



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

DATE: May 7, 2026

CASE NUMBER: 2026-0044

APPLICANTS: Eric and Monica Fawcett

LOCATION: 3809 Spring Hill Rd., Rogersville

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, A-R East: A-R
South: A-1 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 6.03 ± 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.

BACKGROUND AND SITE HISTORY:

The property being considered is currently developed with a single-family residence and two accessory structures. The owner's goal in this request is to gain the ability to divide the property into two parcels in order that they can build a separate home on 3 acres.

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 A-R district do not appear to create any significant concerns with surrounding existing uses and zoning.

Connectivity:

The subject property has adequate frontage along Spring Hill Rd. which is located within the Common One road district. Any additional points of access would be reviewed and approved by the County's Highway Department.

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 currently utilizes one point of access located at the extreme south end of the eastern side of the property which is also shared with the property to the south. The property currently has 515' +/- of road frontage which should allow multiple options for an additional drive if the parcel is split.

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 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.

RECOMMENDATION:

After reviewing the staff report and hearing public comment at its April 20, 2026 public hearing, the Planning and Zoning Commission voted unanimously to forward a recommendation to approve this zoning change request to the County Commission.



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



County of Christian
Planning and Development
1106 W. Jackson St.
Ozark, MO 65721

Case Number: 2026-0044
Date Received: 2-19-2026
Received By: [Signature]
Fee Paid: 650.00
Receipt # 12354 Check # 1546

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Fawcett, Eric and Monica
Owner's Address 153 Canterbury Dr Fordland, MO 65652
Phone Number 4175366620 Fax # _____ Email egfawcett@gmail.com

Representative's Name _____

Representative's Address _____

Phone Number _____ Fax # _____ Email _____

Representative's Signature [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 130308000000011001 Section 08 Township 27 Range 19

Address / Location of Property 3809 Spring Hill Rd

Acreage Being Considered for Request 6.03 Existing Zoning AG - R1

Existing Land Use _____

On-Site Wastewater System Yes Public Sewer Provider _____

EXISTING OR PROPOSED WATER SUPPLY

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

Authorized Signature of Owner(s) [Signature] Date 2-19-26

Mon [Signature] Date 2/19/26

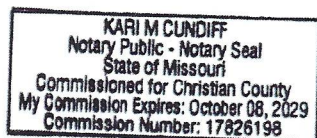
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 19 day of Feb, in the year 2026, before me, the undersigned notary public, personally appeared Monica Fawcett, 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:

- ELP 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.
- ELP 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.
- ELP 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.
- ELP 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.
- ELP 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.
- ELP 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

2/18/2026

To: Christian County Planning and Zoning

From: Eric and Monica Fawcett

Re: Re-Zoning of 3809 SpringHill Rd Rogersville, MO 65742

To Whom it may concern,

We would like to re-zone our property located at 3809 SpringHill Rd Rogersville, MO 65742. The reason for the request is we would like to build a larger house for our family on the same property. The new home would be roughly 2500 sq feet, single story on a crawlspace foundation. This would have a new well and septic placed on the property that would be approved and inspected by Christian County. We would put in a single drive going to the property and not disturb any other areas of the property. The current home would stay intact and not be demolished. The current well and septic would stay active and maintained.

Sincerely,

Eric and Monica Fawcett
417.536.6620

