



Christian County Planning & Development Department Staff Report

Proposed Amendments to the Christian County Zoning Regulations

HEARING DATE: June 5, 2025

ENCLOSURES: Draft Amended Article 47.5 of the Zoning Regulations

INTRODUCTION:

Article 47.5 was added to the County Zoning Regulations in November of 2024. Since that time, staff has taken note that specific details found in Section 4 need to be revised.

CHRISTIAN COUNTY ZONING REGULATIONS

Amendment #1 Article 47.5 Section 4. Establishment of a Groundwater Recharge Protection Area Overlay District

Section 4 explains the process for establishing a GRPA overlay district. Currently, item 4 in this Section calls for a public notice process similar to that of a property owner initiated rezoning or preliminary plat review request. This is not correct.

The adoption of an Overlay district is an amendment to the regulation. Amendments require a different process which is outlined in Sections 64.211 through 64.295 of the Revised Statutes of Missouri.

This amendment is intended to correct and clarify that oversight in the original drafting of Article 47.5.

At the March 17, 2025 Planning and Zoning Commission hearing the Board unanimously voted to recommend amending the Zoning Regulations by adopting changes to Article 47.5, Section 4, items 4 and 5 as presented.

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