



## Christian County Planning & Zoning Commission Staff Report

**DATE:** December 4, 2025

**CASE NUMBER:** 2025-0231

**APPLICANTS:** Larry and Valerie Burton / Rep: Kyle Serrano

**LOCATION:** NE corner of Lambeth Rd and Jasmine Rd (Hwy 265)

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

**CURRENT ZONING:** A-1 (Agriculture District)

**CURRENT LAND USE:** Vacant / Undeveloped

**SURROUNDING ZONING:** North: A-R                      East: A-1  
South: Stone                      West: 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 ±15-acre tract in Christian County from A-1 to C-2 to allow for lawful development and future primary uses permitted within the C-2 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. The property began as an approximate 40 acre parcel of which about 9 acres to the north was subdivided off in December 2024 and rezoned to A-R in April 2025.



## **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. Potential land uses allowed for in the C-2 district are more intense and could cause some discontinuity between the existing surrounding uses and zoning and the potential rezoning request.

### *Connectivity:*

The subject property has frontage along Jasmine Rd / State Highway 265 to the south and Lambeth Rd to the west. Any proposed access along Jasmine Rd / St Hwy 265 would be handled by MoDOT, and any access request to Lambeth Rd would be reviewed by the Billings Special Road District.

## **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 in question does not have an existing access to either Lambeth or Jasmine / Hwy 265. It does appear to be accessing Lambeth from the property to the north. Staff would require proof of access approval from the appropriate jurisdiction at the time of development but would not be required as part of the rezoning process.



*Utility Services:*

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

**ENVIRONMENTAL ANALYSIS:**

*Stormwater Impact:*

No stormwater impacts are expected as a result of the rezoning. If the rezoning request is approved and a development proposal is submitted it would be subject to the County's Stormwater and Erosion Control Regulations, as well as all other County Regulations.

*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 directly due to the rezoning. We would expect commercial development as allowed for in the C-2 district to lead to an increase in overall traffic on and around the site and would expect a C-2 zoning to fall in an area which has appropriate road frontage, access, and infrastructure.

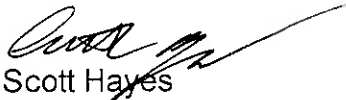


**PUBLIC COMMENT:**

The applicant was present and available to answer questions the Commission may have. No other public comment was given.

**PLANNING AND ZONING COMMISSION RECOMMENDATIONS:**

The Planning and Zoning Commission heard the facts of the case and the provided public input at the November 17<sup>th</sup> hearing for this request and forwarded a unanimous recommendation of denial of this request to the County Commissioners citing non-conformity of the proposed zoning request with the existing surrounding uses and zonings.



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: 25-0231  
 Date Received: 9-16-25  
 Received By: Shee  
 Fee Paid: 650.00  
 Receipt # 12271 Check # 4323

**APPLICATION**

RTA25-000011

**PROPERTY OWNER / REPRESENTATIVE INFORMATION**

Owner's Name Larry Burton  
 Owner's Address Pauline Burton  
 Phone Number \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Representative's Name Kyle Serrano - Call  
 Representative's Address 639 N Century Ave Reublic, MO  
 Phone Number 417-920-5777 Fax # \_\_\_\_\_ Email serranocalling@gmail.com  
 Representative's Signature Kyle Serrano-Call  
Signed by: 279F77D1E17A4E4

**TYPE OF REQUEST**

- |                                                                 |                                                          |
|-----------------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Rezoning - <u>A-1 - C-2</u> | <input type="checkbox"/> Amendment to PUD = _____        |
| <input type="checkbox"/> Conditional Use Permit (CUP)           | <input type="checkbox"/> Variance                        |
| <input type="checkbox"/> Amendment to CUP # _____               | <input type="checkbox"/> Appeal                          |
| <input type="checkbox"/> Planned Unit Development (PUD)         | <input type="checkbox"/> Vacation (Subdivison, Road etc) |

**PROPERTY INFORMATION**

Parcel Number 08-0.9-32-000-000-009.000 Section 32 Township 27n Range 24w  
 Address / Location of Property 000 Lambeth Rd Marionville, MO  
 Acreage Being Considered for Request 15 acres Existing Zoning UA-1  
 Existing Land Use Farm

On-Site Wastewater System \_\_\_\_\_ Public Sewer Provider \_\_\_\_\_

**EXISTING OR PROPOSED WATER SUPPLY**

On-Site Well ☐ Shared Well ☐  
 How many people serviced by Shared Well \_\_\_\_\_  
 Public Provider \_\_\_\_\_



## **Gracewood Estates Wedding and Event Center Zoning Letter**

This land proposed usage will be a wedding and event venue. I will address each topic that has been brought up thus far and will address any other possible concerns.

### **Water and Wastewater Services**

There will be a private well drilled to provide water, solely to the event center. Concerning wastewater services, the land is naturally flat and after rainstorm in September there were no noticeable flooding or overflow into Highway 265 or Lambeth. Septic will be placed at the appropriate distance per zoning committee to allow the leach field to follow the natural flow of the land.

### **Traffic**

Traffic will increase for main days of Friday, Saturday, and Sunday. The traffic on Highway 265 is currently light based on our observation. To prevent any back up or blockage there will be adequate space for entrance and exit on Highway 265.

### **Environment**

Environment will not be affected as it will be a barndominium and we will be keeping the majority of the 15 acres untouched, as we love the natural beauty. We will use the land as a show piece for the venue. We will follow the Christian County standard that amplified music will be turned off by recommended time and events will end no later than 11 PM.

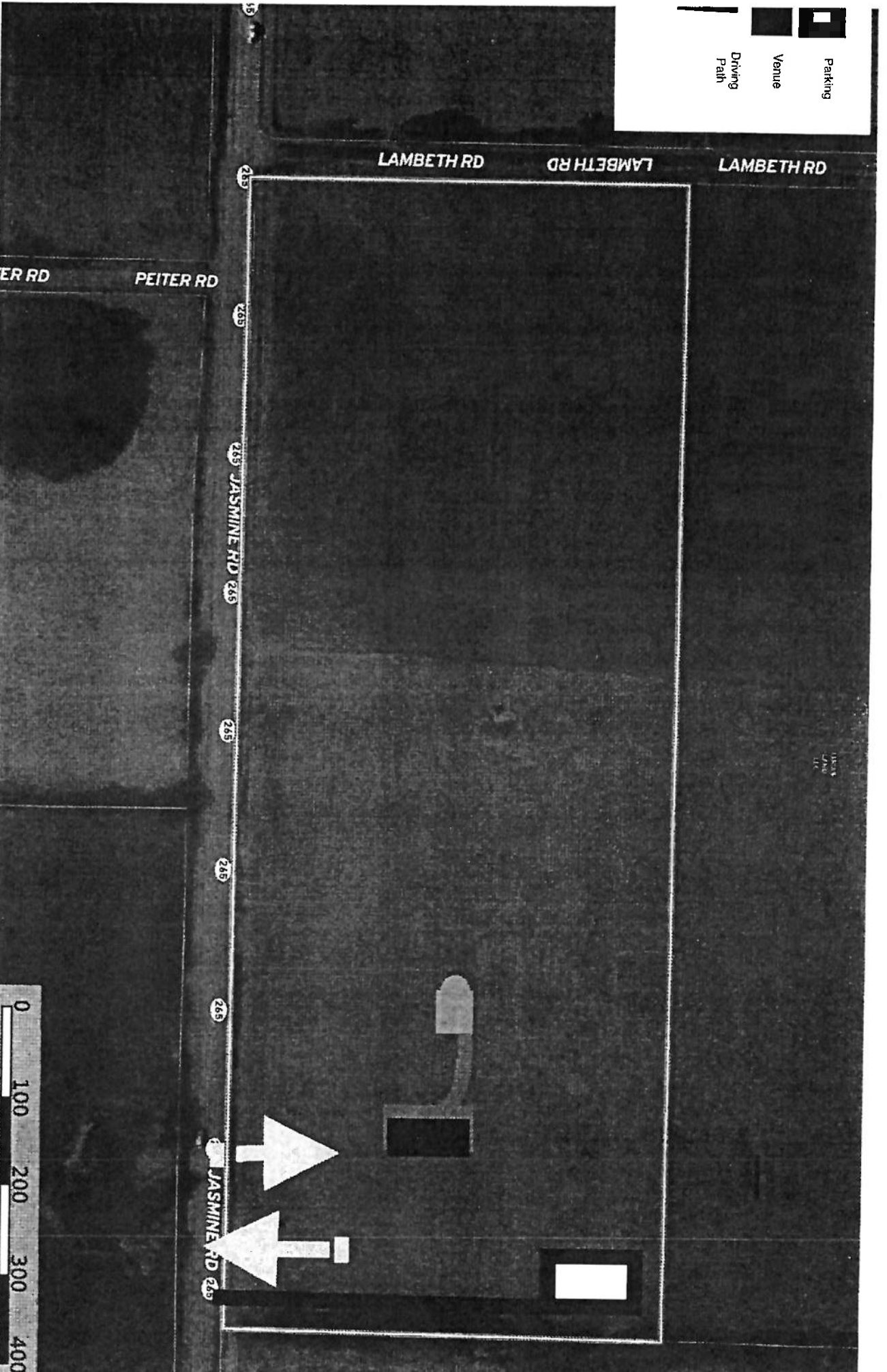
### **Neighbors**

The majority of abutting neighbors have sufficient land in between their homes and the wedding/event venue. The neighbor to the north is blocked by plenty of foliage with about 10 acres between the house and event center.

Parking

Venue

Driving  
Path



Boundary

Signed by:

Kyle Serrano-Call

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Signed by:

Amber Serrano-Call

3ED8F3DDDA7B4AA...

Larry Buxton

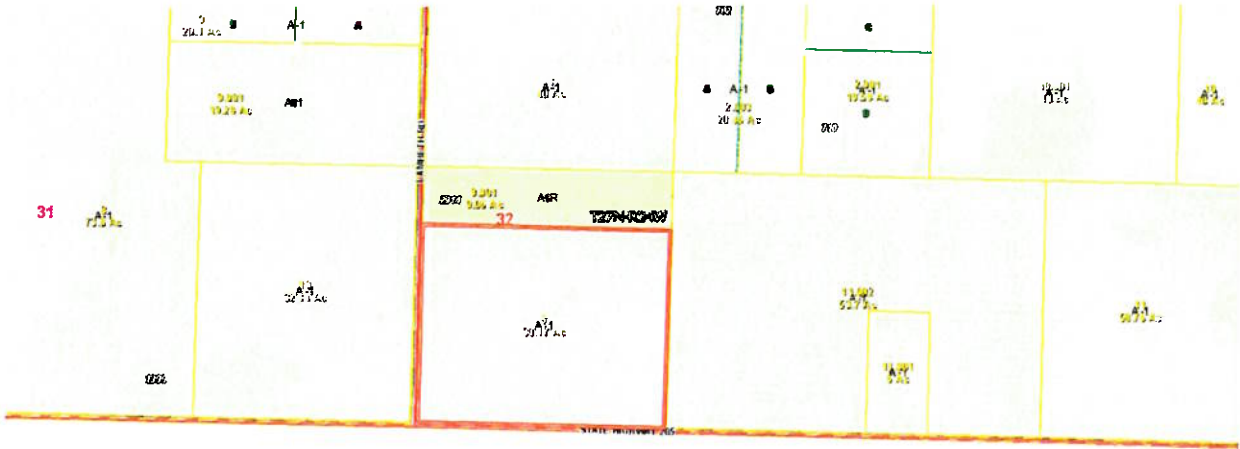
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08/08/23 11:55 AM  
CDT  
X7W91Q1-FV77-2GRK

Maps for Case # 2025-0231



Stone



Stone





