

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

DATE ISSUED: October 2, 2025

SUBJECT: CASE NUMBER 2025-0196

TEXT:

PETRO & ALONA POPESKU petitions the Christian County Commission to rezone an 11+/- 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 State Highway U, Rogersville, Missouri, Parcel 09-0.7-25-0-0-1.010 which is legally described as follows:

TRACT D-1

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-THREE (23) WEST, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE¼), THENCE SOUTH 02°10'19" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE¼), A DISTANCE OF 820.45 FEET, THENCE NORTH 87°49'41" WEST, A DISTANCE OF 25.00 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE APPARENT WEST RIGHT-OF-WAY LINE OF HIDDEN VALLEY ROAD, THENCE SOUTH 02°10'19" WEST, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE, A DISTANCE OF 504.54 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370" ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF GERARD ROAD, THENCE ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: THENCE NORTH 89°16'10" WEST, A DISTANCE OF 452.03 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", THENCE SOUTH 88°52'04" WEST, A DISTANCE OF 208.91 FEET TO A POINT, THENCE NORTH 88°59'09" WEST, A DISTANCE OF 494.21 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", THENCE NORTH 87°49'46" WEST, A DISTANCE OF 278.92 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370" AND THE POINT OF BEGINNING, THENCE NORTH 87°49'46" WEST, A DISTANCE OF 68.17 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", THENCE NORTH 89°08'14" WEST, A DISTANCE OF 582.95 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", THENCE NORTH 01°48'07" WEST, A DISTANCE OF 81.35 FEET TO AN EXISTING FENCE CORNER POST, THENCE NORTH 89°30'15" WEST, A DISTANCE OF 319.55 FEET TO AN EXISTING FENCE CORNER POST, THENCE NORTH 01°08'48" EAST, A DISTANCE OF 34.93 FEET TO AN EXISTING FENCE CORNER POST, THENCE NORTH 89°30'27" WEST, A DISTANCE OF 93.68 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE APPARENT EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY "M", THENCE NORTH 24°02'58" EAST, ALONG SAID APPARENT EAST RIGHT-OF-WAY LINE, A DISTANCE OF 240.88 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP, THENCE SOUTH 89°58'35" EAST, A DISTANCE OF 552.92 FEET TO AN EXISTING 5/8" IRON PIN, THENCE NORTH 02°01'05" EAST, A DISTANCE OF 377.91 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LS 2139", THENCE SOUTH 88°30'00" EAST, A DISTANCE OF 427.11 FEET TO A SET ½" IRON PIN WITH A CAP STAMPED "WLS LSC 370", THENCE SOUTH 02°01'05" WEST, A DISTANCE OF 717.84 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on September 15, 2025, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation of 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 Jackson, seconded by Commissioner Williams, 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.

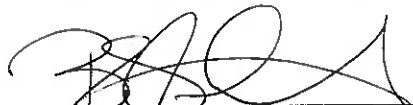
Done this 2nd day of October, 2025, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes ☒ No ☐
Dated: 10-2-25



Bradley A. Jackson
Commissioner, Eastern District

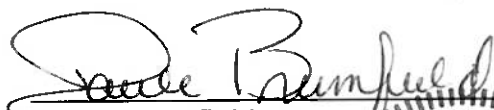
Yes ☒ No ☐
Dated: 10-2-2025



Johnny Williams
Commissioner, Western District

Yes ☒ No ☐
Dated: 10.2.25

ATTEST:



Paula Brumfield
County Clerk


The seal is circular with a dotted border. Inside the border, the words "COUNTY CLERK" are at the top and "CHRISTIAN COUNTY MO" are at the bottom. In the center, the word "SEAL" is prominently displayed.