

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM
R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL)
FOR PROPERTY LOCATED ON HISTORIC ROUTE 66 WEST
WAYNESVILLE, MISSOURI;
FIXING AN EFFECTIVE DATE**

WHEREAS, a petition requesting a change in the zoning classification of the hereinafter described real property located within the City of Waynesville, Missouri has been duly filed with the City Clerk; and

WHEREAS, the said petition has been referred to and considered by the Planning and Zoning Commission of the City of Waynesville; and

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on the said proposed request for zoning classification; and

WHEREAS, notice of the said public hearing (including a description of the real estate involved and of the proposed changes in the zoning classification of such real estate) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County, Missouri, which legal notice was published at least fifteen days prior to the date of said public hearing; and

WHEREAS, the City Council has considered the request and recommendation of the Planning and Zoning Commission submitted following the said public hearing; and

WHEREAS, no protest against such proposed change has been made in the manner provided by law; and

WHEREAS, the proposed rezoning will not adversely affect the safety, traffic and general welfare of the City and, in fact, the proposed rezoning will enhance the general welfare of the City; and

WHEREAS, the City Council hereby determines that it is the best interest of the City for the requested changes in zoning classification to be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:

SECTION 1.

The zoning classification of the real property described in Exhibit "A" which is attached hereto and made apart hereof by reference as fully as if set forth herein hereby changed from its present classification of Single Family Residential (R-1) to the new classification of General Commercial (C-2).

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 15TH DAY OF JULY, 2021.

Dr. Jerry Brown, Mayor

ATTEST:

Michele Brown, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Waynesville Planning & Zoning Committee at the City Council Chambers in City Hall, 100 Tremont Center, Waynesville on July 13, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Rezoning Request from an R-1 Zoning (Single Family Residential) to a C-2 (General Commercial). The proposed Rezoning is to accommodate a Free Women's Center nativity house located at 2009 Historic Rt. 66 West, Waynesville, MO.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the City Council may, at its option, act on the proposed rezoning.

Nathan Carmon
City of Waynesville
Building Official

INSERT Date: June 16, 2021 or June 23, 2021

#24-11c
or
#25-11c

2x3.5

#24 or #25

6-16-21 or 6-23-21

Cost: \$35.00

Pilot is published on
Wednesdays so insert date
has to be on a Wednesday
(6/16/21 or 6/23/21)

Needs an affidavit of
publication.

Will mail to :

City of Waynesville
100 Tremont Center
Waynesville MO 65583



CITY OF WAYNESVILLE
PUBLIC WORKS & BUILDING DEPARTMENT

RECEIVED

MAY 26 2021

100 Tremont Center
Waynesville, MO. 65583
Phone: 573-774-6171

Per _____

REZONING REQUEST APPLICATION

Date:

PROPERTY LOCATION:

2009 Historic Rt 66

1. APPLICANT INFORMATION

Name:

Randy King

Phone:

573-855-0124

Homeowner:

☐ Yes ☒ No

Address

25800 Hwy H

City, State, Zip Code

Waynesville Mo 65583

Applicant's Legal Interest in the Property:

Project Manager

2. OWNER INFORMATION (If not the same as Applicant)

NAME: (Last, First Middle Initial)

Free Womens Center of Pulaski Co.

Deed Reference:

Address:

2009 Historic Rt 66 W

Date Property Acquired:

May 27-2021

3. PROPERTY INFORMATION

Tax Map Number:

Book 306 Page 570

Parcel Number:

118034001003023000

Area (square feet or acres):

1 ac.

Current Land Use Classification:

4. ZONING REQUEST INFORMATION

Existing Zone:

R-1

Requested Zone:

C2

Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning reasonably necessary to the promotion of the public health, safety and general welfare.

to relocate Free Womens Center
Build Nativity house

5. PROPERTY OWNERS WITHIN 185 FEET

List the adjoining property owners within 185 feet of the property in question. (Note: where the property is bound by a street, alley, stream or similar boundary, the land owner across such boundary shall also be considered an adjoining land owner.)

To find listings of adjoining property owners, follow these steps:

1. Locate the subject property on the map in the Land Use Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 10-8.0-27-000-001-007.000).
2. Go to the Pulaski County Assessor's Office at 301 Historic Rt. 66 East, Ste. 117, show the attendant the parcel number, and ask the attendant to look up the owner's names, parcel numbers, and addresses for the lots within 185 feet on all sides of the property, or show you how to find the information on land records.
3. Write down the name(s) of the owners of each of the adjacent lots within 185 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to that affect.

PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 185 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE PROPER ADDRESS LIST.

(Use additional sheets if necessary)

Name	Parcel Number	Address
Edward Brington	118034001003025000	2011 Historic Rt. 66 W
Free Will Baptist Church	118034001003022000	2001 + 2003 Historic Rt. 66 W
Bales Const Co. Inc.	118034001003020000	1903 Historic Rt 66 W
Hamona Maxwell	118034001001003000	2006 Historic Rt 66 W
Joan Murphy	118034001001002000	2004 Historic Rt 66 W

6. LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT

(Metes and bounds description accompanied with a plat or survey of parcel):

To Wit:

Location:

7. OWNER/AGENT STATEMENT

I, Randy King being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of C2 be placed on the agenda of the Planning & Zoning Commission meeting scheduled for _____.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Waynesville to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven (7) days prior to the meeting.

I understand that failure to address any item in these requirements may result in the rezoning not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular Planning & Zoning Commission meeting.

Note: Agents acting on behalf of property owners must submit a notarized letter from the property owner which gives them the authority to act on their behalf.

Signature:

Date:

Free Women's Center of Pulaski County

Resolution of the Board of Directors

The following simple resolution is authorized by the resolution passed on 25 March 2021 by the Board of Directors of the Free Women's Center of Pulaski County (FWC), herein referred to as "the Organization."

Reference: The FWC Bylaws, Article 6 (Execution of Instruments, Deposits, and Funds), Section 1 (Execution of Instruments), dated 28 September 2020.

It is resolved that:

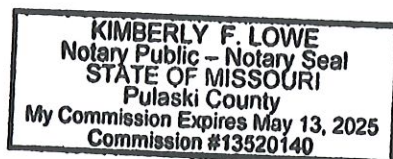
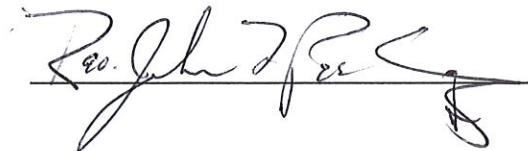
(1) Mr. Randy King, construction superintendent, as my agent, as of 24 May 2021, is specifically authorized to conduct the business required to rezone the property at 2009 Historic Route 66 West, Waynesville, Missouri; in order to meet the needs of and on behalf of the Organization.

Certification

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution regularly presented to and adopted by the Board of Directors of the Free Women's Center of Pulaski County at a special meeting duly called and held at The Ark, in Waynesville, MO on 25 March 2021, at which a quorum was present and voted, and that such resolution is duly recorded in the minutes of this Organization.

John F. Perling

President of the Board



*signed & submitted before me this
25th day of May 2021*



1 results found.

Pulaski County, MO

Search...

[Sign in](#)



Pulaski_P...

0 100 200ft

PLAT OF SURVEY
PT. NW, NE, SEC. 34, T36N., R12W.
PULASKI COUNTY, MO

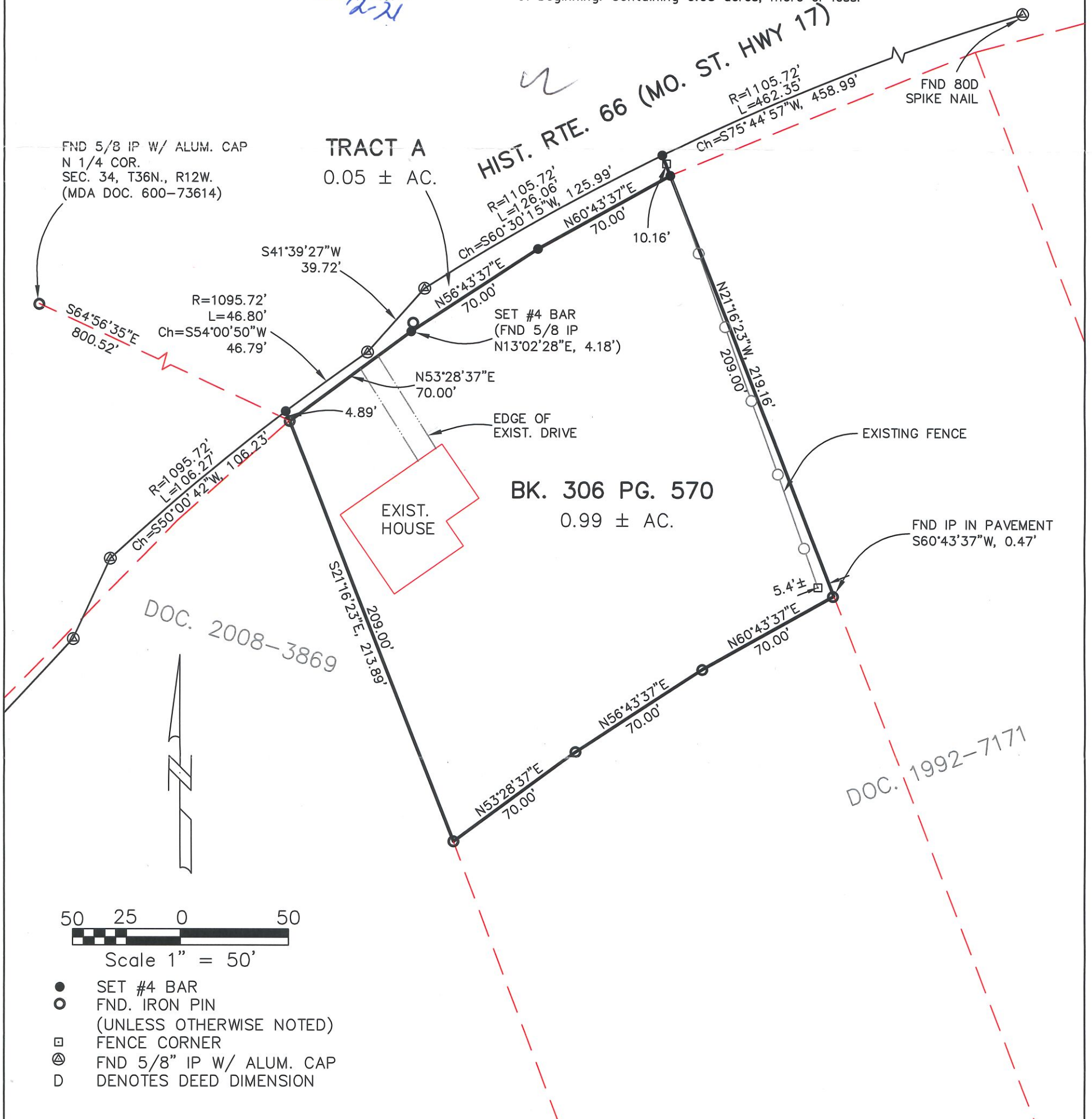
CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS, at the direction of The Free Women's Center of Pulaski County, have executed a survey of the tract of land shown and described hereon, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.

Donald B. Mayhew, PLS, PE
PLS #2389
05/12/2021



DESCRIPTION: A tract of land being a part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 36 N., Range 12 W., Pulaski County, Missouri, and being more particularly described as follows:

Commencing at an existing iron pin at the North Quarter corner of said Section 34; thence S64°56'35"E, 800.52 feet to an existing iron pin at the Northwest corner of a tract of land as described in Book 306, at Page 570 and the point of beginning; thence N53°28'37"E, 70.00 feet, to an iron pin; thence N56°43'37"E, 70.00 feet, to an iron pin; thence N60°43'37"E, 70.00 feet, to an iron pin at the Northeast corner of last said tract; thence N21°16'23"W, 10.16 feet, to an iron pin on the Southerly line of Historic Route 66 (also known as Missouri Highway 17); thence along said Southerly line the following courses: thence on a curve to the left having a radius of 1105.72 feet, and an arc length of 126.06 feet, and a chord of S60°30'15"W, 125.99 feet, to an existing iron pin; thence S41°39'27"W, 39.72 feet, to an existing iron pin; thence on a curve to the left having a radius of 1095.72 feet, and an arc length of 46.80 feet, and a chord of S54°00'50"W, 46.79 feet to an iron pin; thence leaving said southerly line, S21°16'23"E, 4.89 feet, to the point of beginning. Containing 0.05 acres, more or less.



50 25 0 50
Scale 1" = 50'

- SET #4 BAR
- FND. IRON PIN
(UNLESS OTHERWISE NOTED)
- FENCE CORNER
- ⊙ FND 5/8" IP W/ ALUM. CAP
- D DENOTES DEED DIMENSION

NOTES:

- Bearings relative to the Missouri State Plane Coordinate System, Central Zone.
- Survey Accuracy Class - Rural.
- All easements may not be shown.
- This Plat represent a survey of a tract of land as described in Book 306, at Page 570, Pulaski County records, Pulaski County, Missouri.
- Tract A shown and described hereon is for a tract that is a gap between the current south line of Highway 17 and the north line of the subject tract. Title to this tract is unknown. A survey by LS 2006-016643 (MODOT) indicates that the tract may be titled to "Heirs of Stella M. Pearson". No deed reference, title search information or other reference is shown on said survey.

MAYHEW SURVEYING AND ENGINEERING
PO BOX 418
CROCKER, MO 65452
573-216-1527
LSC #2007000168 21-102