

**ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE ISSUED: August 13, 2026

SUBJECT: CASE NUMBER 2026-0163

TEXT:

ANNA VAKHRUSHEV and ANDREY VAKHRUSHEV, petition the Christian County Commission to rezone an 1.05 +/- acre tract of land from O-2 (General Office District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at 844 GUIN RD., NIXA, MISSOURI, located within Parcel #05-0.7-35-001-001.006 which is legally described as follows:

ALL OF LOT C-ONE (C1), OF THE FINAL PLAT OF TUSCANY HILLS PHASE 2, A SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on July 20, 2026, review this request and hear public comment, and;

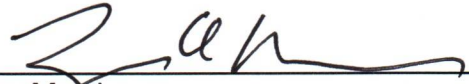
WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Williams, seconded by Commissioner Jackson, by a unanimous vote, approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as C-2 (General Commercial District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

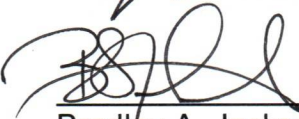
Done this 13th day of August, 2026, at 10:35 a.m.

CHRISTIAN COUNTY COMMISSION



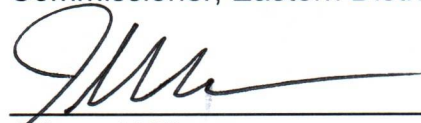
Lynn Morris
Presiding Commissioner

Yes ☒
Dated: 8/13/26



Bradley A. Jackson
Commissioner, Eastern District

Yes ☒
Dated: 8-13-2026



Johnny Williams
Commissioner, Western District

Yes ☒
Dated: 8-13-26

ATTEST:



Paula Brumfield
County Clerk

