



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

HEARING DATE: June 4, 2026

CASE NUMBER: 2026-0098

APPLICANTS: Maria Chieruzzi

LOCATION: 301 and 315 Estate Drive, Sparta, MO 65753
Lots 4-A & 4-B of Jenkins Estates

REQUEST: Change zoning classification of these properties to A-1
(Agriculture District)

CURRENT ZONING: R-1 (Suburban Residence District) and RR-1 (Rural
Residence District)

CURRENT LAND USE: Residential

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

SURROUNDING LAND USES: Surrounding land uses include residential to the west,
residential to the south, and dispersed residential to the
north and east.

ATTACHMENTS:

1. Application
2. Applicant's letter
3. Applicant submitted site plans
4. Original Plat of Jenkins Estates
5. July 2018 replat
6. Site Maps
7. Site photos
8. Letters submitted by public
9. Exhibits presented by the applicant

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for two lots 4-A & 4-B within Jenkins Estates (a combined 13.88 +/- acres) to A-1 in order that the property can be lawfully developed and utilized as a location for an Accessory Use which may be acceptable within the A-1 district.

BACKGROUND AND SITE HISTORY:

The property being considered is comprised of two lots which are within Jenkins Estates, a residential subdivision originally platted in July, 2006 with nine lots and associated protective covenants recorded by the developer. (case #2006-0492)

In 2010, Lots 4 and 5 were replatted to form a single lot (4-R). This action reduced the total number of lots within the development to eight.

In 2013, the developers made amendments to the protective covenants allowing for certain activities which were previously prohibited within the subdivision.

In 2014, the developers further amended the covenants to exclude lots 1 and 6 from most of the restrictions otherwise applicable to all other lots in the development.

In July 2018, Lot 4-R and Lot 7 were replatted to redistribute the acreage to the current Lots 4-A (8.1 ac) and 4-B (5.78 ac).

In May of 2024, The applicant had begun advertising a farmers market to be located at this property. At that time, the Administrator explained that having a recurring market at the site would not be permissible.

On March 31 of this year, the Planning and Development Department issued a notice of violation regarding the land use taking place which included the development of Details Above All-pacas which was advertised as a destination/attraction where visitors could experience/interact with the alpacas kept on the property along with a camel, peacocks and other animals. Staff determined that multiple characteristics of this operation were of a commercial nature and not otherwise allowable under the properties' current zoning.

On April 2, 2026, a document was recorded by Maria Chieruzzi which is a Revocation of Jenkins Estates Protective Covenants.

Also, on April 2nd staff was contacted by the applicant's legal representative to discuss potential options available which might lead to compliance.

The applicant has currently suspended advertisement related to activities at the site, however, "Details Above All-pacas" remains active as a Facebook page where information about the operation may be found.

CONTEXT WITH REGARD TO THE ZONING REGULATIONS:

In the applicant's letter, prepared by their attorney, it is clear that this request for rezoning is an attempt to attain compliance by changing the zoning designation to A-1 where he believes they may have the ability to then apply for a Conditional Use Permit which might finally lead to a compliant situation.

As part of staff's review of this application, we consulted with the County Counselor and are in agreement that the use taking place does not truly match up with potential conditionally permitted uses described in Article 31.

In short, an approval of this change would not in itself make the operation compliant. It is also questionable as to whether a CUP could be considered under Article 31.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this area as appropriate for dispersed residential and agricultural uses. The subject properties are located within a platted residential subdivision and are currently appropriately zoned for primary residential uses.

Compatibility:

The subject parcels are located in a platted subdivision intended for residential uses. The property is also adjacent to Stoneybrook Manor which is another platted subdivision to the west.

There are countless examples throughout Christian County where agriculturally zoned parcels exist adjacent to residentially zoned parcels and residential subdivisions.

The question before the Planning Commission here is whether compatibility would be maintained if it were to rezone lots which were previously determined to be appropriate for residential development and are within a platted subdivision to an A-1 (Agriculture) zoning designation.

Connectivity:

The subject property is located on a publicly maintained road which passes through Jenkins Estates connecting Shawnee Rd. to Jenkins Rd.

The intersection of Estate Dr. and Jenkins Rd. is located .2 miles south of State Hwy 125.

PROJECT/SITE ANALYSIS:

Site Characteristics:

The site is comprised of two lots.

Lot 4-A is developed with a large single family residence, swimming pool and multiple sheds/outbuildings. Approximately 5.25 of the 8.1 acres is developed with structures or populated with trees.

Lot 4-B is developed with a single family residential structure. Approximately 1.6 acres of this lot is developed with the structure or treed, with 4.18 acres remaining open.

The applicant has submitted site plans for the properties which are included with this report.

Landscaping and Buffering:

Because this application is only related to a rezoning request for the properties, no specific provisions for landscaping or buffering have been offered or will be required at this time.

It should be noted that the Zoning Regulations pertaining to the A-1 Agriculture District do identify certain uses which require minimum distancing from Residentially zoned property.

Building Design:

Any new construction would be subject to permitting and inspection by the Building Inspections Department.

Access:

The two subject lots currently share an existing point of access to Estate Rd. with the driveway generally following the property line dividing the two pieces of property.

Utility Services:

Both lots are developed with individual septic systems, private water wells and electricity.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning to A-1 would not be anticipated to create any adverse stormwater impacts. It should be noted that many land disturbance activities which take place on A-1 zoned property are not subject to soil erosion control regulations otherwise applied to non-agriculturally zoned property.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts.

Floodplain/Sinkhole Impacts:

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

TRANSPORTATION ANALYSIS:

Traffic Impact:

In general, the act of rezoning does not in and of itself create an impact to traffic. Notwithstanding, it is worthwhile for the board to consider the range of impacts future development within the contemplated zoning district might bring as well as the site's capacity to accommodate improvements if needed and the appropriateness of such improvements within the context of the existing developed area.

Estate Dr. is a residential road which is approximately 19'-20' in width originally constructed as chip and seal intended to serve the typical needs of an 8-9 lot residential subdivision.

The applicant's letter makes clear their intention to utilize the property for uses which may reasonably be expected to generate more trips than were anticipated when the area was platted and developed. If, this property is rezoned and it is determined that the use described within the applicant's letter is indeed permissible within the A-1 district, the County would not have the ability to require road improvements of the property owner.

PUBLIC COMMENTS:

At the May 18, 2026, Planning and Zoning hearing there was a large level of interest in this case.

Three neighboring property owners spoke in opposition to the change in zoning citing traffic impacts and parking problems which have occurred and are likely to get worse if the rezoning leads to more visitors to the operation.

They also spoke about the conflict of having this type of facility drawing visitors to an area which was platted and approved as a residential subdivision. One of the speakers expressed that the issue was not with the animals but rather the visitors coming to the site as a destination.

There were also concerns expressed regarding the adequate containment of the camel being kept on the property.

The applicant also spoke on behalf of her request. She presented three exhibits which are now included in the file for this case.

- Exhibit A – Letter of support from Mike Moon
- Exhibit B – A list of persons who are “not neighboring properties, but are in favor to this proposed zoning request”.
- Exhibit C – A list of neighboring land owners who say they are “without opposition” to the proposed rezoning.

Nineteen people were also present who spoke in support of this zoning change. They collectively expressed their appreciation for what the property owner is doing and spoke to the overall cleanliness of the operation.

Staff took note of the home addresses listed for the many people who came to speak in support. Of the 19 persons who spoke in support of this change, only one lives closer than 3,700 feet from the property. Seven were not residents of Christian County.

STAFF COMMENTS:

1. Staff is of the opinion that the A-1 zoning district is generally not an appropriate zoning designation within a platted residential subdivision.
2. The A-R (Agriculture Residence) district is a more appropriate designation which allows for many agriculture activities on a properties of this size while also remaining generally compatible with other nearby residential uses.
3. The letter prepared and submitted by the applicant’s attorney makes clear that this requested change in zoning is an attempt to make the various uses and activities associated with his client’s business/operation fit within a zoning district. It falls upon the Planning and Zoning Commission and County Commission to determine whether that proposed zoning district and all that it may allow is appropriate in this location with consideration given to the existing and adjoining districts and uses.

RECOMMENDATION:

After reviewing the staff report and taking public comment at the May 18, 2026 meeting, the Planning and Zoning Commission held discussion and by a vote of 4 aye to 1 nay, issued a recommendation of denial for this zoning change request.



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: 26-0098
Date Received: 4-14-26
Received By: TMW
Fee Paid: 650.00
Receipt # 12387 Check # 2121

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Maria R. Chieruzzi
Owner's Address 301 & 315 Estate Drive, Sparta, MO 65753
Phone Number 805-501-4325 Fax # N/A Email detailsaboveall@me.com
Representative's Name Parker D. Owens
Representative's Address 119 N. 2nd Street, Ozark, MO 65721
Phone Number 4175812411 Fax # 4175812447 Email powens@ahl.email
Representative's Signature Parker Owens

TYPE OF REQUEST

- | | |
|--|--|
| ☒ Rezoning <u>to A-1</u> | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivison, Road etc) |

PROPERTY INFORMATION

Parcel Number 130931000000009006 & 130931000000009008 Section 31 Township 27 Range 19
Address / Location of Property 301 & 315 Estate Drive, Sparta, MO 65753
Acreage Being Considered for Request 8.1 Existing Zoning RR
Existing Land Use Residential, Agricultural
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) Maria Chruszki Date 4/14/26
Date _____

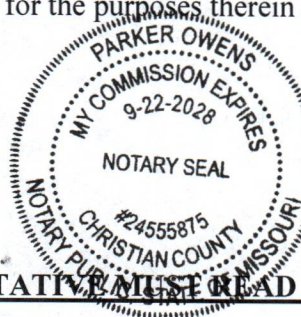
ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)

On this 14 day of April, in the year 2026, before me, the undersigned notary public, personally appeared Maria Chruszki, 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.



Parker Owens Notary Public
my Commission expires 9-22-28

OWNER AND REPRESENTATIVE MUST READ AND INITIAL THE FOLLOWING:

MC PO

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.

PO

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.

MC PO

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.

MC PO

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.

MC PO

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.

MC PO

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



April 14, 2026

Christian County Planning & Zoning
1106 W Jackson St
Ozark, MO 65721

**LETTER OF EXPLANATION FOR REZONING REQUEST
301 & 315 ESTATE DRIVE, SPARTA, MO**

To whom it may concern:

My name is Parker Owens, and I represent Maria Chieruzzi, owner of real property located at 301 and 315 Estate Drive, Sparta, MO ("Property"). I have drafted this letter to better explain the nature of the rezoning request for Maria's property, which is better described on the Trustee's Warranty Deed attached to this Application. In this letter, I will define the proposal while providing information concerning water services, wastewater services, traffic information, impacts to the neighborhood, the environment, and other matters related to any proposed development or operation on the property.

REQUESTED REZONING

Currently, the Property is zoned RR – Rural Residential. This proposed rezoning would see the Property rezoned to A-1 Agricultural. Many other pieces of land in their area are zoned both RR and A-1. Multiple neighboring parcels recently rezoned from RR to A-1 (Lots 1 and 6 of Jenkins Estates). The rationale for the change from RR to A-1 is as follows:

1. Maria Chieruzzi, Chris Chieruzzi, and Details above All-Pacas

Currently, Maria has both (1) her residence on the Property, and (2) a small farming operation aimed at allowing persons with disabilities, the elderly, children, veterans, and other persons to learn both agricultural skills and utilize their animals as a therapeutic remedy. Most discussion in this letter will concern 301 Estate Drive, as 315 Estate Drive contains only a residence and some grassy fields.

Maria does not operate a standard farm. Her business, "Details above All-pacas," has a host of alpacas, llamas, emus, peacocks, Indonesian chickens, a camel, and other exotic and unique animals. They do not operate their business as a 9-5 operation with a storefront, but rather serve groups of visitors (mostly care facilities and schools) on an appointment basis. She has a scripted tour for most visitors, with some education groups also being able to see some of the medical/testing facilities on special occasions. Some visitors volunteer on the farm once per week to help take care of the animals, but no commercial activities take place on those days.

Visitors do have the opportunity to visit a gift shop (approximately 125 square feet, with no employees or persons in the shed at most times) to see the types of items that can be made using products from the animals on site. Occasionally, there will be a church event on the property where attendees may play music or eat, but that is not a primary use of the Property.

Details Above All-pacas currently operates under an LLC, but is in the process of a 501(c)(3) registration as they have an authorized charitable purpose for educational and therapeutic purposes, and the details of her operation all fit within all relevant state and federal law that governs nonprofit and charitable organizations.

2. Current Restrictions on RR zoning affecting operations.

Under Article 33, Section 2 of the Christian County Zoning Regulations ("Regulations"), the Permitted Uses provide for the following (*emphasis added*):

"A. Single family detached dwellings.

- B. Residential Group Homes according to the provisions of Article 25.
- C. Road Right-of-Way and Road Crossing Procedures for Buried Lines and other public utility uses in accordance with Article 18.
- D. Churches, schools, public buildings, structures, and properties of *recreational, cultural, administrative, or public service type*, all producing less than one thousand five hundred (1500) gallons of wastewater per day."

Under Article 33, Section 3 of the Regulations, the Accessory Uses provide the following (*emphasis added*):

"A. Accessory uses, buildings, and structures customarily incidental to the Permitted Uses set out above.

- B. Residential home occupations as defined in Article 2, Section 2 and Article 10.
- C. Temporary real estate and small announcement signs.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- E. *Swimming pool incidental to a single family dwelling.*
- F. Day care homes, if not more than six (6) children are kept.

No activities by the Chieruzzis violate the Prohibitions explicitly under Article 33, Section 6.

Based on the description of the Property's use in Section 1 of this Letter, it would appear that Maria's business and residence on the Property is a Permitted Use under the Regulations. Her residence is allowed under §33(2)(A), and their farm, with its purpose being educational and therapeutic with international and exotic animal education and activity, would fit under the "recreational" or "cultural" allowance under §33(2)(D). The bathroom, gift shop, and other small enclosures would fit under §33(3)(A); and their pool is covered under §33(3)(E).

3. Notice of Violation – Dated March 31, 2026

Maria received a Notice of Violation from the Christian County Planning and Development Department in early April. It laid out 3 main points that pointed to a commercial business existing in a Rural Residence District, resulting in a violation:

- Admission Fee/Requested Donation for entrance to the farm;
- Offering food items, having the previously-mentioned gift shop; and
- Having a Merchant's License associated with the Chieruzzi's LLC.

Upon further discussion with the office, the points were refined to state that the Merchant's License, on its own, was not in violation of the Regulations (as Maria uses that license for other business purposes allowed under Article 10 of the Regulations and is not relevant to this Application). Pursuant to the Notice of Violation, Maria immediately halted all operations.

4. A-1 Agricultural District

Under Article 31, Section 1, the Property meets all of the following threshold criteria:

- Non-significant portion of the area is a non-farm, residential development;
- The total area of the proposed rezone would be 13.88 acres, with any created administrative subdivision resulting in one 10+ acre tract and one <10 acre tract.
- The parcels are legal tracts of land for permits and transfer of title.

Under Article 31, Section 2 of the Regulations, the Permitted Uses provide for the following (*emphasis added*):

"A. Agriculture, including any customary agricultural building and structure, orchards, the harvesting of wild crops, berries, tree fruits and seeds, grazing, nursery and greenhouses; provided that any greenhouse heating plants, or building or enclosure in which farm animals are kept shall comply with the distance requirements of one hundred (100) feet from any Residential District.

B. Single-family detached dwelling.

C. Churches and parish houses, schools, public buildings, structures and properties of recreational, cultural, administration or public service type all producing less than one thousand five hundred (1,500) gallons of wastewater per day.

D. Private non-commercial recreational areas, uses and facilities including country clubs, swimming pools, forests and wildlife preserves.

E. Road Right-of-Way and Road Crossing Procedures for Buried Lines and other public utility uses according to the provisions of Article 18.

Under Article 31, Section 3 of the Regulations, the Accessory Uses provide the following (*emphasis added*):

- “A. Accessory uses, buildings and structures customarily incidental to any of the Permitted Uses set out above, including (*emphasis added*):
1. Living quarters of persons employed on the premises; the keeping of roomers or boarders by a resident family.
 2. *A private garage, parking area, or stable.*
 3. *Customary incidental home occupations when conducted in a dwelling, provided that no stock in trade is kept or products sold, except such as are made on the premises.*
 4. *Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity.*

Under Article 31, Section 4 of the Regulations, the relevant Conditional Uses requiring Board of Adjustment Approval provide for the following (*emphasis added*):

D. Temporary roadside stands for non-agricultural commercial sales.

H. Religious and charitable institutions

In addition to the information contained on the Property in Section 1 and 2 above, as well as the meeting of the requirements of Article 31, Section 1, these regulations described in Section 4 of this Letter fit the proposed used in the following manner:

- Residential Home is allowed under §31(2)(B);
- Agricultural Buildings meet requirements under §31(2)(A);
- Any required, not-yet-constructed parking or road areas, or stables for animals required would be available under §31(3)(2);
- Current operations properly performed under §10 of the Regulations would continue to be allowed under §31(3)(A)(3);
- The portion of the gift shop selling agricultural products from the property would be allowed under §31(3)(A)(4);
- Temporary events not offering agricultural sales could be allowed under §31(4)(D);
- The full nonprofit operation, as it was previously operating, could continue to operate under §31(4)(H).

This rezone, and the Permitted and Accessory uses under an A-1 district would also remove the issues present in the Notice of Violation, allowing Maria to properly continue operations and bring the valuable service and experience to the Sparta and Christian County communities.

WATER AND WASTEWATER CONSIDERATIONS

Maria's Property currently has its own well and septic system that are not connected to any community or other multiple-property systems. Her current septic capacity is 1250g, and her well depth is 455 feet.

As the anticipated use of the Property will not increase in intensity or density, and since Maria does not anticipate building any additional hookups necessitating any additional wastewater or well usage, we expect no significant change in the water or wastewater usage for the Property.

TRAFFIC CONSIDERATIONS

Maria's business has not resulted in heavy traffic, nor any traffic beyond what would normally be expected for an RR area with A-1 areas already mixed in. A good example of this is that all visitors who have visited the Property have been able to park in her own residential driveway, rather than spill out onto the road and inhibit either her A-1 or RR neighbors.

Due to the minimal traffic impacts that her operation has had, no formal traffic study has been completed.

ENVIRONMENTAL CONCERNS

A rezone to A-1 will not result in any additional environmental burden to the property. The Property does not fall into a CAFO, but rather primarily serves as an area for a herd of alpacas, as well as llamas and other previously mentioned animals to graze. The actually-constructed portion of the property is minimal.

NEIGHBORHOOD CONSIDERATIONS

Prior to this April, Jenkins Estates was a formal neighborhood with Covenants, Conditions, and Restrictions ("CCRs") on its subject properties. However, a majority of the property owners formally voted to revoke said CCRs and free the area from restrictions on properties. This renunciation of CCRS was properly filed with the Christian County Recorder's Office and dated March 31, 2026.

The neighborhood, by this vote to revoke the CCRs, as well as previous rezones of multiple RR-zoned properties to A-1-zoned properties, signals that the neighborhood as a whole is not anticipating further residential development, and that most homeowners do not want to restrict the use of one another's land.

Abutting neighbors to the Property will not be affected by this rezone, as most either are A-1 zoned already, or there are a significant number of trees between the Property and neighboring properties. The remaining neighbors are across fields, and meet the distance and setback minimums prescribed by the Regulations.

CONCLUSION

Based on the above-described information, as well as the provided documents as required by the Application, and the fulfillment of all the requirements therein, we request that this Board recommend that this Property be rezoned to A-1.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Parker D. Owens", written in a cursive style.

Parker D. Owens, Esq.

3R 9.005
3 Ac

JENKINS ESTATES REF

4A

9.006
8.1 Ac

Pasture

JENKINS ESTATES REPLAT LOTS 4-R AND 7

315

MOVED
GRASS

1

9.003
3.65 A

mowed
Grass

9.008
5.78 Ac

fence

Gate

6

9.002
5.79 Ac

JENKINS ESTATES

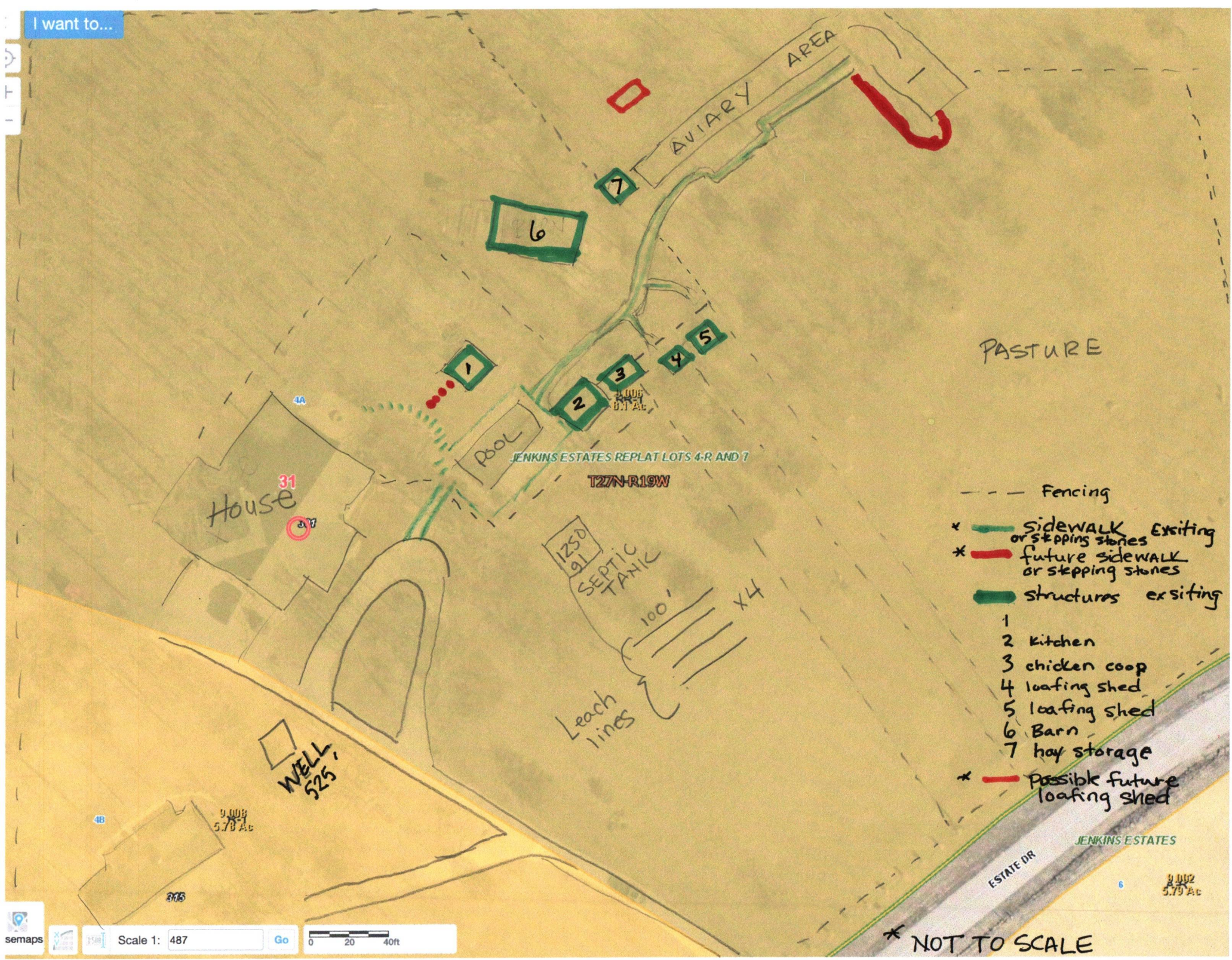
T27N-R19W

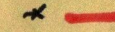
ESTATE DR

untouched
Pasture area

417

8.001
19.2 Ac



- Fencing
- *  sidewalk or stepping stones existing
- *  future sidewalk or stepping stones
-  structures existing
- 1
 - 2 kitchen
 - 3 chicken coop
 - 4 loafing shed
 - 5 loafing shed
 - 6 Barn
 - 7 hay storage
- *  possible future loafing shed



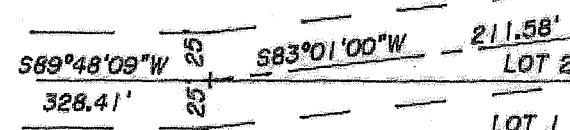


ROAD EASEMENT CALLS

A = S89°48'09"W 328.41'
 B = L=102.46' R=273.17'
 C = L=89.26' R=273.17'
 D = S49°35'26"W 153.41'
 E = S49°35'26"W 100.00'
 F = L=187.42' R=217.11'
 G = S00°07'48"W 371.58'
 H = S09°58'43"W 146.16'
 J = S00°07'48"W 670.07'

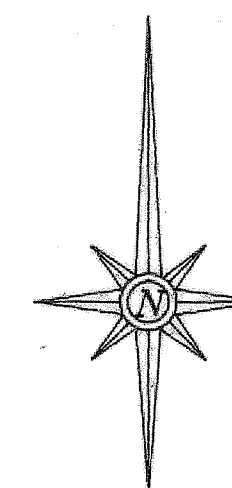
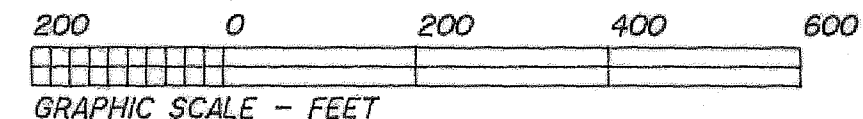
LOT AREAS

LOT 1 = 3.65 AC.+-
 LOT 2 = 3.39 AC.+-
 LOT 3 = 3.00 AC.+-
 LOT 4 = 5.52 AC.+-
 LOT 5 = 5.35 AC.+-
 LOT 6 = 5.79 AC.+-
 LOT 7 = 3.00 AC.+-
 LOT 8 = 3.00 AC.+-
 LOT 9 = 3.00 AC.+-

DETAIL
NOT TO SCALE

JENKINS ESTATES

A SUBDIVISION IN THE E1/2 NW1/4
 SEC. 31-T27N-R19W CHRISTIAN
 COUNTY, MISSOURI



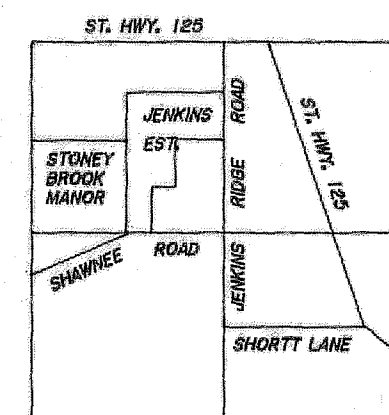
U/E = UTILITY EASEMENT
 ● = IRON PIN SET
 ○ = IRON PIN IN PLACE PLS-2122
 -X- = FENCE LINE
 R/C = RECORDED AS
 M/S = MEASURED AS
 Δ = R-O-W MARKER
 □ = STONE
 -E- = OVERHEAD ELECTRIC

CLASS A PROPERTY SURVEY

DEED REFERENCE: BOOK 286 PAGE 2415
 BEARINGS FROM STONEYBROOK MANOR
 TOTAL OF 35.71 ACRES +- IN SUBDIVISION
 ACREAGE IN LOTS 35.71 ACRES +-
 3.24 ACRES +- IN ROADS
 NEW ROAD EASEMENT IS 2321' +- IN LENGTH.

JENKINS RIDGE ROAD HAS A CHIP & SEAL SURFACE.
 ALLEN MOSS STATED THAT JENKINS RIDGE ROAD
 & THAT PART OF SHAWNEE ROAD SHOWN ON
 THIS PLAT ARE COUNTY MAINTAINED.
 UNABLE TO FIND ANY RECORDED CONVEYANCES OF
 THE COUNTY MAINTAINED ROADS SHOWN ON PLAT,
 THEY APPEAR TO BE ABOUT 40' WIDE.

PINS WERE SET AT THE R/W OF THE ROAD ESMT.
 5' UTILITY EASEMENTS ARE GRANTED ADJACENT
 TO ALL LOT LINES & ADJACENT TO ALL ROADS.

SECTION 31
NOT TO SCALE

A SIGNED CERTIFICATE OF APPROVAL
 ON THIS PLAT DOES NOT CONSTITUTE
 ACCEPTANCE OR APPROVAL OF ANY
 ROADS BY CHRISTIAN COUNTY

SURVEYOR'S DECLARATION

I, Lloyd E. Todd, Registered Land Surveyor, hereby declare I have surveyed and subdivided the above-described tract of land, and that all lot corner pins were placed under my personal supervision. The results of said survey are represented on this plat to the best of my professional knowledge and belief, and I did attempt to meet the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources and the standards adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

DESCRIPTION

All of the West Half of the Southeast Quarter of the Northwest Quarter (W1/2 SE1/4 NW1/4) of Section 31, Township 27N, Range 19W, Christian County, Missouri. ALSO: All of the South Half of the Northeast Quarter of the Northwest Quarter (S1/2 NE1/4 NW1/4) of Section 31, Township 27N, Range 19W, Christian County, Missouri. EXCEPT: All of the East Half of the South Half of the West Half of the Southeast Quarter of the Northwest Quarter (E1/2 S1/2 W1/2 SE1/4 NW1/4) of Section 31, Township 27N, Range 19W, Christian County, Missouri.

PLANNING & ZONING APPROVAL

I hereby certify that all streets and other improvements shown on this plat have been installed or completed or that their installation or completion (within 12 months after the date below) has been assured by the posting of a performance bond or other sufficient surety, and that the subdivision shown on this plat is in all respects in compliance with The Unified Development Codes for Christian County, and that therefore this plat has been approved by the Christian County Planning and Zoning Department, subject to said plat being recorded in the Christian County Registry within 60 days of the date below.

Date: 7/19/06

Permit # 2006-0492

IN THE COLLECTOR'S OFFICE

I hereby certify that all county taxes assessed against the property described hereon have been paid.
 Date: 7/14/06

Ted Nichols, Collector

IN THE RECORDER'S OFFICE

I, Roy Meadows, Recorder for Christian County, Missouri, within instrument of writing was, at _____, Mo., on _____, 2006, duly filed in the records of this _____ Page _____

IN WITNESS WHEREOF, I have hereunto set my hand & seal in Ozark, Missouri, this _____ day of _____, 2006.

Peggy McPherson
 Deputy

Roy Meadows
 Roy Meadows, Recorder

DEDICATION AND EXECUTION OF PLAT
 JENKINS PROPERTIES, INC., a Missouri corporation, has had the below described tract of land surveyed and subdivided, as indicated, and designated as "JENKINS ESTATES, A Subdivision in the E1/2 of the NW1/4 of Section 31, Township 27N, Range 19W, Christian County, Missouri."

We hereby certify we are the owners of the property described hereon, and that we freely adopt this plan of subdivision and dedicate to public use any areas designated on this plat as streets, alleys, walks, parks, open space and easements, except those specifically designated as private, and that we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated to public use shall be deemed to be dedicated for any public use authorized by law when such other use is approved by the appropriate public authority in the public interest.

IN TESTIMONY WHEREOF, we, the owners, have hereunto set our hands on this 14th day of July, 2006.

Grant D. Jenkins, Managing Member
 Mark A. Jenkins, Managing Member

STATE OF MISSOURI
 COUNTY OF CHRISTIAN

On this 14th day of July, 2006, before me appeared GRANT D. JENKINS and MARK A. JENKINS, to me personally known, and who being duly sworn did say they are Managing Members of JENKINS PROPERTIES, INC., a Missouri corporation, and that they executed the foregoing instrument as their free act and deed and the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Ozark, Missouri, the day and year first above written.

My commission expires 9-29-06

Cindy L. Heaton

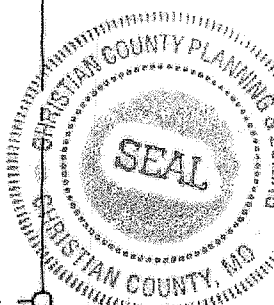
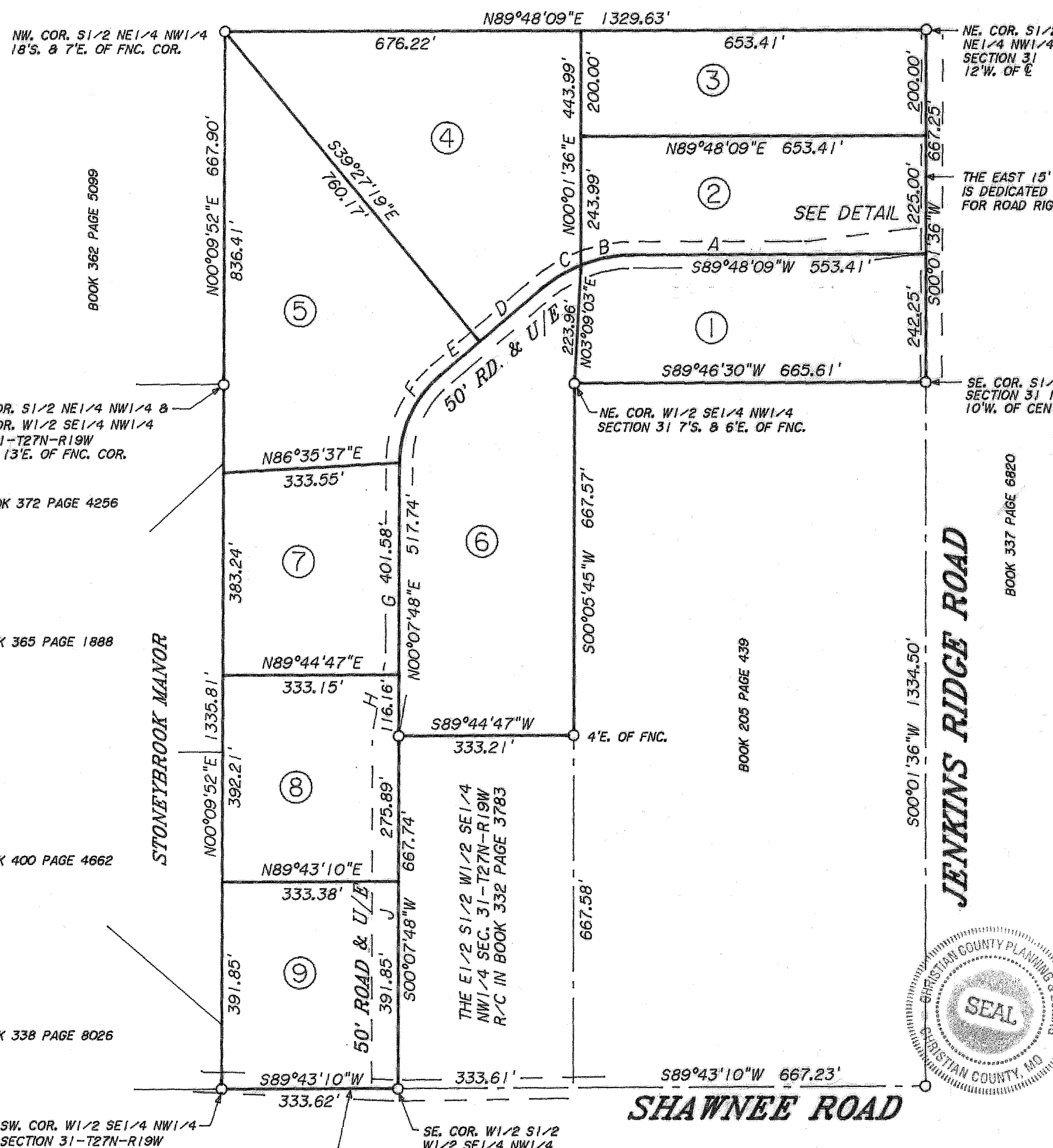
CINDY L. HEATON
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Webster County
 My Commission Expires Sep. 29, 2006

TODD
 SURVEYING

P. O. BOX 365
 WEST SIDE OF SQUARE
 OZARK, MO. 65721-0365
 (417) 581-2187



SURVEY FOR
JENKINS PROPERTIES, INC.
 DATE: 5-5-06 SCALE: 1" = 200'
 DRAWN BY: LT CHECKED BY: LT
 BOOK NO: 69-52 DWG. NO: C-2704



A STRIP 20' WIDE ON THE EAST
 SIDE & 38' WIDE ON THE WEST
 SIDE IS DEDICATED TO THE CO.
 FOR ROAD RIGHT-OF-WAY

REPLAT OF LOT 4-R & LOT 7 OF JENKINS ESTATES
A SUBDIVISION IN THE E1/2 OF THE NW1/4
S31-T27N-R19W 5th P.M., CHRISTIAN COUNTY, MISSOURI

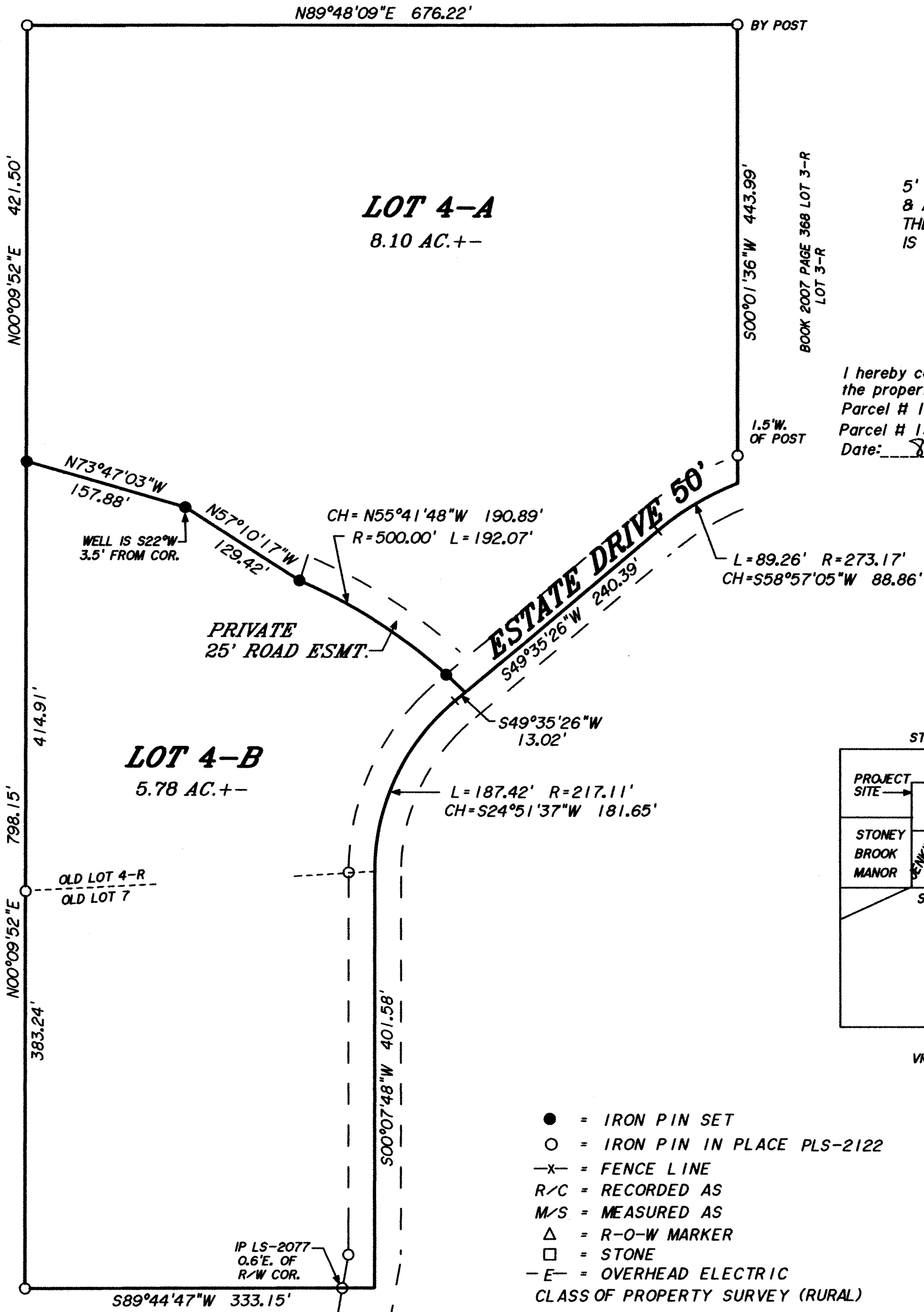
BOOK 2016 PAGE 13041

NW CORNER
S1/2 NE1/4 NW1/4
S31-T27N-R19W
CHRISTIAN CO., MO.
BY POST

BOOK 2016 PAGE 15130

BOOK 2011 PAGE 8614

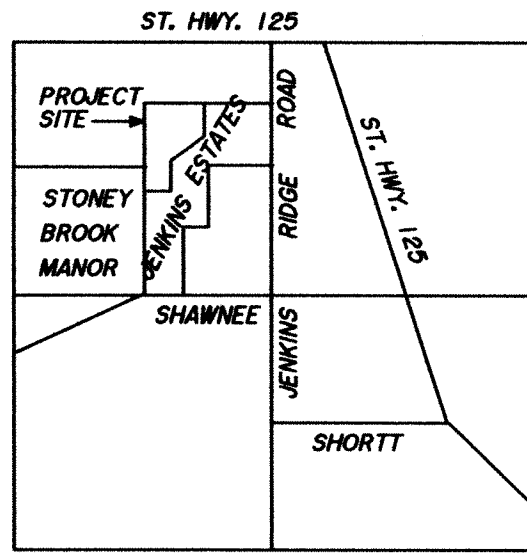
BOOK 365 PAGE 1888



5' UTILITY EASEMENTS ADJACENT TO ALL LOT LINES
& ADJACENT TO ALL ROADS, PER JENKINS ESTATES.
THE UTILITY EASEMENT BETWEEN LOTS 4-R & 7
IS HEREBY VACATED.

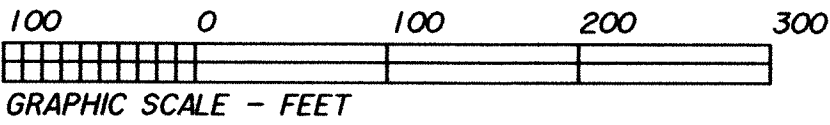
TAXES
I hereby certify that all county taxes assessed and billed against
the properties described hereon have been paid.
Parcel # 130931000000009006
Parcel # 130931000000009008
Date: 8-15-2018

Ted Nichols
Ted Nichols, Collector



VICINITY MAP SECTION 31
NOT TO SCALE

- = IRON PIN SET
 - = IRON PIN IN PLACE PLS-2122
 - X- = FENCE LINE
 - R/C = RECORDED AS
 - M/S = MEASURED AS
 - △ = R-O-W MARKER
 - = STONE
 - E- = OVERHEAD ELECTRIC
- CLASS OF PROPERTY SURVEY (RURAL)
DEED REFERENCE: BOOK 2013 PAGE 2431
BOOK 2018 PAGE 9272
BEARINGS FROM JENKINS ESTATES, R/C IN H-489
REPLAT OF LOTS 4 & 5 JENKINS ESTATES, R/C IN H-758
LOT 4-R OF THE REPLAT OF JENKINS ESTATES, WAS
NEVER DEEDED.



DEDICATION AND EXECUTION OF PLAT
We, KELLY COOK RIESS and JIM RIESS, have had the below-described lands surveyed
as indicated, and designated as "REPLAT OF LOT 4-R & LOT 7 OF JENKINS ESTATES,
A Subdivision in the East Half of the Northwest Quarter of Section 31, Township 27N,
Range 19W, of the 5th P.M., Christian County, Missouri." This replat does not reflect
any changes to the existing roads.

We hereby certify, as owners of the property described hereon, that said property is
within the subdivision regulation jurisdiction of the County of Christian, and that we
freely adopt this plan of subdivision, and dedicate to public use all areas shown on
this plat as easements or deficient right-of-way, except those specifically indicated
as private, and that we will maintain all such areas until the offer of dedication is
accepted by the appropriate public authority.

IN TESTIMONY WHEREOF, we have hereunto set our hands on this 15 day of
Aug, 2018.

Kelly Cook Riess *Jim Riess*
KELLY COOK RIESS JIM RIESS

STATE OF MISSOURI
COUNTY OF CHRISTIAN

On this 15 day of Aug, 2018, before me appeared KELLY COOK
RIESS & JIM RIESS to me personally known, and who being duly sworn did say they
executed the foregoing instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at
my office in Ozark, Missouri, the day and year first above written.
My commission expires: May 19, 2019

VALERIE CARR
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires May 19, 2019
Commission #15024595

Valerie Carr
Notary Public

DESCRIPTION
All of Lots 4, 5, & 7 of JENKINS ESTATES, A Subdivision in the East Half of the
Northwest Quarter of Section 31, Township 27N, Range 19W, Christian County,
Missouri, as recorded in Plat Book H at Page 489 in the Christian County Recorder's
Office. Subject to all right-of-ways, easements and restrictions of record.

SURVEYOR'S DECLARATION
I, Loyd E. Todd, Professional Land Surveyor, hereby declare I have surveyed and
replatted the above-described lands. The results of said survey are represented on
this replat to the best of my professional knowledge and belief, and I did attempt to
meet the current Minimum Standards for Property Boundary Surveys of the Missouri
Department of Natural Resources and the standards adopted by the Missouri Board
for Architects, Professional Engineers and Land Surveyors.

PLANNING & ZONING APPROVAL
I hereby certify that the minor subdivision on this replat is in all respects in
compliance with The Unified Development Codes for Christian County, and that
therefore this replat has been approved by the Christian County Planning & Zoning
Department, subject to being recorded in the Christian County Registry within 60
days of the date below.
Date: 8-15-18 2018-0832

A SIGNED CERTIFICATE OF APPROVAL
ON THIS PLAT DOES NOT CONSTITUTE
ACCEPTANCE OR APPROVAL OF ANY
ROADS BY CHRISTIAN COUNTY



Valerie Carr
P & Z Representative

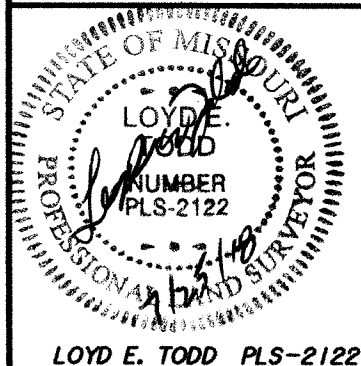
IN THE RECORDER'S OFFICE
Recorded in Christian County, Missouri
Recording Date/Time: 08/15/2018 at 01:36:36 PM
Instr #: 2018L10907
Book: I Page: 137

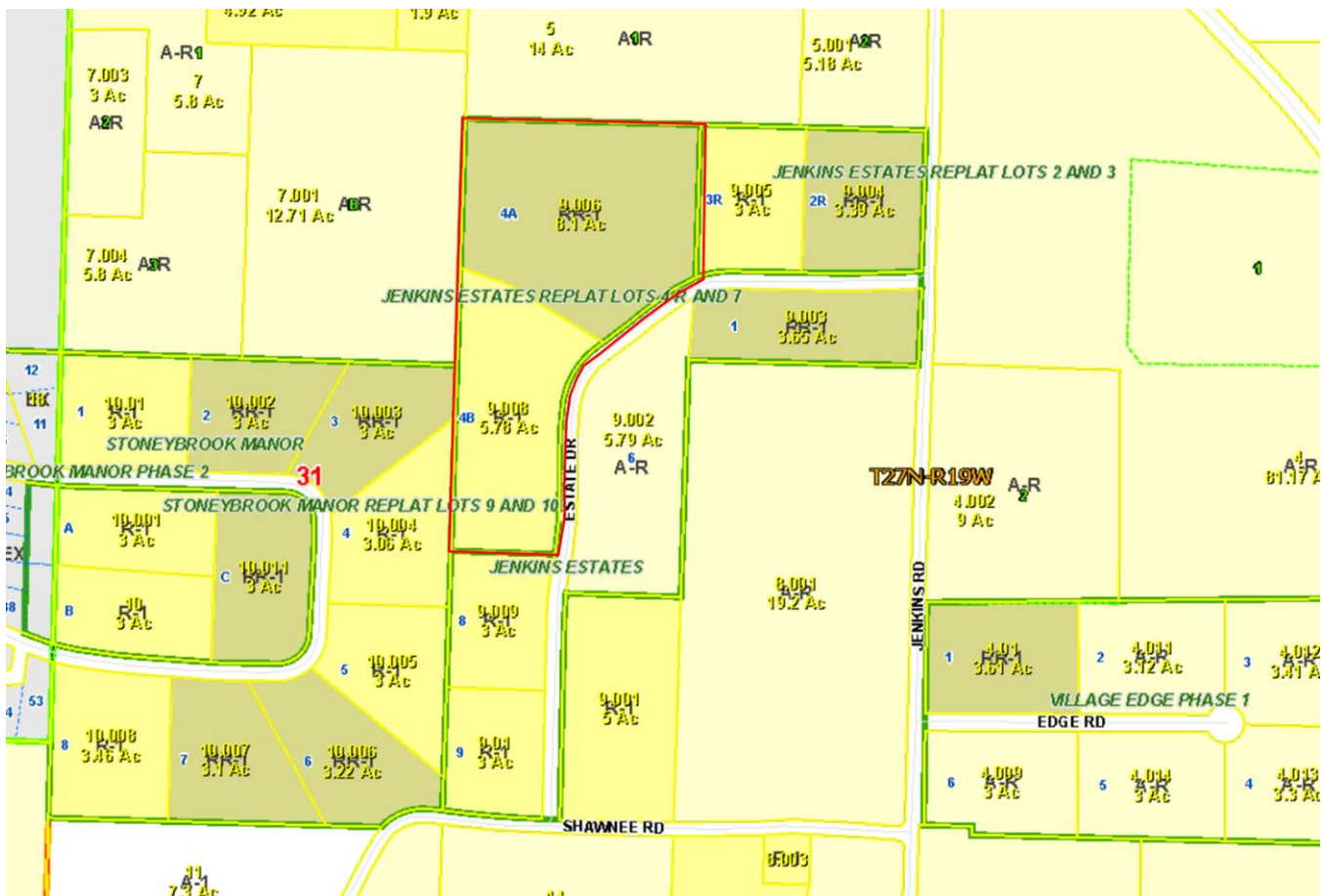
Pages: 1
Fee: \$44.00 \$ 20180010237

JIM & KELLY RIESS
Kelly Hall *Sarah J. Green*
RECORDER DEPUTY



TODD SURVEYING		P.O. BOX 365 302 N. SECOND ST. OZARK, MO. 65721-0365 (417) 581-2187	
SURVEY FOR KELLY COOK RIESS & JIM RIESS			
DATE: 7/25/18	SCALE: 1" = 100'		
DRAWN BY: LT	CHECKED BY: LT		
BOOK NO:	DWG. NO: 3487		







Site Photos Case# 2026-0098



Entrance to property



View of Estate Drive. 19 +/- feet in width



Formal Opposition to Rezoning Request for 301 and 315 Estate Drive Sparta, MO

From Josh Tippitt <jtippitt@fellersfoodservice.com>

Date Mon 5/4/2026 10:29 AM

To Todd W <toddw@christiancountymo.gov>

Cc Stephanie Tippitt <stippitt83@gmail.com>

 4 attachments (2 MB)

IMG_20260503_101239.jpg; IMG_20260503_101248.jpg; IMG_20260503_101250(1).jpg;
Screenshot_20260503_151208_Messages.jpg;

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.

This correspondence is submitted by the property owners of **915 Jenkins Road, Sparta, Missouri 65753 (Joshua and Stephanie Tippitt)** to formally express our opposition to the proposed rezoning of **301 Estate Drive and 315 Estate Drive, Sparta, Missouri 65753** from **residential** to **agricultural** use.

We would like to preface this letter by acknowledging that land use and zoning matters are not our area of professional expertise, and we respectfully ask that any inadvertent misuse of terminology be excused. While we recognize the length of this correspondence, as property owners immediately adjacent to the applicant and directly impacted by any zoning changes, we believe it is important to thoroughly outline our concerns. We greatly appreciate your time and attention in reviewing the issues presented below.

For clarity, our primary areas of concern are summarized as follows:

1. Existing Commercial Operations on the Property

The applicant has been operating a business on this property for a significant period of time. The operation functions as a petting zoo and gift shop–style attraction and currently houses approximately eighteen (18) alpacas, along with peacocks, ponies, chickens, and a camel. According to the applicant's publicly available website and social media pages, the business advertises birthday parties, private events, and other activities open to the public. Past promotions have also included outside vendors, live music, and attempts to host a farmer's market on the property.

Additionally, the business owners have publicly expressed their intention to continue expanding and evolving the operation. It is also noted on the applicant's website that the property is not fully ADA accessible as of the date of this letter. These factors lead us to believe the requested rezoning may facilitate further commercial expansion rather than traditional agricultural use.

(See: <https://www.detailsaboveall-pacas.com> and associated Facebook page.)

2. Traffic and Parking Concerns

Our most significant concern relates to the potential increase in traffic should the business continue to

grow and attract a larger number of visitors. At present, there is no designated or adequate parking area located on the property. Any increase in attendance would likely result in vehicles parking along Estate Drive or significantly increasing traffic volume.

Estate Drive has historically been a very low-traffic residential roadway. Residents regularly use the road for walking, jogging, children's bicycle riding, and walking pets. Increased traffic and roadside parking would diminish both the safety and enjoyment of this shared residential space and could negatively impact multiple surrounding property owners.

3. Abolishment of Neighborhood Covenants

Neighborhood covenants applicable to the applicant's property were recently filed to be abolished at the request and initiation of the same applicant submitting the rezoning request. It is our understanding and belief that inaccurate or outdated information was provided to affected property owners during this process, relying on obsolete documentation rather than current Christian County records.

The manner in which signatures were solicited raises additional concerns. Property owners were approached individually on different dates, resulting in two of the four impacted parties being given extremely limited timeframes—six (6) and three (3) business days, respectively—to verify the accuracy of the information before an arbitrarily set deadline chosen solely by the applicant. Deadline extensions were not accommodated to ensure equal consideration by all parties.

Furthermore, when questions were raised regarding discrepancies—including why the applicant claimed three (3) votes rather than two (2), despite covenant language stating one vote per tract of land and current county records reflecting only two replatted lots—those questions were not satisfactorily addressed. Instead, the applicant continued to reference outdated materials. As a result, we declined to sign the document, as we were not confident in the accuracy or completeness of the information provided.

Attached to this correspondence are copies of the documents presented during this process, as well as a screenshot of a text message sent during a phone conference in which we requested clarification regarding these inconsistencies.

Conclusion

For the reasons outlined above, we respectfully request that this rezoning application be carefully scrutinized and ultimately denied. We believe the proposed change is inconsistent with the residential nature of the neighborhood and may enable expanded commercial activity that would negatively affect surrounding property owners, traffic conditions, and overall quality of living areas.

Thank you for your time and consideration of our concerns.

Respectfully,

Joshua and Stephanie Tippitt

Property Owners
915 Jenkins Road
Sparta, MO 65753

Maria Chieruzzi
301 Estate Drive
Sparta, MO 65753
03/12/2026

Dear Neighbor,

I am writing to propose we repeal the Recorded Plat of Jenkins Estate Protective Covenants and Easement, as recorded in Deed Book 2006, Page 14217.

I believe this Covenant is outdated and no longer relevant as originally intended.

As stated on page 5 of 6, paragraph 19:

"So long as the developers own one or more tracts in the above-described subdivision, developers retain the right to amend, repeal, or add to these restrictions; provided, however, that no existing restriction shall be made more restrictive than as herein drawn. When developers no longer own any tracts, these restrictions may be amended, **repealed**, or added to **by owners of a majority of the tracts in said subdivision. Each tract owned shall constitute one vote.** It shall not be necessary that these covenants be referred to in any subsequent deeds of conveyance."

Lots 1 and 6 were removed from the covenant on February 26, 2014 Book 2014 page 1897. The remaining Lots 2, 3, 4, 5, 7, 8 and 9 are owned as stated on signature page 2, with one vote per lot.

I am requesting your vote and signature (page 2) to formally repeal this covenant as required by the covenant. Please return page 2 on or before March 27, 2026 at 5:00 pm for your vote to be counted.

I personally will file with the Christian County Recorder, provide all owners with a copy of the repeal and pay any charges associated with this covenant repeal.

Sincerely,

Maria Chieruzzi

LOT 2	TIPPIT, JOSHUA & STEPHANIE C/O	YAY	NAY	ABSTAIN
-------	--------------------------------	-----	-----	---------

LOT 3	TIPPIT, JOSHUA & STEPHANIE C/O	YAY	NAY	ABSTAIN
-------	--------------------------------	-----	-----	---------

SIGNATURE/S _____ DATE _____

PRINTED NAME _____

SIGNATURE/S _____ DATE _____

PRINTED NAME _____

LOT 4	CHIERUZZI, MARIA (TRUST)	YAY	NAY	ABSTAIN
-------	--------------------------	-----	-----	---------

LOT 5	CHIERUZZI, MARIA (TRUST)	YAY	NAY	ABSTAIN
-------	--------------------------	-----	-----	---------

LOT 7	CHIERUZZI, MARIA (TRUST)	YAY	NAY	ABSTAIN
-------	--------------------------	-----	-----	---------

SIGNATURE/S _____ DATE _____

PRINTED NAME _____

LOT 8	JEMES, THOMAS & APRIL C/O	YAY	NAY	ABSTAIN
-------	---------------------------	-----	-----	---------

SIGNATURE/S _____ DATE _____

PRINTED NAME _____

SIGNATURE/S _____ DATE _____

PRINTED NAME _____

LOT 9	VIGNEAUX, BRADLEY JASON & MELISSA LYNN C/O	YAY	NAY	ABSTAIN
-------	---	-----	-----	---------

SIGNATURE/S _____ DATE _____

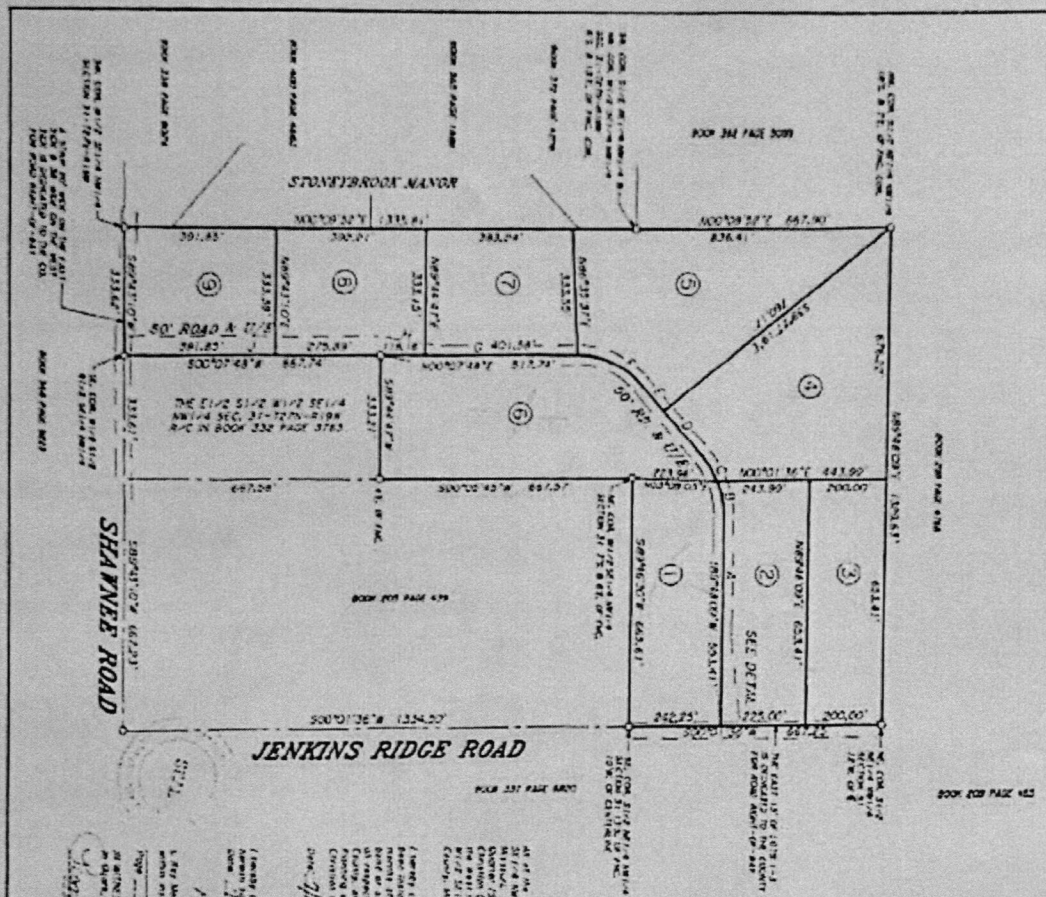
PRINTED NAME _____

SIGNATURE/S _____ DATE _____

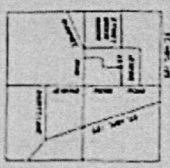
PRINTED NAME _____

LAND PLACEMENT TABLE

LOT	ACRES	ACRES	ACRES
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3	1.0000	1.0000	1.0000
4	1.0000	1.0000	1.0000
5	1.0000	1.0000	1.0000
6	1.0000	1.0000	1.0000
7	1.0000	1.0000	1.0000
8	1.0000	1.0000	1.0000
9	1.0000	1.0000	1.0000
10	1.0000	1.0000	1.0000
11	1.0000	1.0000	1.0000
12	1.0000	1.0000	1.0000
13	1.0000	1.0000	1.0000
14	1.0000	1.0000	1.0000
15	1.0000	1.0000	1.0000
16	1.0000	1.0000	1.0000
17	1.0000	1.0000	1.0000
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19	1.0000	1.0000	1.0000
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76	1.0000	1.0000	1.0000
77	1.0000	1.0000	1.0000
78	1.0000	1.0000	1.0000
79	1.0000	1.0000	1.0000
80	1.0000	1.0000	1.0000
81	1.0000	1.0000	1.0000
82	1.0000	1.0000	1.0000
83	1.0000	1.0000	1.0000
84	1.0000	1.0000	1.0000
85	1.0000	1.0000	1.0000
86	1.0000	1.0000	1.0000
87	1.0000	1.0000	1.0000
88	1.0000	1.0000	1.0000
89	1.0000	1.0000	1.0000
90	1.0000	1.0000	1.0000
91	1.0000	1.0000	1.0000
92	1.0000	1.0000	1.0000
93	1.0000	1.0000	1.0000
94	1.0000	1.0000	1.0000
95	1.0000	1.0000	1.0000
96	1.0000	1.0000	1.0000
97	1.0000	1.0000	1.0000
98	1.0000	1.0000	1.0000
99	1.0000	1.0000	1.0000
100	1.0000	1.0000	1.0000



JENKINS ESTATES A SUBDIVISION IN THE E 1/2 NW 1/4 SEC. 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI



SECTION 31

TO THE SOUTHERLY CORNER OF SECTION 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI.

SECTION 31

TO THE SOUTHERLY CORNER OF SECTION 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI.

SECTION 31

TO THE SOUTHERLY CORNER OF SECTION 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI.

SECTION 31

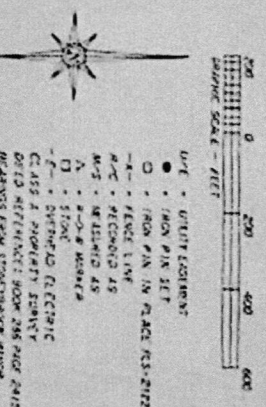
TO THE SOUTHERLY CORNER OF SECTION 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI.

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SECTION 31

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SECTION 31

TO THE SOUTHERLY CORNER OF SECTION 31, T22N, R19W, CHRISTIAN COUNTY, MISSOURI.

TODD SURVEYING

1100 N. 10TH ST. SUITE 100

OKLAHOMA CITY, OK 73107

PHONE: 405-271-1100

FAX: 405-271-1101

WWW.TODDSURVEYING.COM



← Chris Kennedy, Mari...

Ok we will call here in about 10min. Also going to send a picture for part of discussion.



Chris Kennedy

⊕ RCS message



STATE CAPITOL
OFFICE 220
JEFFERSON CITY, MO 65101
TELEPHONE 573-751-1480
MIKE.MOON@SENATE.MO.GOV



COMMITTEES:
VETERANS AND MILITARY AFFAIRS - CHAIR
FAMILIES, SENIORS AND HEALTH
PROGRESS AND DEVELOPMENT
GUBERNATORIAL APPOINTMENTS

MISSOURI SENATE
JEFFERSON CITY

SENATOR MIKE MOON
DISTRICT 29

May 5, 2026

Christian County Planning and Zoning Board and County Commissioners
1106 W. Jackson St.
Ozark, MO 65721

Support for Agritourism Re-zoning Request

I was recently made aware by my constituents, Maria Chieruzzi and Chris Kennedy, of the proposed rezoning request that would allow them to continue their agritourism farm activities in Christian County.

As a farmer, I support this rezoning request and appreciate their educational and family friendly approach to introducing others to agriculture. I am also grateful for the way they have transformed their farm to better serve and accommodate individuals with special needs and providing a welcoming experience for members of the community.

For these reasons, I support this endeavor and respectfully encourage a yes vote on the proposed rezoning request from Rural Residential to Agricultural-1 for the properties located at 301 and 315 Estate Drive in Sparta.

A handwritten signature in black ink, appearing to be "Mike Moon".

Mike Moon

Applicant's Exhibit "A" presented at the May 18, 2026, Christian County Planning and Zoning Commission meeting.

STATE CAPITOL
OFFICE 220
JEFFERSON CITY, MO 65101
TELEPHONE 573-751-1480
MIKE.MOON@SENATE.MO.GOV



COMMITTEES:
VETERANS AND MILITARY AFFAIRS - CHAIR
FAMILIES, SENIORS AND HEALTH
PROGRESS AND DEVELOPMENT
GUBERNATORIAL APPOINTMENTS

MISSOURI SENATE
JEFFERSON CITY

SENATOR MIKE MOON
DISTRICT 20

May 5, 2026

Christian County Planning and Zoning Board and County Commissioners
1106 W. Jackson St.
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Support for Agritourism Re-zoning Request

I was recently made aware by my constituents, Maria Chieruzzi and Chris Kennedy, of the proposed rezoning request that would allow them to continue their agritourism farm activities in Christian County.

As a farmer, I support this rezoning request and appreciate their educational and family friendly approach to introducing others to agriculture. I am also grateful for the way they have transformed their farm to better serve and accommodate individuals with special needs and providing a welcoming experience for members of the community.

For these reasons, I support this endeavor and respectfully encourage a yes vote on the proposed rezoning request from Rural Residential to Agricultural-1 for the properties located at 301 and 315 Estate Drive in Sparta.

A handwritten signature in black ink, appearing to read "Mike Moon".

Mike Moon

Applicant's Exhibit "B" presented at the May 18, 2026, Christian County Planning and Zoning Commission meeting.

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

These signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Printed Name/s: Beckie Wesson
Address: 541 South Ave, Sparta, Mo. 65753
Signature/s: Beckie Wesson
Comment

Printed Name/s: Ryan Zimmerman
Address: 1405 Farber Rd Chadwick, MO
Signature/s: Ryan
Comment

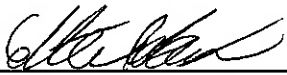
Printed Name/s: Tracy Lathrom
Address: 1209 W. McGuffey St. Ozark, MO 65721
Signature/s: Tracy Lathrom
Comment

Printed Name/s: Hannah Evans
Address: 8002 State Hwy 14 E Sparta MO 65753
Signature/s: Hannah Evans
Comment

Printed Name/s: Nick Belles
Address: 8002 State Hwy 14 E Sparta, MO 65753
Signature/s: Nick M. Belles
Comment

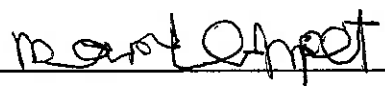
PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Name: Colton Roberts 

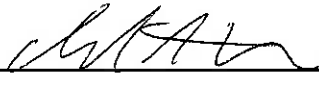
Address: 1556 State Hwy 2 Bruner MO

Comment: _____

Name: Morgan Lambert 

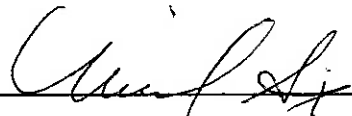
Address: 313 Hardwood Rd Marshfield MO

Comment: _____

Name: Charles A. Hagen 

Address: 508 Adam Ave Sparta MO 65753

Comment: _____

Name: MICHAEL SIX 

Address: 832 Anchor Hill Rd. ROGERSVILLE, MO

Comment: WONDERFUL PLACE GREAT ANIMALS & TOWNS

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

These signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Printed Name/s: Jonathan C Wetch

Address: 2245 St. Hwy. 00 Sparta MO

Signature/s: Jonathan Wetch

Comment I hope ~~sparta~~ the farm can stay open

Printed Name/s: HARRY TREECE

Address: 301 S. 8th St Ozark, MO. 65721

Signature/s: Harry Treece

Comment I would like to see the farm continue

Printed Name/s: CHUCK RYAN

Address: 805 W. OAK CRAFT MO. 65721

Signature/s: Chuck Ryan

Comment

Printed Name/s: Jenni Davis

Address: 7463 State Hwy 14 E Sparta, MO 65753

Signature/s: Jenni Davis

Comment

Printed Name/s: _____

Address: _____

Signature/s: _____

Comment

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Name: Chris Brown

Address: 488 Anita Run Rd Highlandville, MO 65669

Comment: As a homeschool parent, this wonderful place & wonderful people are incredibly loved by my children

Name: MAEWIE THORN

Address: 290 Nice Rd Clever Mo

Comment: _____

Name: Dee Kirkpatrick

Address: 905 N. 4th Ave OZARK Mo.

Comment: Wonderful place & Great People & pretty PLACE

Name: Sheryl Siepker

Address: 908 N. 4th Ave Ozark Mo

Comment: Beautiful, clean, well thought out, peaceful

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Name: Alice Dea

Address: 365 Division St., Sparta, MO 65753

Comment: This farm is an asset to our community -
and a gift to the physically challenged groups and
individuals

Name: Brenda Ruler

Address: 3696 S Farm Rd 61 Republic MO 65738

Comment: wonderful place to visit!

Name: Margaret Gruetzemacher

Address: 326 E Lindberg St Springfield MO 65807

Comment: a great place to visit all ages and abilities

Name: Meekie Wiedeman

Address: 2351 W. Dearborn St 65807

Comment: _____

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following signatures represent those who are not neighboring properties, but are in favor to this proposed rezoning request:

Name: Lora Cervellera

Address: 5019 S. Rockelle Ct, Spfld, Mo. 65804

Comment: _____

Name: Carla McCall

Address: 5946 S Kimbrough Ave Springfield MO 65810

Comment: Very fun time visiting with the animals and what the family does for them. Very peaceful environment.

Name: Ester Boff

Address: 1330 W. Mt Vernon, Spfld. Mo 65806

Comment: _____

Name: Ginger Lowery

Address: 453 Maples Lane, Billings, MO 65610

Comment: _____

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition
to this proposed rezoning:

Name: Darryl + Joan Evans

Address: 627 South Ave, Sparta, MO 65753

Parcel: _____

Name: _____

Address: _____

Parcel: _____

Name: _____

Address: _____

Parcel: _____

Name: _____

Address: _____

Parcel: _____

(Those without designated parcel numbers are not within 1000' of the property)

Applicant's Exhibit "C" presented at the May 18, 2026, Christian County Planning and Zoning Commission meeting.

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition to this proposed rezoning:

Printed Name/s: WHITNEY BRUNETTE

Address: 282 BLACKBERRY RD Parcel 130931
10001

Signature/s: [Signature]
Comments:

Printed Name/s: Martha Ann Robertson

Address: 273 Blackberry Berry Rd, Sparta, Mo Parcel 130931
10007

Signature/s: [Signature]
Comments:

Printed Name/s: THOMAS W ROBERTSON

Address: 273 BLACKBERRY RD Parcel 130931
10007

Signature/s: [Signature]
Comments:

Printed Name/s: Angie Losh

Address: 520 S AVE Parcel 130931
10007

Signature/s: [Signature]
Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition to this proposed rezoning:

Printed Name/s: SHARON GUNTER

Address: 1194 JENKINS RD SPARTA Parcel 130931
04002

Signature/s: Sharon Gunter

Comments:

Printed Name/s: CHERIE WYATT

Address: 131 Edge Road Parcel —

Signature/s: Cherie Wyatt

Comments:

Printed Name/s: Richard Horton

Address: 277 Blackberry Rd Parcel 130931
10005
09001

Signature/s: Richard Horton

Comments:

Printed Name/s: Rick Snow

Address: 1672 St Hwy PP Sparta MO Parcel —

Signature/s: Rick Snow

Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE
PARCELS 13-0.9-000-000-009.006 & 009.008
FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition
to this proposed rezoning:

Name: Don and Nancy Gardner

Address: 826 Jenkins Rd Sparta, Mo 65753

Parcel: 13093000000001100 Donald E. Gardner, Nancy A. Gardner

Name: _____

Address: _____

Parcel: _____

Name: _____

Address: _____

Parcel: _____

Name: _____

Address: _____

Parcel: _____

(Those without designated parcel numbers are not within 1000' of the property)

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are **without opposition** to this proposed rezoning:

Printed Name/s: Bick Thompson

Address: 31 NW 102nd St. KC Mo. 64155 Parcel 130931 4000

Signature/s: [Signature]
Comments:

Printed Name/s: Shanna Thompson

Address: 31 NW 102nd St KC MO 64155 Parcel 130931 4000

Signature/s: [Signature]
Comments:

Printed Name/s: Bobby Craven

Address: 1895 East Hwy CC Nixa Parcel 130931 10008

Signature/s: [Signature]
Comments:

Printed Name/s: Melissa Vigneaux

Address: 202 Mountain Dr Parcel 13091 09010

Signature/s: [Signature]
Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following _____ land owner's signatures represent they are **without opposition** to this proposed rezoning:

Printed Name/s: Jim + Kit Phillips

Address: TBD Parcel 130930 09002

Signature/s: Jim Phillips + Kit Phillips
Comments: _____

Printed Name/s: _____

Address: _____ Parcel _____

Signature/s: _____
Comments: _____

Printed Name/s: _____

Address: _____ Parcel _____

Signature/s: _____
Comments: _____

Printed Name/s: _____

Address: _____ Parcel _____

Signature/s: _____
Comments: _____

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition to this proposed rezoning:

Printed Name/s: Bryan Aldredge

Address: 531 State Hwy 125 South Parcel 7002

Signature/s: Bryan Aldredge
Comments:

Printed Name/s: Brentley McTeer

Address: 501 State Hwy 125 South Parcel 7000

Signature/s: [Signature]
Comments:

Printed Name/s: JIM HALE 130930

Address: 823 JENKINS RD Parcel 09000

Signature/s: Jim Hale
Comments:

Printed Name/s: Amanda Hayden

Address: 275 Blackberry Rd Spartanburg SC 29573 Parcel 10006 130931

Signature/s: [Signature]
Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are **without opposition** to this proposed rezoning:

Printed Name/s: Betty R Braden

Address: 716 State Hwy 125 S Parcel 130931
1000

Signature/s: Betty R Braden
Comments:

Printed Name/s: Carissa Kutz & Michael Leake

Address: 707 State Hwy 125 S Parcel 130931
5000

Signature/s: Carissa Kutz Michael Leake
Comments:

Printed Name/s: Bregna Horton

Address: 694 St Hwy 125 S Sparta, Mo Parcel 13091
9001

Signature/s: [Signature]
Comments:

Printed Name/s: Kristy & Matthew Sweitzer

Address: 395 State Hwy 125 Parcel 13091
07003

Signature/s: Kristy Sweitzer
Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are without opposition to this proposed rezoning:

Printed Name/s: Joshua Cheek Allison Cheek

Address: 1186 Shawnee Rd Sparta, mo Parcel: 130931 14000

Signature/s: [Signature] Allison Cheek
Comments:

Printed Name/s: Devra Tomlin

Address: 281 Blackberry Rd Parcel: 130931 8001

Signature/s: [Signature] Devra Tomlin
Comments:

Printed Name/s: Kevin Edward Barr

Address: 283 Blackberry Rd Parcel: 130931 10002

Signature/s: [Signature] Kevin E. Barr
Comments:

Printed Name/s: Eric Wiese

Address: 520 Shawnee Rd Parcel: 130931 13001

Signature/s: [Signature]
Comments:

PROPOSED REZONING REQUEST FOR 301 AND 315 ESTATE DRIVE

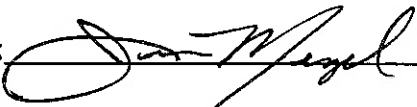
PARCELS 13-0.9-000-000-009.006 & 009.008

FROM RR TO A-1 (RURAL RESIDENTIAL to AGRICULTURAL-1)

The following neighboring land owner's signatures represent they are **without opposition** to this proposed rezoning:

Printed Name/s: JAMES MEZEL

Address: 1820 JENKINS ROAD Parcel:

Signature/s: 
Comments:

Printed Name/s: Glen Preston

Address: PO Box 104 539 highway 125 So. Parcel: 130931
07001
07004

Signature/s: 
Comments:

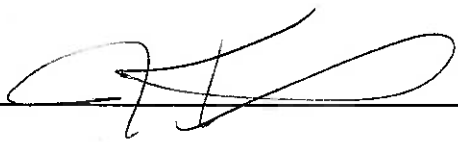
Printed Name/s: KAREN CHAWELL

Address: 271 Blackberry Rd, Sparta MO Parcel: renter @
190391
10008

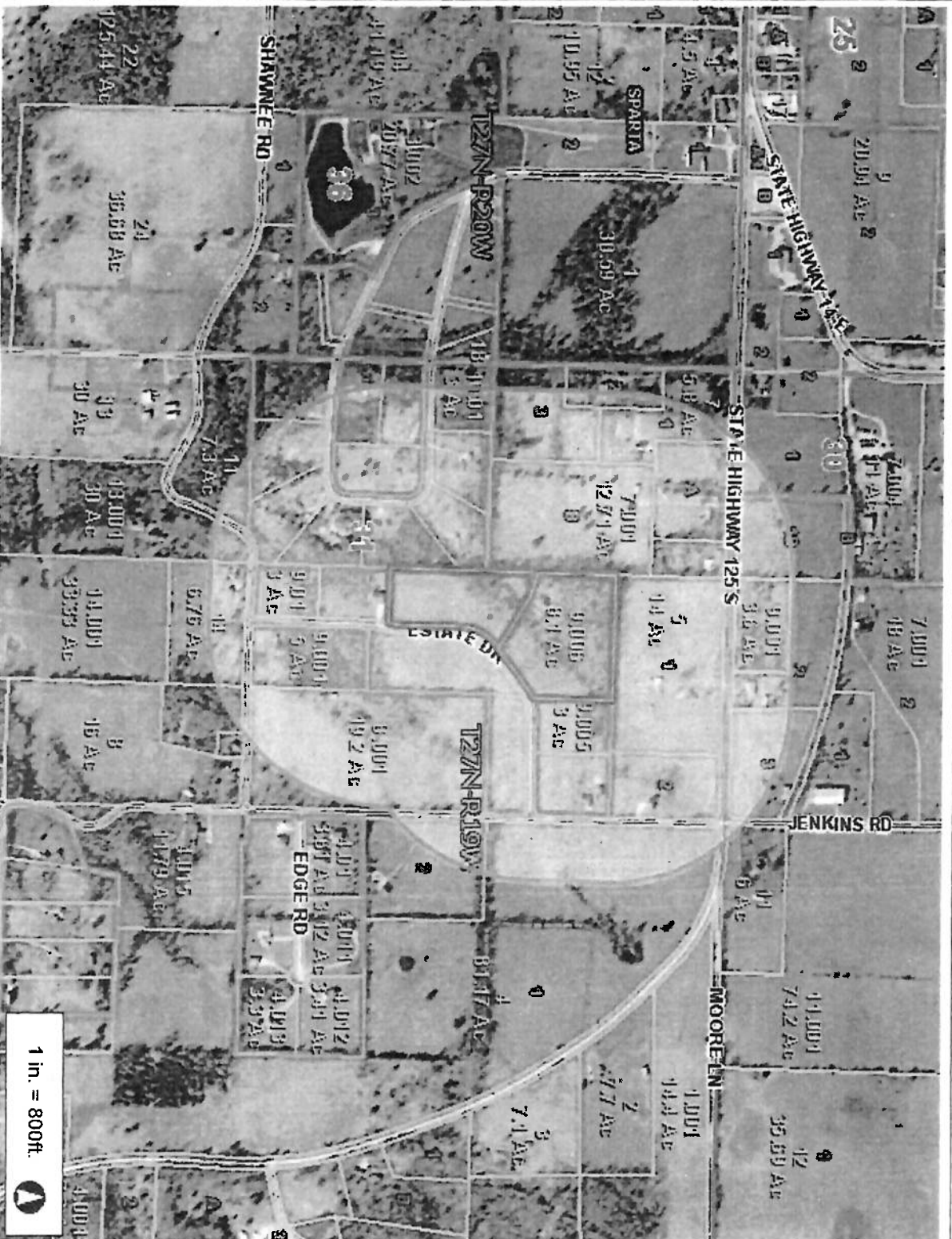
Signature/s: 
Comments:

Printed Name/s: Jeremy Tackitt

Address: 1330 Shawnee Rd Parcel: 130931
08002

Signature/s: 
Comments:

Property Owners 1000' of 13-0.9-31-000-000-009.006 & 009.008



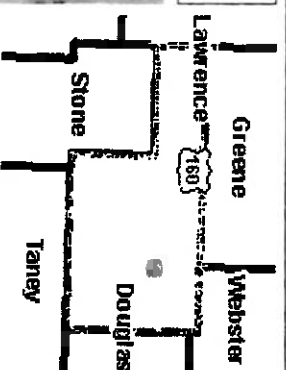
1,600.0 0 800.0 1,600.0 Feet

1 in. = 800ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- ☐ Road
 - ☐ Highway
 - ☐ STATE NUMBERED HIGHWAY
 - ☐ US HIGHWAY
 - ☐ Parcel
 - ☐ Corporate Limit Line
 - ☐ Towns
 - ☐ Tract
 - ☐ Subdivision
 - ☐ Section
 - ☐ Township Range
 - ☐ Adjacent Counties

Notes

4/2026

parcel_no	name	address1	address2	city	state	zip
130931000000008002	TACKITT, JEREMY L & NICOLE	1330 SHAWNEE RD		SPARTA	MO	65753-0000
1309310000000010007	LOSH, ANGELA MARIE (ETAL)	273 BLACKBERRY RD		SPARTA	MO	65753-0000
1309310000000004002	GUINThER, ROBERT P & SHARON D	1194 JENKINS RD		SPARTA	MO	65753-0000
1309310000000010002	BARR, KEVIN EDWARD	283 BLACKBERRY RD		SPARTA	MO	65753-0000
1309310000000009004	TIPPITT, JOSHUA & STEPHANIE	915 JENKINS RD		SPARTA	MO	65753-0000
1309310000000007001	PRESTON, GLENN & ROSE	PO BOX 104		SPARTA	MO	65753-0000
1309310000000007003	SWEITZER, KRISTY R & MATTHEW L	395 STATE HIGHWAY 125 S		SPARTA	MO	65753-0000
1309310000000005001	JOHNSON, DEIDRA	893 JENKINS RD		SPARTA	MO	65753-0000
1309310000000005000	KUTZ, CARISSA	707 STATE HIGHWAY 125 S		SPARTA	MO	65753-0000
1309310000000006000	GARRISON RENTAL HOUSES LLC	1711 S 14TH AVE		OZARK	MO	65721-0000
1309310000000007002	ALDRIDGE, TERRY & REXANNA	531 STATE HIGHWAY 125 S		SPARTA	MO	65753-0000
1309310000000007000	MCFEER, BRANTLEY & ANGELA	P O BOX 13		OLDFIELD	MO	65720-0010
1309300000000009001	HORTON, BREANNA	694 STATE HIGHWAY 125 S		SPARTA	MO	65753-0000
1309310000000007004	PRESTON, MATTHEW & PRESTON, GLEN	PO BOX 104		SPARTA	MO	65753-0000
1309310000000014000	CHEEK, JOSHUA & DYE, ALLISON	1186 SHAWNEE RD		SPARTA	MO	65753-0000
1309310000000013001	WIESE, WHITNEY & ERIC	920 SHAWNEE RD		SPARTA	MO	65753-0000
1309310000000009010	VIGNEAUX, BRADLEY JASON & MELISSA L	202 MOUNTAIN DR		OZARK	MO	65721-0000
1309310000000010006	HAYDEN, BUDDY L & AMANDA D	275 BLACKBERRY RD		SPARTA	MO	65753-0000
1309310000000010008	GRAVEN, BOBBY & CHRISTIE	1895 E STATE HIGHWAY CC		NIXA	MO	65714-0000
1309310000000010005	HORTON, RICHARD W & SHELLEY L	277 BLACKBERRY RD		SPARTA	MO	65753-0000
1309310000000009001	BLEVINS, PAUL W & BLEVINS, JARED S	1241 SHAWNEE RD		SPARTA	MO	65753-0000
1309310000000010000	WELLS, BRIGHTON N	272 BLACKBERRY RD		SPARTA	MO	65753-0000
1309310000000009009	JEMES, THOMAS & APRIL	417 ESTATE DR		SPARTA	MO	65753-0000
1309310000000010011	LUCKFIELD INVESTMENTS LLC	P O BOX 638		SPARTA	MO	65753-0000

1309310000000010001	SANDERS, WHITNEY ERIN	282 BLACKBERRY RD	SPARTA	MO	65753-000
1309310000000010004	PARRISH, KIMBERLY & ZELENIK, CASEY	279 BLACKBERRY RD	SPARTA	MO	65753-000
1309310000000010003	MCCLINTOCK, DEVRA J	281 BLACKBERRY RD	SPARTA	MO	65753-000
1309310000000008001	WALKER, DAVID & KATRINA	P O BOX 187	SPARTA	MO	65753-018
1309310000000010010	FRAZIER, JANET SUE	CFD COLTON WAYNE NEAL	2060 W BINGHAM ST APT H108	OZARK	MO 65721-000
1309310000000009003	WALKER, DAVID J & KATRINA	P O BOX 187	SPARTA	MO	65753-000
1309310000000009008	CHIERUZZI, MARIA (TRUST)	301 ESTATE DR	SPARTA	MO	65753-000
1309310000000009006	CHIERUZZI, MARIA R (TRUST)	301 ESTATE DR	SPARTA	MO	65753-000
1309300000000011000	GARDNER, DONALD & NANCY	826 JENKINS RD	SPARTA	MO	65753-000
1309310000000011000	HOLLY LLC	PO BOX 610	SPARTA	MO	65753-000
1309310000000009002	WALKER, DAVID J & KATRINA	P O BOX 187	SPARTA	MO	65753-000
1309310000000009005	TIPPITT, JOSHUA & STEPHANIE	915 JENKINS RD	SPARTA	MO	65753-000
1309310000000004000	THOMPSON, RICK K & SHANNA L (TRUST)	31 NW 102ND ST	KANSAS CITY	MO	64155-000
1309300000000010000	BRADEN, JERRY R & BETTY R	716 STATE HIGHWAY 125 S	SPARTA	MO	65753-000
1309300000000009002	PHILLIPS, JIM & KIT	15491 STATE HIGHWAY 14 E	BRUNER	MO	65620-000
1309300000000009000	HALE, JIM & CAROL	823 JENKINS RD	SPARTA	MO	65753-000
1309300000000009003	CHRISTIAN COUNTY AMBULANCE DISTRICT	P O BOX 1537	OZARK	MO	65721-000

41
- 2 MO
- 4 duplications
- 5 records

29 Nov 2010 10:00 AM 8:00 PM