



Christian County Planning & Zoning Commission Recommendation & Staff Report to the County Commission

DATE: May 7, 2026

CASE NUMBER: 2026-0048

APPLICANTS: Frank W. Hilton

LOCATION: 639 Summit Rd., Ozark

REQUEST: Change zoning classification of this property to A-R (Agricultural - Residence District)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single Family Residence

SURROUNDING ZONING: North: A-1 East: A-1
South: A-1 West: A-R

SURROUNDING LAND USES: Surrounding land uses include single-family residential and agricultural on all sides.

ATTACHMENTS:

1. Application
2. Site Maps
3. Current survey
4. Photos of Site
5. Comment letter

PROJECT DESCRIPTION:

The applicant proposes rezoning a 20.4+/- acre tract in Christian County from A-1 to A-R to allow for lawful development and future primary uses permitted within the A-R district under the county's adopted zoning and subdivision regulations.

Access:

The parcel currently utilizes multiple points of access. There is a platted easement near the western edge of Tract 2-C which contains a developed private access drive. Near the center of Tract 2-C there are three points along Summit which serve the existing house and agriculture building.

Utility Services:

The site is currently served by an existing private well and individual septic system.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

No stormwater impacts are expected as a result of the rezoning. The acreage involved is more than adequate to absorb any runoff associated with the impervious created by an additional single family residence.

Groundwater Impact:

None anticipated at this time due to rezoning. Any future wells or septic systems would require approval through other agencies.

Floodplain/Sinkhole Impacts:

There are no areas of mapped floodplain or sinkholes on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning.

STAFF COMMENTS:

- This rezoning request creates no significant land use conflicts with surrounding properties, existing uses, or adjacent zoning districts.
- The County's Future Land Use Map generally supports this request.
- No significant environmental or transportation impacts are anticipated.
- This request pertains solely to rezoning, which allows for the uses and development opportunities permitted within the designated district.



County of Christian

Planning and Development

1106 W. Jackson St.

Ozark, MO 65721

Case Number: 26-0048

Date Received: 2-25-26

Received By: PMW

Fee Paid: 650.00

Receipt # 12357 Check # 9799

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name FRANK W. HILTON
Owner's Address 231 Cedar Stone, Ozark MO 65721
Phone Number 417-818-9007 Fax # _____ Email fhilton4@gmail.com
Representative's Name FRANK HILTON
Representative's Address 231 Cedar Stone Ozark MO
Phone Number SAME AS ABOVE Fax # _____ Email _____
Representative's Signature _____

TYPE OF REQUEST

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

PROPERTY INFORMATION

Parcel Number 12-0.9-32-00-00-019 Section 32 Township 27 Range 20
Address / Location of Property 639 Summit Rd, Ozark MO 65721
Acreage Being Considered for Request Tract 2-C 10 Acres Existing Zoning A-1
Existing Land Use Farm
On-Site Wastewater System Well at 639 Summit Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well _____
How many people serviced by Shared Well 1
Public Provider _____

Authorized Signature of Owner(s) Frank W. Hilton Date 2-25-2021

Date _____

ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 25 day of Feb, in the year 2021, before me, the undersigned notary public, personally appeared Frank Hilton, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



Kari M. Cundiff
Notary Public

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

FWA

Application for a Rezoning, CUP, PUD, Variance, Appeal, etc. does not guarantee approval of the request. No refunds will be granted. Non-payment of any required fee or charge will result in an incomplete application and the request will not be heard by the Christian County Planning Commission, the Christian County Commission, and/or the Christian County Board of Adjustment. Failure to pay the required fee or charge for a period of ninety days will constitute a withdrawal of the request.

FWA

As required by the State Zoning Laws, a legal and must be placed in a local publication. A notice of public hearing will also be posted on the property by the County.

FWH

The property owner authorizes Christian County staff to conduct on-site inspections relating to the request in order to ensure compliance with provisions of the Planning and Development and Building Inspection Regulations.

FWA

All public hearings should be attended by the property owner or their representative. Failure to appear could result in the case not being heard as scheduled. Anyone in attendance will be given an opportunity to enter testimony into the record. A decision may be issued without the attendance of the applicant or representative.

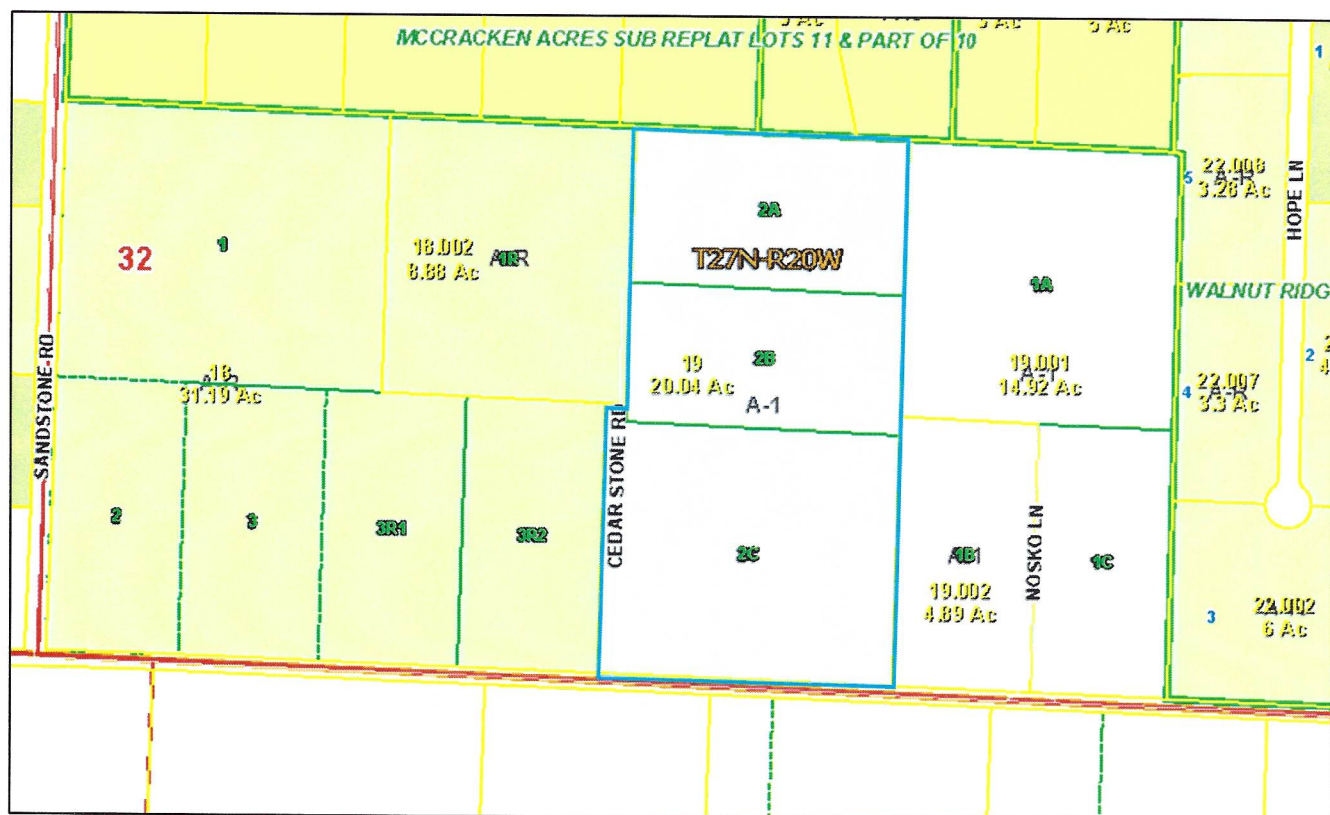
FWH

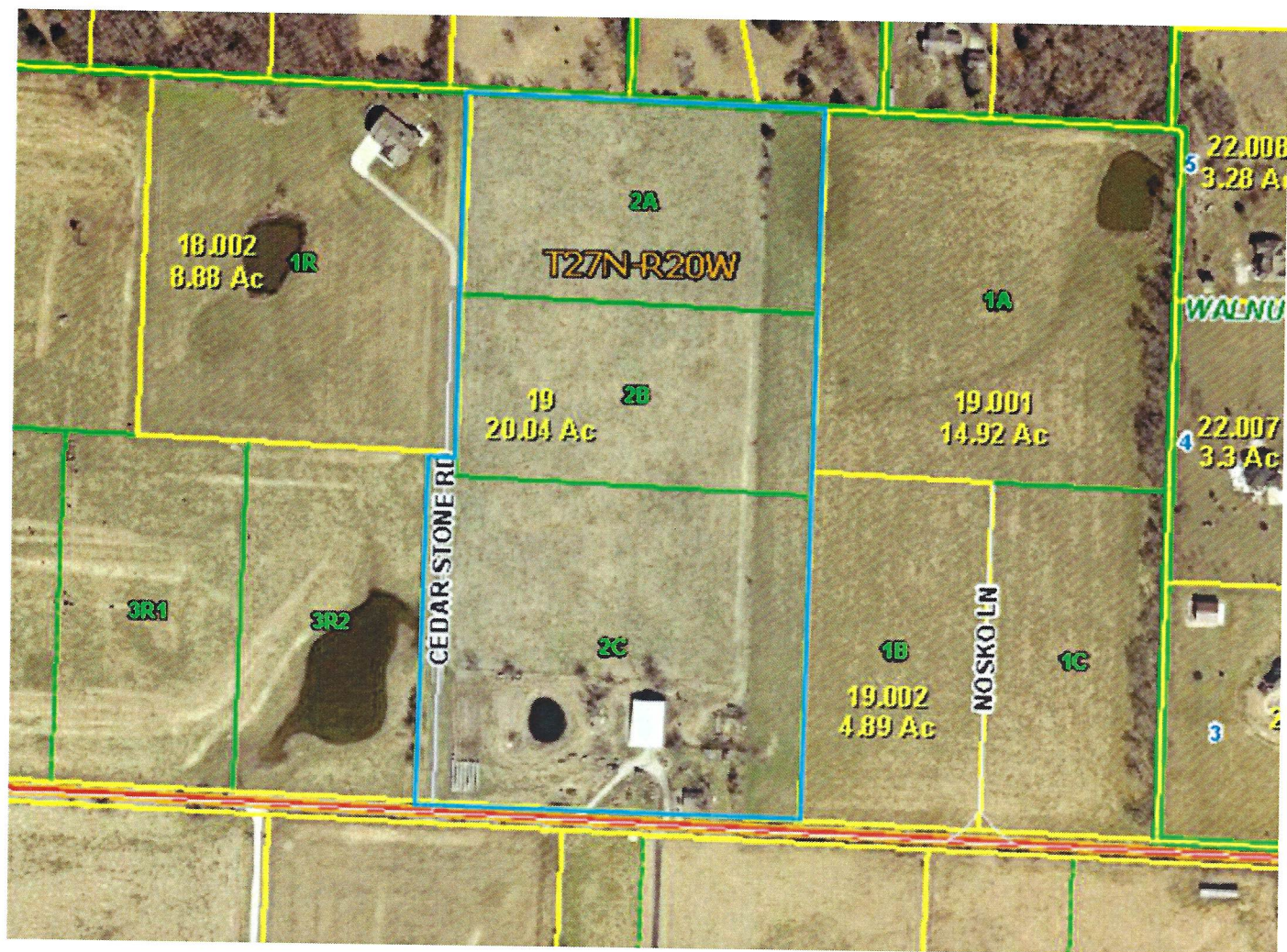
Christian County is not responsible for inaccurate information provided by the owner/representative. Submission of an inaccurate legal description could result in the need to re-advertise the request at the applicant's expense or making the decision void.

FWA

All applications, submissions, and testimony at a public hearing are public record.

Unless otherwise posted, all Planning and Zoning Commission Hearings and Board of Adjustment Hearings are held at 1106 S. Jackson Street, Ozark, MO 65721. Office Phone: (417) 581-7242 Fax: (417) 581-4623





Photos for Case #2026-0048



Todd W

From: ANITA Schlenker <rnanitas@comcast.net>
Sent: Thursday, April 9, 2026 2:36 PM
To: Todd W
Subject: Case #2026-0048

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.

To whom it may concern,

I am unable to attend the meeting scheduled on April 20th. I would appreciate my opinion being noted.

Could I please get a confirmation email? Please let me know if I should submit anything further.

Thank you for your time,

Anita Schlenker

To the Christian County Planning and Zoning Commission,

Re: Opposition to Rezoning Request – Property Near N. Summit Rd., Ozark, Missouri

I am writing to formally submit my opposition to the proposed rezoning request referenced in your public notice.

I am the owner of property directly adjacent to the subject parcel, consisting of approximately six (6) acres. As an adjoining landowner, I have a direct interest in how this property is developed and how any changes may affect the surrounding area.

My primary concern is the inclusion of a residential component within the proposed development. The area surrounding our property is currently characterized by low-density residences, open space, limited traffic, and a quiet rural atmosphere. This setting is a defining feature of the neighborhood and was a significant factor in our decision to purchase and maintain our property. We in fact have already been burdened with the sale of a portion of the property previously owned by Mr. Hilton. We now have a business being run out of our back door with consistent traffic on the property. There are structures, along with cargo containers that have already impacted the asthenic of our property.

Approval of residential development at a higher density would introduce increased traffic, noise, and visual impact that are not consistent with the existing character of the area. Such changes would negatively affect the rural aesthetic, reduce privacy, and alter the overall quality of life for adjacent property owners.

Additionally, rezoning that permits this type of residential use may set a precedent for further higher-density development in the immediate vicinity, leading to incremental changes that cumulatively erode the established nature of the community.

I respectfully request that the Commission consider the compatibility of this proposal with existing land uses and deny the rezoning request, or at a minimum, require modifications that eliminate or significantly reduce the residential component to better align with the current rural character.

Thank you for your time and consideration of my comments.

Respectfully submitted,

Anita Schlenker
388 Hope Ln
Sparta, MO 65753
4/9/2026