

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

DATE ISSUED: April 6, 2020
SUBJECT: CASE NUMBER 2020-0031

TEXT:

Steven Jolley petitions the Christian County Commission to rezone a 8.21 acre tract of land from A-1 (Agriculture District) to A-R (Agriculture Residence District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at Forgey Road near Billings, Missouri, located within Parcel 09-0.4-17-0-0-12.005 which is legally described as follows:


A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17, THENCE S02°04'34"W, ALONG THE WEST LINE OF SAID SECTION 17, 1329.91 FEET; THENCE S87°59'05"E, 49.71 FEET; THENCE S01°53'48"W, 8.20 FEET; THENCE S88°03'18"E, 5.84 FEET TO THE POINT OF BEGINNING; THENCE S88°03'18"E, 411.24 FEET; THENCE S69°49'55"E, 14.42 FEET; THENCE S88°01'29"E, 213.24 FEET; THENCE S02°28'36"W, 559.95 FEET; THENCE N87°52'57"W, 635.04 FEET; THENCE N02°09'15"E, 562.64 FEET TO THE POINT OF BEGINNING.

The Christian County Planning and Zoning Commission did, during public hearing on March 16, 2020 review this request and hear public comment. A motion to recommend approval of this change passed 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 Bilyeu, seconded by Commissioner Robertson, by a unanimous vote to approve this request.


Done this 6th day of April, 2020, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION




Ralph Phillips
Presiding Commissioner

Yes X
Dated: 4/6/2020



Mike Robertson
Commissioner, Eastern District


Yes ✓
Dated: 04.06.2020



Hosea Bilyeu
Commissioner, Western District

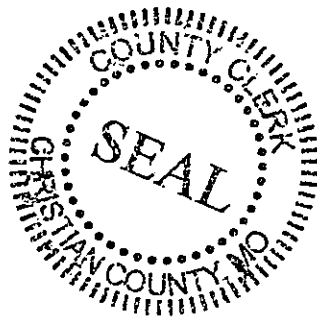
Yes X
Dated: 4-6-2020

ATTEST:



Kay Brown
County Clerk

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**PLANNING & DEVELOPMENT
DEPARTMENT
STAFF REPORT**

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

REZONING REQUEST

HEARING DATE: April 6, 2020

CASE NUMBER: 2020-0031

APPLICANT: Steven Jolley

CURRENT ZONING: A-1 (Agriculture District)



LOCATION: East side of Forgey Rd, near Billings, MO



SURROUNDING LAND USES: Dispersed residences and larger agricultural parcels

Current Zoning in the Area



BACKGROUND AND SITE HISTORY:

The Planning and Zoning Commission is also reviewing an appeal request related to an administrative decision to deny this applicant's administrative subdivision associated with this 8.21 +/- acre parcel.

The applicant wishes to rezone this property to A-R in order be able to create two sub 5 acre parcels.

ZONING DISTRICT BEING CONSIDERED:

The applicant is requesting a change in zoning to A-R Agriculture Residence which is detailed in Article 32 of the County Zoning Regulations.

If this change in zoning is approved, the subject parcel can be subdivided into parcels as small as 3 acres.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

The Christian County Comprehensive Plan looks at this area as one of continued dispersed residential development.

Compatibility:

The parcel to be re-zoned as A-R is currently surrounded by other tracts which are being used for dispersed residential.

Connectivity:

The site has frontage along Forgey Rd. which is a well maintained County road. This zoning change would not have any significant effect on vehicular or pedestrian connectivity.

Public Benefits:

The rezoning of this parcel creates the possibility of additional residential development in the area.

PROJECT / SITE ANALYSIS:

The site is 8.21 +/- acres in size and is currently vacant.

Landscaping and Buffering:

No provisions for landscaping or buffering have been offered or will be required at this time. If and when the site is developed, the prescribed residential setbacks found in Article 32 would be applied.

Building Design:

Any future buildings would be subject to the codes administered by the Building Inspections Department.

Access:

The site has approximately 280' of frontage along Forgey Rd. and contains one established point of access. There is adequate frontage remaining to locate an additional driveway if the parcel is split. In this case the east side of Forgey Rd. falls within the Common Two road district.

Utility Services:

No utilities currently serve the site. Any new wells would require the approval of MoDNR and any new septic systems would have to be approved by the County Health Department.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

If and when the site is further developed, it would be done on parcels which are at least 3 acres in size. The amount of pervious area which would remain after any residential development should be more than adequate to allow for continued normal absorption of rainwater.

Groundwater Impact:

None is anticipated.

Floodplain/Sinkhole Impacts:

There are no mapped sinkholes or areas of floodplain located on this parcel.

RECOMMENDATIONS:

On March 16, 2020 the Planning and Zoning Commission reviewed this application and provided an opportunity for public discussion. There was no one present other than the applicant to make comment.

The Planning and Zoning Commission voted unanimously to recommend approval to the County Commission.

