



Christian County Planning & Zoning Commission Staff Report

DATE: June 5, 2025

CASE NUMBER: 2025-0088

APPLICANTS: Dale and Vera Roaseau

LOCATION: 6795 Selmore Rd, Ozark

REQUEST: Change zoning classification of this property to C-2 (General Commercial District)

CURRENT ZONING: A-R (Agricultural - Residence District)

CURRENT LAND USE: Single – Family Residential

SURROUNDING ZONING: North: C-2 East: A-1, RR-1, R-1
South: A-R West: Hwy 65

SURROUNDING LAND USES: Surrounding land uses include Highway 65 and Commercial to the west, commercial to the north, vacant land to the south, and residential to the east.

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 5.7+/- acre tract in the county to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the C-2 district.

BACKGROUND AND SITE HISTORY:

The property being considered has a single family residential structure in place since 1969 which is currently still there. There are 3 billboards on the site which face Hwy 65. The applicants letter of intent states a possible use of storage of emergency supplies for a non-profit operation. Keep in mind that while this is the applicants proposed use any principle permitted use in the C-1 and C-2 districts would be permissible if the rezoning request was approved.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract as appropriate for dispersed residential and agricultural uses. It is worth noting that commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as the property in question.

Compatibility:

The subject parcel is located adjacent to other single family residential, and commercial uses. Generally commercial and industrial uses would be seen as appropriate along major transportation corridors like this property is. It would also continue to act as a buffer from the high intensity use of the highway towards a lower intensity use such as residential and agricultural eastward.

Connectivity:

The subject property has frontage along Selmore Rd and has existing access for the residential use. Access to Hwy 65 is about 2000ft north along Selmore Rd to the intersections of 65 and EE. This portion of Selmore Rd is in the Selmore Special Road District and any request or change in access would need to be approved through that road district, particularly if commercial development were to occur. MoDOT also maintains a portion of the roadways in the vicinity.

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 an existing residential drive on the north side to Selmore Rd.

Utility Services:

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

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning from A-R to C-2 would bring in the requirement of 30% of the parcel to be maintained as open space. Any commercial development would also be expected to meet the County's Stormwater and Erosion Control Regulations. The rezoning itself would not be expected to create any significant impacts to stormwater concerns.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts. Future development of the site may provide the need for additional water and sewer capacity on site, which would be permitted through MO Department of Natural Resources and the Christian County Health Department and the time of development.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. The stretch of Selmore Road in front of and south of the property is particularly narrow and hilly. It could be a concern, particularly for large trucks and semi's if commercial development occurs in the future. Vehicles moving back to the north have relatively good visibility and would quickly reach the portion of Selmore Road that's wider and better suited for commercial traffic. Selmore Special Road District maintains this section of road and would administer any requirements for access or road improvements once a development was proposed.

PUBLIC COMMENTS:

The applicant's representative spoke to the developer's intent to build storage for emergency supplies and stated they would expect 2-3 trucks a week and believe this would be a low-profile land use. They also stated the developer's intent to meet the County's adopted regulations to control stormwater and make road improvements as required.

Several residents spoke at the May 27th hearing on this request. Comments were primarily centered around the narrowness and safety concerns of Selmore Road in front of and south of the property, particularly concerns of additional traffic along the road and the addition of large trucks and/or semi's utilizing that stretch causing safety issues. Also noted was road flooding, which is said to typically occur a few times a year and blocks the north access to the property, as well as incompatibility with existing surrounding land uses and zonings, and noise and nuisance concerns.

Our office also received 2 letters which are included in your packets and were reviewed by the Planning and Zoning Commission. The letters further speak to the concerns of narrowness and safety along this portion of Selmore Road. They also speak to incompatibility of the existing land uses with the proposed zoning request, road flooding, and property value concerns.

PLANNING & ZONING COMMISSION RECOMMENDATION:

During the May 27th hearing for this request the Planning and Zoning Commission heard the facts of the case as well as the provided public input and forwarded a unanimous recommendation of denial to the Christian County Commission, citing concerns over existing infrastructure deficiencies in the area.


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: 2025-0088
 Date Received: 4-18-25
 Received By: [Signature]
 Fee Paid: 1250.00
 Receipt # 12204 Check # 4298

APPLICATION

Actual Address

6795 Selmore Rd
Ozark Mo. 65721

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Dale W. Roaseau

Owner's Address PO Box 218 Ozark Mo. 65721-1218

Phone Number ⁽⁴¹⁷⁾ 818-5873 Fax # _____ Email _____

Representative's Name Karen Trimble

Representative's Address 2007 E. Eagle Rock dr. Ozark Mo. 65721

Phone Number ⁽⁴¹⁷⁾ 840-6275 Fax # _____ Email Trimbleteam1@gmail.com

Representative's Signature Karen Trimble

TYPE OF REQUEST

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

PROPERTY INFORMATION

Parcel Number 18 052 1 000000 Section 21 Township 26 Range 21

Address / Location of Property 21003 6795 Selmore Rd Ozark Mo. 65721

Acreage Being Considered for Request 5.7 Ac Existing Zoning Residential

Existing Land Use Rural Land

On-Site Wastewater System Ø Public Sewer Provider Ø

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well ☐

How many people serviced by Shared Well _____

Public Provider NO



2244 E Lark St. Springfield, MO 65804 www.JesusReal.org

May 7, 2025

Mr. Sayer Lee

Christian County Planning & Zoning
1106 W Jackson St,
Ozark, MO 65721

Re: Proposed commercial rezoning 6795 Selmore Rd. Ozark, Mo 65721

To Whom It May Concern;

The intent is to outline the operations of our ministry Jesus Es Real. "JER" is a 501(c)3 religious non-profit. We serve both internationally and locally when the special needs arise.

In 2024 JER received over \$4.2 million dollars in donations from companies such as Amazon, Walmart, Coca-Cola, Disney, Grainger, Hasbro, and many others.

We typically will receive 2-3 trucks per week and the items will be stored and then sorted by destination. Most of our help is derived from local volunteers, however we will have 3-4 salaried positions.

Approximately every 4 weeks we will load 1-2 containers of international humanitarian aid. We do not intend to hold any kind of humanitarian outreaches at this site. During Hurricane Helene we "went and sent" aid to Eastern Tennessee and western North Carolina. Over Christmas in Springfield we served around 300 meals and handed out necessary donations of towels, hygiene, blankets, shoes, etc. to the homeless and single mothers in Springfield. Again, not at our location.

We actually do not work very much with the direct public, but rather through churches. We will make the donation to the church, and the church gives the donations and provides counseling. There are no current plans to change our current ministry model.

We will be a very good neighbor. We will immediately begin cleaning the area and making necessary green areas.

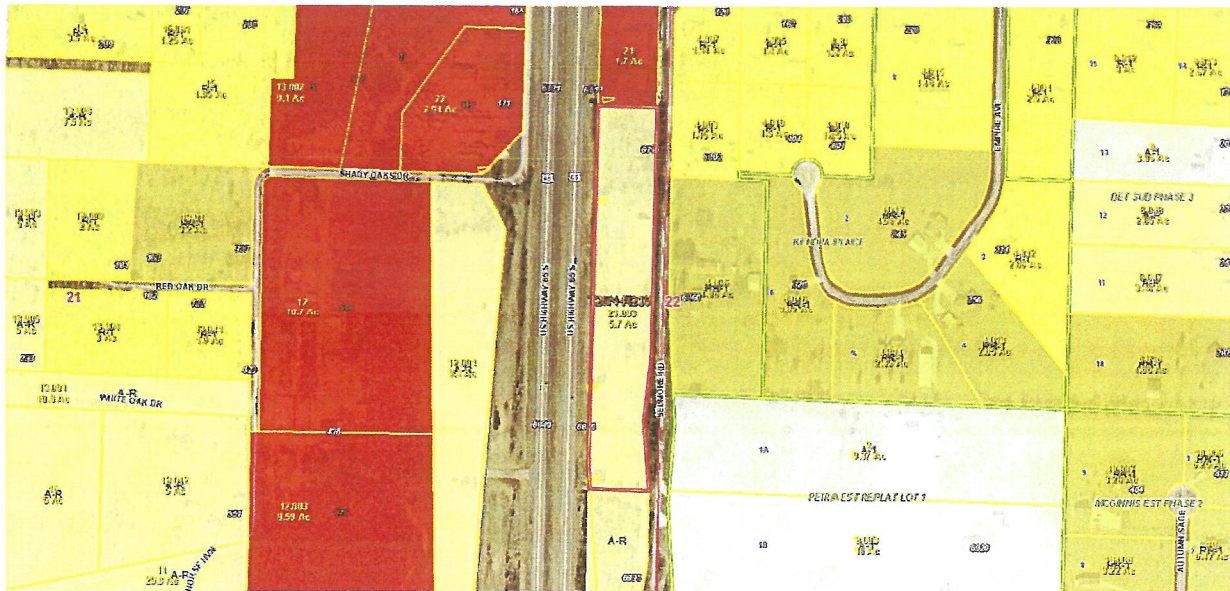
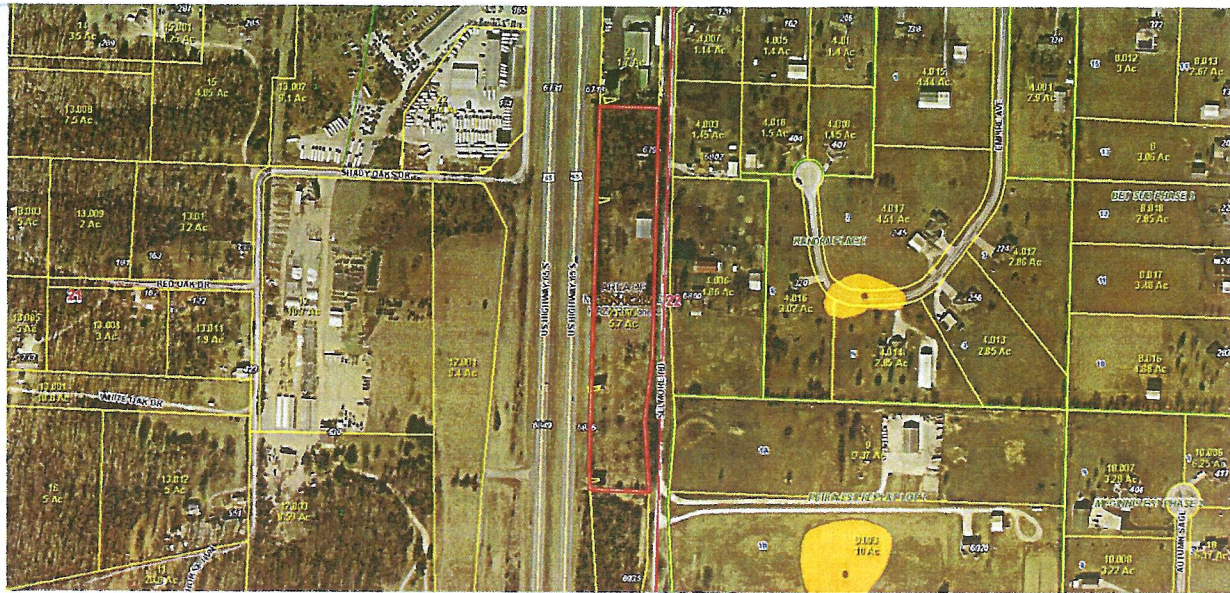
We very much appreciate the consideration of Christian County P&Z, and also to our new neighbors..

Sincerely,

Jim Taylor, President
417-880-7393
Jim@JesusReal.com



Maps for Case # 2025-0088





Kendra Place Subdivision and adjacent homeowners

Ozark, MO 65721

417/343-0501

Rltkalt1@yahoo.com

May 12, 2025

Christian County Planning and Zoning Commission

1106 W. Jackson Street

Ozark MO 65721

Case Number 2025-0088

Subject: Opposition to Rezoning of Property at 6795 Selmore Road, Ozark, Missouri +/- 5.7 acres within parcel #18-0.5-21-0-0-21.003

Dear Members of the Planning and Zoning Commission,

We are writing to express our strong opposition to the proposed rezoning of the property located at 6795 Selmore Road, Ozark, Missouri, from agricultural residential to general commercial use. We are residents of Kendra Place Subdivision and adjacent property owners, and are deeply concerned about the potential negative impact this rezoning would have on our quiet neighborhood and the surrounding community.

Our concerns are based on the following points:

Impact on property values. Rezoning this property to commercial use will likely lead to a decrease in property values for the neighboring homes. Commercial areas can generate significant traffic, leading to congestion and delays. Commercial activities can create noise pollution, and some studies suggest that areas with commercial activity experience increased crime rates as well. Privacy will be reduced by the destruction of natural habitat and trees being destroyed by the commercial areas clearing all the property. Unattractive or poorly maintained commercial properties will negatively impact the aesthetics of the neighborhood. All these examples will decrease the appeal of nearby residential properties, thus decreasing property values.

Increased Traffic and Congestion. A commercial business on this property will attract more traffic, possibly large trucks or semi-trucks and increase congestion and safety hazards on our streets. The roads in our neighborhood are not substantial enough to even support any commercial traffic in any form,

Loss of residential character. Rezoning will change the character of our neighborhood, which is currently a peaceful and quiet residential area. We have abundant wildlife and natural habitat with mature and beautiful trees which also serve an additional purpose of privacy and noise block from the highway.

We urge you to reconsider the rezoning request and to preserve the residential character of our neighborhood. We believe that a commercial business at this location or any location along the highway in this area would be detrimental to the community and should NOT be approved.

Sincerely,

Robert & Lisa Kattenborn 404 Empire Ave. Robert Kattenborn
Brian and Erica Bussard 256 Empire Ave. Erica Bussard
Vred & Katie Lotz 224 Empire Ave. Vred Lotz
Richard T. Bissel 278 Empire Ave. R. Bissel
Don & Carolyn Jenkins 162 Jackson Spring Rd. Carol Jenkins
Nicole Brown 128 Jackson Spring rd. Nicole Brown
Mike Jones 129 Jackson Spring Rd. Mike Jones
Dan Montgomery 216 Garner Dr Ozark Dan Montgomery
Vally Carson 221 Garner Dr Ozark Vally Carson
Sean Gannon 306 Garner Dr Ozark Sean Gannon
Paul Brewer 222 Peaceful Pt. Paul Brewer
Holly Pulliam 235 Peaceful Pt. Holly Pulliam
T. Salsman 585 Garner Dr. Danny Salsman
Matt Montag 633 Garner Dr. Matt Montag
Marion Blackwell 853 Garner Dr. Marion Blackwell
Ken Harding 598 JAZZ RD Ken Harding
John Hines 598 Garner Dr. John Hines
Judy Casper 4860 Selmore Rd. Ozark, Mo. Judy Casper
Chris Casper 4860 Selmore Rd. Ozark, Mo. Chris Casper
Kathy Roberts & Romie Roberts 133 Jackson Spring Rd Ozark
MO 65721

Ben	245	Jackson Spring Rd	
Jon Anderson	245	Empire Ave	
Linda Anderson	245	Empire Ave	Linda Anderson
BRYON ROBINSON	317	JACKSON SPRING RD	BR
Raphelle Robinson	317	Jackson Spring Rd	Raphelle Robinson
Alexis Harrison	170	Harver Dr	Alexis Harrison
Cory & Tobyea Darr	178	Garner Dr.	
Angi Cross	238	Jackson Spring Rd	Devin Cross
Darrell Miller	328	Jackson Spring Rd	Darrell Miller
BRUN	320	Empire Ave	Mark MD

Scott Hayes

From: Craig Carson <craigcarson@ozarktigers.org>
Sent: Tuesday, May 20, 2025 9:27 AM
To: Scott Hayes
Cc: Todd W
Subject: Re: [External email] RE: Selmore Road zoning question

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Scott. I believe my wife will be able to attend, but she will not want to speak in public. 😊

I didn't mention that the road floods north of the property in question at least a couple times a year and we have to use the outlet on the highway. The business will not be accessible and the large trucks / trailers will have to go south on 65 and then take the north turn around on Hwy 65 and send all that traffic to Garner Dr. I don't allow my own kids to do that often because it can be dangerous with traffic flow at 65+ MPH.

Let me know if you need anything else from me.

clc

Craig Carson, Ed.D.
Assistant Superintendent, Ozark R-VI Schools
1600 W. Jackson
Ozark, MO 65721
(417) 582-5900—office
(417) 209-1086—cell
(417) 582-5960—fax
@CraigLCarson—twitter

Belief - Responsibility - Connectedness - Input - Strategic

“You can accomplish anything in life, provided that you do not mind who gets the credit.”

Harry S. Truman—USA 33rd President, Missouri Native

To provide high-quality education for each student's future-readiness

An innovative school district preparing students to use their talents for success

Craig Carson, Ed.D.
7032 Selmore Road
Ozark, MO 65721
(417) 209-1086 - Ozark Schools Cell

Christian County Planning and Zoning Board
1106 W. Jackson St.
Ozark, MO 65721

19 May 2025

Re: Case #2025-0088 W. Dale Roaseau and Vera M. Rousseau, Proposed Rezoning of +/-
5.7 Acres from A-R (Agricultural Residential) to ,6795 Selmore Road, Ozark, Missouri

Dear Commission Members,

Two weeks ago I received a certified letter regarding the meeting for May 19. Unfortunately, just like our call at Ozark Schools, tonight's meeting was cancelled for weather. I cannot make the May 27 meeting. Still, I do want to submit my testimony regarding not changing the zoning from agricultural to commercial or mixed use. If this property were north of Heartwood Log and Lumber, this would be a different conversation. However, this property is south of Heartwood with a different set of easement issues for the residents of Selmore Road and the community around Garner Drive.

As a resident and property owner across the road from the property in question, I am deeply concerned about the impact this change would have on the safety and character of our community. Selmore road, leading to and from this property, is already extremely narrow. On almost a daily basis, when I leave my farm in either my pickup truck or Suburban, I am often forced to pull to the side of the road to allow another vehicle to pass safely. The limited width of the road makes two-way traffic difficult and, at times, hazardous.

Additionally, the entrance to Jackson Spring Road off of Selmore Road is already a dangerous intersection. Increasing the volume of traffic-especially with the addition of a commercial storage business-would only exacerbate the risks. Not only would there be more cars, but also larger vehicles such as moving trucks and trailers attempting to navigate these tight and potentially unsafe roadways.

This area has long been agricultural and residential, and the infrastructure simply does not support the kind of traffic and activity that a commercial operation would bring. Delivery semis already occasionally park on the side of the road in front of Heartwood Lumber. Last week, I had a guest who barely avoided hitting a parked semi after dark while waiting for Heartwood to open its gates. I urge you to consider the safety of current residents and the limitations of our existing roads before making a decision that could negatively impact our community.