

PLANNING & ZONING COMMISSION RECOMMENDATION & STAFF REPORT

Request for Zoning Change

HEARING DATE: August 13, 2026

CASE NUMBER: 2026-0155

APPLICANT: David and Hillary Holland

CURRENT ZONING: A-1 (Agriculture District)

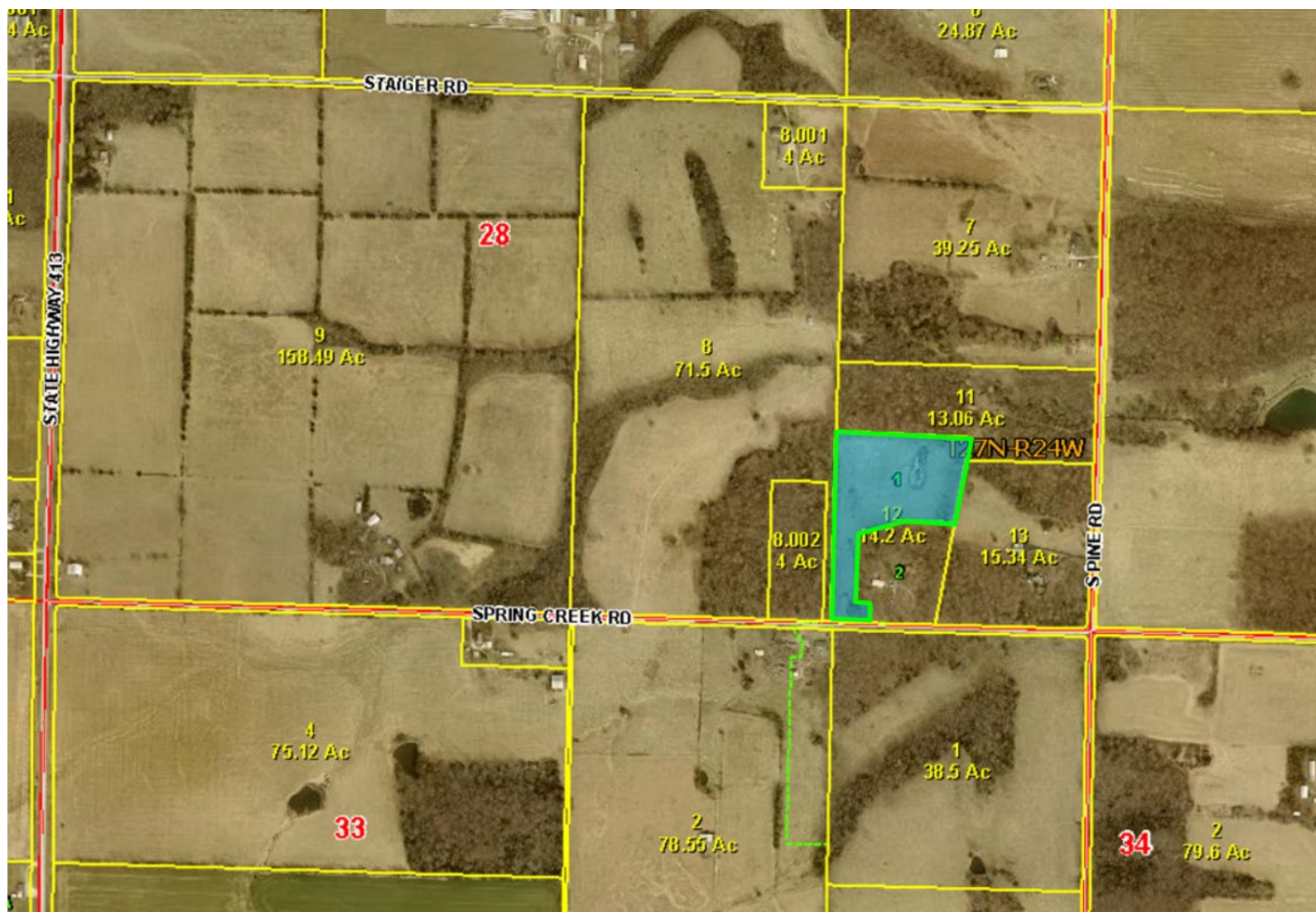
REQUEST: A-R (Agricultural - Residence District)



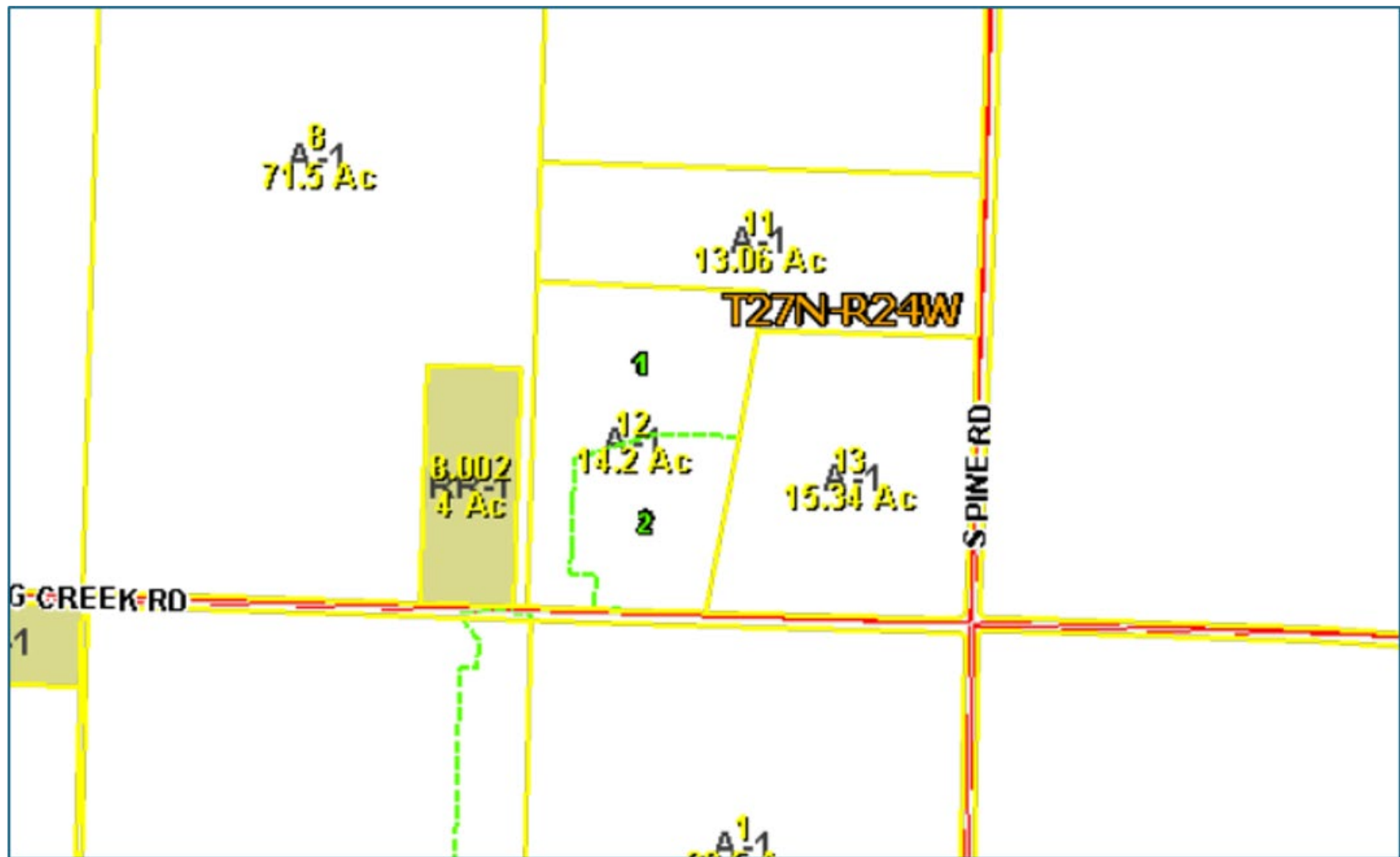
1106 W. Jackson St., Ozark, MO 65721 (417) 581-7242



LOCATION: 4365 Spring Creek Road, Billings



Surrounding Zonings: North: A-1, East: A-1, South: A-1, West: RR-1



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. (Article 32 Section 2, item G)

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.

