



Christian County Planning & Zoning Commission Staff Report and Recommendation To the County Commission

DATE: April 16, 2026 (tabled on March 5, 2026)

CASE NUMBER: 2025-0319

APPLICANTS: DIRLA, Inc.

LOCATION: 5435 Selmore Rd, Ozark, Parcels 18-0.2-09-0-0-9 and 18-0.5-16-0-0-1

REQUEST: Change in zoning classification of these properties to C-2 (General Commercial District)

ATTACHMENT: March 3, 2026, meeting packet

STATUS RECAP:

This request was originally reviewed by the Planning and Zoning Commission at the February 17, 2026, hearing. Following the public comment period and discussion among the commissioners, they voted unanimously to forward a recommendation for approval to the County Commission.

On March 3, 2026, the County Commission reviewed the staff report and recommendation of the Planning and Zoning Commission. At that meeting the Commission voted to table this request in order to allow the Selmore Special Road District an opportunity to comment on the matter before rendering a decision.

INPUT RECEIVED FROM SSRD:

On March 5, 2026, the Highway Administrator made email contact with SSRD to relay information pertaining to this request and to invite them to the April 16th hearing.

This was followed up on April 2, 2026, with a reminder of the meeting date and time. The response was that someone was likely to attend.

Otherwise, we have not received any comment or input from SSRD pertaining to this rezoning request.

STAFF COMMENTS:

Staff remains supportive of the unanimous recommendation forwarded by the Planning and Zoning Commission which was the result of that body's review of the facts presented in a duly noticed public meeting, consistent with statutory requirements and County Regulations.

The question before the Commission in this case is to determine whether these parcels are appropriate for development allowable within the C-2 General Commercial District.

There is an implicit understanding that within the C-2 district, or any other zoning district, there are numerous caveats, limitations, setbacks etc. which constrain or eliminate many otherwise permissible uses. Additionally, there may be other uses which may only be possible if the developer makes improvements to infrastructure or roads.

The subject properties here are examples of properties with substantial limitations. While the applicant may not know exactly how he wishes to develop this property, it is clear there will be numerous constraints that will shape and limit that development.

Those issues are addressed as a separate matter from the zoning change through the design review process and application of the county's development regulations.



Todd M. Wiesehan
Executive Secretary
Christian County Planning and Zoning Commission