



Frequently Asked Questions

Why am I being notified?

Planning and Development sends letters to notify property owners within 1,000 feet of any request for Rezoning, Conditional Use Permit, Preliminary Plat, Appeal or Variance. The 1,000 foot radius of notification is indicated by the shaded area of the enclosed map. These letters are a requirement of Missouri State Statues. The list of property owners is based on property ownership as listed in the Christian County Assessor's records. Also, properties are required to be posted and advertised in either the Headliner or the Daily Events.

What is a public hearing?

A public hearing is an opportunity for you to speak on record about concerns or in support of a request before the Planning & Zoning Commission, the Board of Adjustment, or the County Commission.

What is the process?

The applicant first meets with County staff to discuss potential issues regarding traffic, environmental concerns, zoning, and building regulations. Next, the request is heard at a public hearing, where the Planning & Zoning Commission will recommend either approval or denial of the request based on the County's Zoning Regulations. The request and recommendation is then forwarded to the County Commission or to the Board of Adjustment for final approval or denial.

If the request is approved, specific construction plans are reviewed prior to any development. Final plans are required to comply with stormwater, environmental, zoning, and building code regulations.

What if I am opposed to or in support of a request?

Communication between the applicant and neighboring property owners is encouraged. If possible, you or an authorized representative should attend the public hearings. Anyone may speak at the hearing regarding the request. Testimony is under oath and may include any information pertinent to the proposal. If you are unable to attend the hearing, you may submit a letter by fax, mail, or e-mail. Any correspondence must be received a week before the scheduled hearing and will be presented appropriate Commission or Board.

What if I have questions or need more information?

Please contact the Planning and Development office for more information:
Phone—(417) 581-7242
Fax—(417) 581-4623
Office hours— 8:00 AM to 4:30 PM
Monday through Friday
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