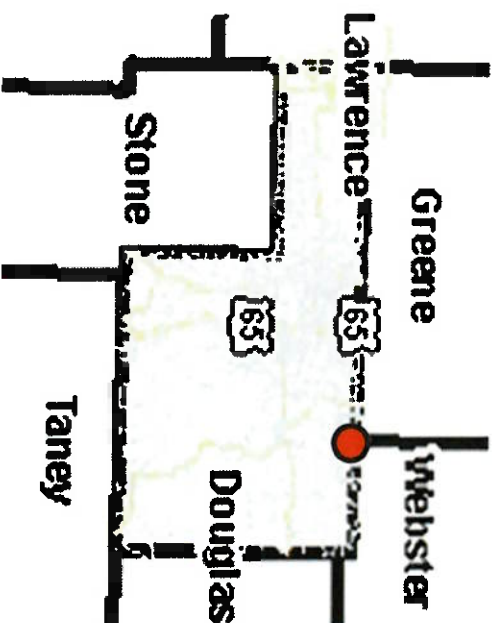
REQUEST: A-R (Agricultural - Residence District)



1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



Surrounding land uses include single family residential and agricultural on all sides.



Zoning in the area: North: Greene County, East: A-R, South: A-1, West: A-R & A-1

Greene



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:

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 are no mapped sinkholes or floodplain on this property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.



PUBLIC COMMENTS:

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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

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.

