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

DATE: November 19, 2026

CASE NUMBER: 2026-0257

APPLICANTS: Rite Development Inc./Dolph Woodman

LOCATION: 2757 Rose Hill Rd., Billings

REQUEST: Change zoning classification of this property to R-1 (Suburban Residence)

CURRENT ZONING: A-1 (Agriculture District)

CURRENT LAND USE: Single family residence / Agricultural

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

SURROUNDING LAND USES: Surrounding land uses include large agricultural tracts combined with multiple single family platted subdivisions nearby.

ATTACHMENTS:
1. Application
2. Site Maps
3. Photos of Site

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 37.54+/- acre tract in the county to R-1 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the R-1 district.

BACKGROUND AND SITE HISTORY:

The property being considered has historically been used as farmland with a residence.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan notes this tract as appropriate for agricultural or dispersed residential uses.

Compatibility:

The subject parcel is located adjacent to other agricultural tracts of land but is also located roughly 1,000 feet from multiple existing, platted, single family subdivisions.

Connectivity:

The subject property has approximately 1,300 feet of direct frontage along Rose Hill Rd. and 950 feet along Weber Rd.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department and relevant Zoning Regulations.

Access:

The parcel has an existing driveway off of Rose Hill Rd.

Utility Services:

The property is currently undeveloped. Added residential development would require individual or shared private wells and individual septic systems.

The property also has a 100 ft wide electric easement which passes through the southwest corner.

ENVIRONMENTAL ANALYSIS:

There are no mapped sinkhole areas on this property. There is a small area of mapped floodplain associated with Pickerel Creek which passes through the northeast corner of the property. The size of this restricted area is small but would need to be accounted for in any future development plans.

If this property is rezoned to R-1 and later developed for single family residences, issues related to stormwater management and erosion control will be addressed in a separate process.

The availability of future well locations and septic systems will be at the discretion of MoDNR and the Christian County Health Department respectively.

TRANSPORTATION ANALYSIS:

Traffic Impact:

The question of rezoning will not in itself impact traffic. Assuming the intent is to add multiple homes on this 37.54 +/- parcel, we must consider the existing nearby road network.

Both Rose Hill and Weber roads serve as collectors in the area and are maintained by the Billings Special Road District. At most, the subject parcel might add 9 additional homes to the area. The number of added trips in this area would be expected to have little to no impact.

Staff has reached out to BSRD for comment on this case but have not yet received a formal response.

PUBLIC COMMENTS:

At the October 19, 2026 public hearing several residents in the surrounding area expressed concerns regarding:

- Change to the area caused by adding more homes
- Increased use of well water in the area
- Added traffic on the roads

The applicant explained that his intent is to make all of the lots at least 5 acres in size to help maintain the rural atmosphere.

STAFF COMMENTS:

This request for a change in zoning from A-1 to R-1 would potentially allow for the future development of added homes to the area. The location of the property adjacent to two well maintained public roads and its proximity to other residential developments and the City of Billings are factors which support this change.

RECOMMENDATIONS:

After reviewing the application and staff report, accepting public comment, and having further discussion, the P&Z Commission passed a motion to recommend approval by a vote of 4 aye to 1 nay.



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