



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

DATE: August 13, 2026

CASE NUMBER: 2026-0155

APPLICANTS: David and Hillary Holland

LOCATION: 4365 Spring Creek Road, Billings

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

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Agriculture

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

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

ATTACHMENTS:

1. Application
2. Applicants letter
3. Site Maps
4. Photos of Site
5. Letter of support

PROJECT DESCRIPTION:

The applicant proposes rezoning a 9-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 an accessory structure associated with the grape vineyard located on the property. The owner's goal in this request is to gain the ability to operate a small winery which is listed as a principal permitted use within the A-R zoning district.

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 dispersed residential, and agricultural uses. Potential land uses allowed for in the A-R district generally do not appear to create any significant concerns with surrounding existing uses and zoning.

Connectivity:

The subject property has 200 feet of frontage along Spring Creek Rd. which is located within the Billings Special Road District. The property is located $\frac{3}{4}$ mile east of State Highway 413

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

The site currently contains a small vineyard which occupies about 2 acres. The northern edge of the property contains 10-20 feet of wooded buffer.

Building Design:

The ongoing construction of the structure has been permitted and is being inspected by the Building Inspections Department. Any additional construction would also be subject to permitting.

Access:

The parcel currently utilizes a point of access which was approved by the Billings Special Road District.

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. However, if future development at the site adds more than 5,000 square feet of impervious coverage to the site, Article 1 of the County Stormwater Regulations require stormwater management planning. The result of that analysis may require some sort of water management feature to be added to the site design.

Groundwater Impact:

None anticipated at this time due to rezoning.

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.

PUBLIC COMMENTS:

One neighboring land owner expressed concerns in general regarding the change in zoning as well as concerns specific to some erosion at the property line which occurred following some tree removal.

Multiple residents expressed their support for this request. They cited the value of adding a winery to Christian County's portfolio of agricultural activities. Neighboring land owners expressed their appreciation for the improvements made at the site and also their willingness to help the applicant make any changes needed to resolve any concerns regarding stabilizing areas of erosion.

RECOMMENDATION:

After reviewing the staff report and hearing public comment at its July 20, 2026 public hearing, the Planning and Zoning Commission agreed to forward a recommendation to approve this zoning change request by a unanimous vote.

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.
- If this zoning change is approved, any additional development at the site associated with the development of a winery will be subject to the various County land development regulations administered by staff.
- In addition to this change in zoning, the owner must also pass state and federal inspection requirements in order to establish this small winery.



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: 2026-0155
Date Received: 6-8-26
Received By: KC
Fee Paid: 650.00
Receipt # 1247 Check # 193

APPLICATION

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name David Holland & Hilary Rose Holland
Owner's Address 4347 Spring Creek Rd, Billings, MO 65610
Phone Number 417 234 6646 Fax # _____ Email dholland01@live.com
Representative's Name _____
Representative's Address _____
Phone Number _____ Fax # _____ Email _____
Representative's Signature _____

TYPE OF REQUEST

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

PROPERTY INFORMATION

Parcel Number 08 0.8 28 000 000 012.00 Section 28 Township 27N Range 24W
Address / Location of Property 4365 Spring Creek Rd, Billings, MO 65610
Acreage Being Considered for Request 9 Existing Zoning Agriculture
Existing Land Use Agriculture
On-Site Wastewater System Septic 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]
[Signature]

Date

6/8/2026

Date

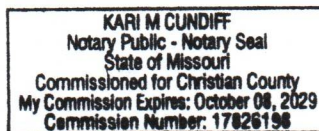
6/8/2026

ACKNOWLEDGEMENT OF PROPERTY OWNER

STATE OF MISSOURI)

) SS.

COUNTY OF CHRISTIAN)



On this 08 day of June, in the year 2026, before me, the undersigned notary public, personally appeared David + Hillary Holland, 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:

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

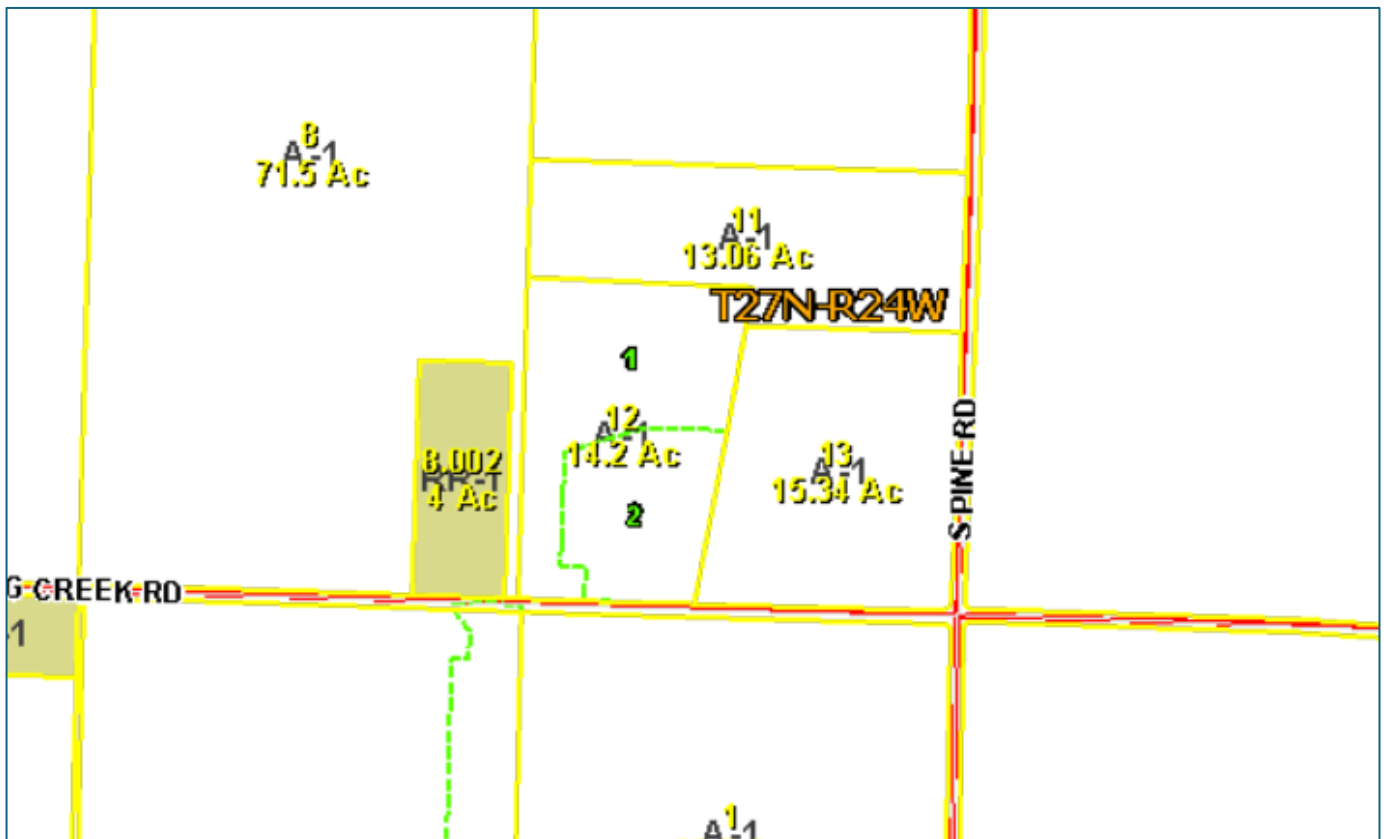
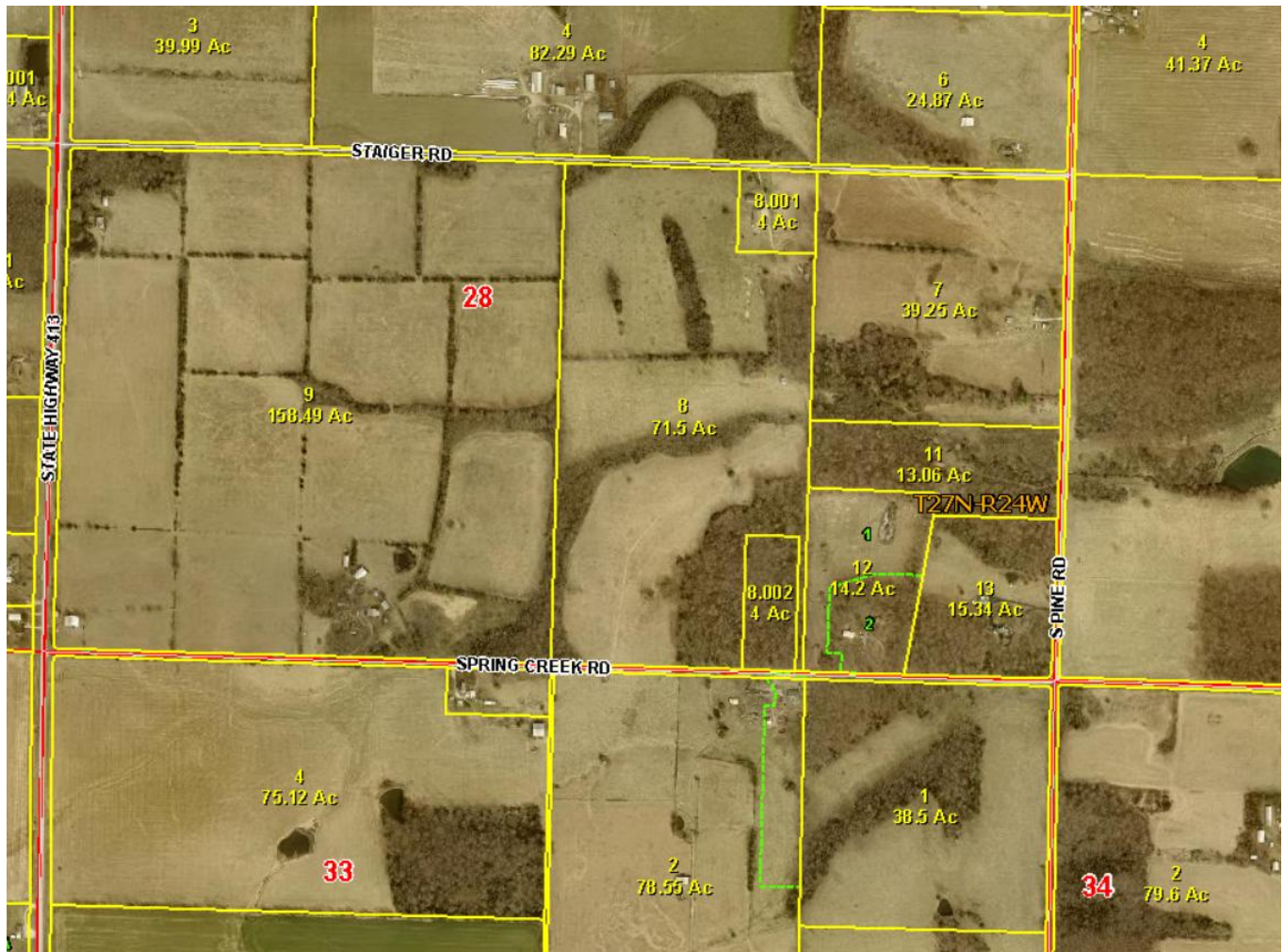
Unless otherwise posted, all Planning and Zoning Commission Hearings and Board of Adjustment Hearings are held at 1106 S. Jackson Street, Ozark, MO 65721. Office Phone: (417) 581-7242 Fax: (417) 581-4623

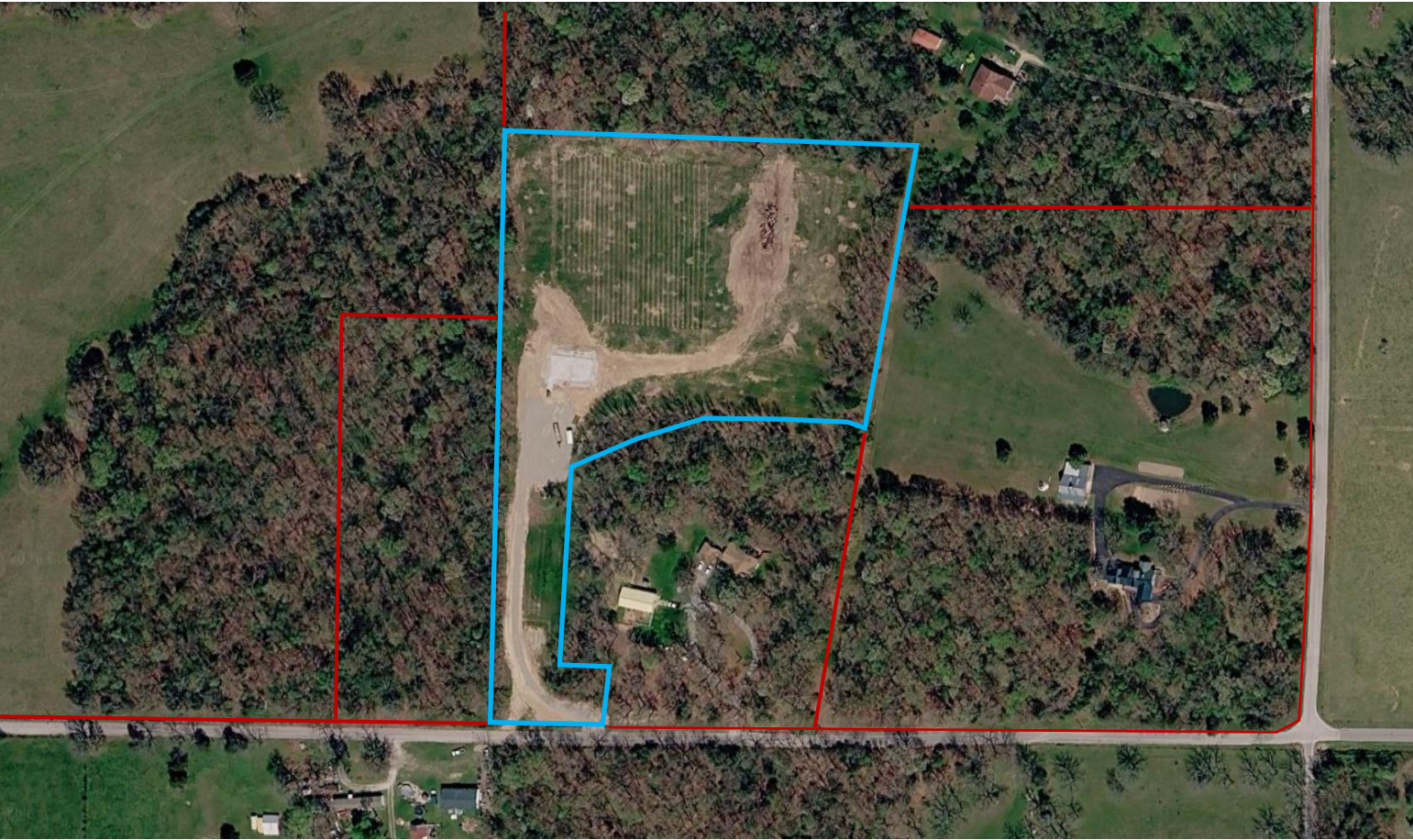
Re-zoning Request

Requesting that the property in this application be rezoned to Agricultural-Residential (AR) to support a winery operation. The existing building is located adjacent to two acres of established vineyard. The site is a standalone structure equipped with its own well and septic systems, both of which have been approved by the appropriate governing authorities.

The property is buffered by 10–20 feet of wooded/tree lines to help minimize interaction with neighboring properties. It also includes perimeter fencing. The site features a large parking area located at the end of an approximately 200-yard driveway, which should help prevent traffic issues or congestion along Spring Creek Road. The driveway was permitted by the Billings Special District. The winery will obtain all necessary permits through the federal government and the Missouri (Alcohol Tobacco Control) ATC to ensure alcohol safety compliance.

Maps for case #2026-0155







Views of the vineyard growing at the property



Views of Spring Creek Rd. and the entrance to the property



Hearing 7/20/2026; David Holland, Hilary Rose Holland (4365 SPRING CREEK RD, BILLINGS MO 65610)

Christian County Zoning Committee,

I whole-heartedly support a re-zoning decision from A1 to AR for the property located at 4365 SPRING CREEK RD, BILLINGS MO 65610. My support for the re-zoning effort stems from several reasons.

- 1) Over the past several years, I have visited a number of venues for a variety of reasons such as: graduation parties, weddings, etc. Of the three venues I visited, I recall that none of them were within Christian County Missouri. These distant venues were capable of taking care of every need a party may require. They were remote, spacious, and capable of serving.
- 2) Secondly, I believe the individuals, David and Hilary at 4365 SPRING CREEK RD, BILLINGS MO 65610, possess the kind of entrepreneurial spirit and drive that will benefit Christian County with a greater variety of service, tax base, and even tourism. I believe they understand what it takes to succeed in this arena if the barriers and obstacles are removed.

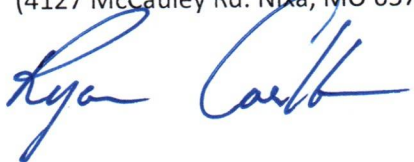
It seems that (recently) Christian County has been receptive to expanding the kinds of service-based venue industries that residents could only previously access outside of Christian County (as evidenced by the introduction of the Ozark Mill). The Mill (although it's a great facility) is in the heart of town, far away from the countryside where visitors could access a different setting at a different scale. Christian County lacks these sorts of setting options (like a vineyard/winery). So, residents must travel and spend their dollars and make their memories elsewhere. We're talking about neighboring counties like: Lawrence, Webster, Greene, Taney, Stone counties that offer options that Christian County residents have difficulty accessing, requiring travel out of the county?

Christian County also seems to be experiencing a transition in which farming and ranching practices are reduced yearly. The repurposing of former agricultural land is occurring at a tremendous rate. I hope that the county doesn't intend to exist entirely as one giant bedroom community, forcing its residents to travel for all of the many services that they need. I can't think of a greater beneficial use for a tick bitten parcel of land such as this, than to share its transformed beauty with residents of Christian County.

I have visited this property. I believe it would be a great candidate for a zone change. With two college aged children of my own, I know it's just a matter of time before I'll be looking for a space like this. Please consider making this space an option in the near future for me and my family.

Ryan Carlton (Ozark School District RVI)

(4127 McCauley Rd. Nixa, MO 65714)

 7/9/2026

Dear Christian County Zoning Committee,

My name is Anita Bangane Kaczor and I support the **case number 2026-0155**, re-zoning from A1 to AR for the property located at 4365 Spring Creek Rd, Billings, MO 65610.

Me and my family live on 1914 Tuscany Lane, Nixa 65714 and we are in favor of this case. We believe that Dave and Hilary's initiative is a great benefit for Christian county. This place is going to be a great blessing for our county by creating the right atmosphere for us to socialize and spend quality time on the weekends with our friends and family.

Thank you!

Anita Bangane Kaczor, Christian County resident