



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 August 18, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Rezoning Request from an A-1 Zoning (Agricultural) to an R-1 (Residential Single Family). The proposed Rezoning is to accommodate a new phase of residential dwellings east of the Summit subdivision located at the end of La Vista and Mesa in Waynesville MO. Parcel number (1160230000000030780).

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: By August 4th,2021



CITY OF WAYNESVILLE
PUBLIC WORKS & BUILDING DEPARTMENT

RECEIVED

JUL 30 2021

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

REZONING REQUEST APPLICATION

Date: 7-30-2021

PROPERTY LOCATION: EAST OF THE Summit Subdivision

1. APPLICANT INFORMATION

Name: Woodland construction company LLC ETAL Phone: 573 528 5844 Homeowner: ☐ Yes ☒ No
Address: 1001 Curt Dr City, State, Zip Code: Waynesville MO, 65583
Applicant's Legal Interest in the Property: 100% owner

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

NAME: (Last, First Middle Initial) Lanny Curtis Cox + Lyle Curtis Cagle Cox Deed Reference: Woodland construction company LLC ETAL
Address: 1001 Curt Dr Waynesville Mo. 65583 Date Property Acquired: 4-1-2021

3. PROPERTY INFORMATION

Tax Map Number: PR6 Parcel Number: 116023000000003078
Area (square feet or acres): 103.14 Ac Current Land Use Classification: Forest

4. ZONING REQUEST INFORMATION

Existing Zone: Agricultural Requested Zone: Residential

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.

Reason for zone change is to develop single family dwellings.
Zone change will promote residential growth and increase property values.

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
Please See attached		
Document		

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, Lyle / Curt Cox being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of The Summit be placed on the agenda of the Planning & Zoning Commission meeting scheduled for 8-17-2021.

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:

115022000000001005
0507080005
RHODES ANTWANN D & JAMAIDA
125 SUMMIT PASS

116023000000003082
0507130082
HORTON ROBERT FRANKLYN
123 SUMMIT PASS

116023000000003086
0507130086
VINSON TODD O
121 SUMMIT PASS

116023000000003117
0507130117
STROTHER KEVIN D & MARIA
116 PARADISE ST

116023000000003121
0507130121
REILLY WILLIAM & ERICA ELIZABETH
119 PARADISE ST

116023000000003130
0507130130
MALDONADO JUAN D JR & ASHLEY
117 PARADISE ST

116023000000003122
0507130122
LUNCEFORD ALVIN & MANDY K
115 PARADISE STREET

116023000000003127
0507130127
JONES RYAN & ALINA
113 PARADISE STREET

116023000000003131
0507130131
SWEET CHARLENE R & JONATHON R
111 PARADISE ST

116023000000003120
0507130120
SWEENEY JOHN W II & BRANDY
109 PARADISE STREET

116023000000003116
0507130116
NGUYEN ALISHA & MICHAEL
107 PARADISE STREET

116023000000003118
0507130118
ESGUERRA JR ELVIN P & NHU CAM
105 PARADISE STREET

116023000000003132
0507130132
MAYFIELD DANIEL J SR
103 PARADISE STREET

116023000000003036
0507130036
HARRIS KIMBERLY & CYNTHIA
102 LAVISTA DRIVE

116023000000003035
0507130035
SOLIS JAIME D & JENNIFER R
104 LA VISTA DR

116023000000003113
0507130113
RHOADES PHILLIP A & LENA J
106 LAVISTA STREET

116023000000003115
0507130115
GASPER FAI & NATHAN B WHITTENBERGER
110 LAVISTA DRIVE

116023000000003067
0507130067
REICHERT ANDREW & BARBARA
108 LAVISTA DR

116023000000003045
0507130045
GASPER FAI
110 LAVISTA

116023000000003028
0507130028
COMBS PATRICK W & TINA M
112 LA VISTA DR

116023000000003040
0507130040
CATTS CLARENCE W L & ANNETTE M
114 LA VISTA DR

116023000000003039
0507130039
WEAVER BENNIE D & DANA EILEEN
116 LA VISTA DR

116023000000003030
0507130030
WEST DONLEY E & CYNTHIA R
123 LAVISTA

116023000000003029
0507130029
LYLE COX RENTALS LLC
121 LAVISTA

116023000000003094
0507130094
TOM KEVIN S & CINDY A
146 MESA DR

116023000000003073
0507130073
BROWN SCOTT H
144 MESA DR

116023000000003060
0507130060
MCDONALD JAMES & TRUDY
142 MESA DRIVE

116023000000003027
0507130027
EDWARDS WILLIAM III & MICHAELYN THOMPSON
119 La Vista Dr

116023000000003100
0507130100
MITRISIN HOMESTEAD TRUST
145 MESA DRIVE

116023000000003098
0507130098
GASKIN RUSSELL S
143 MESA DR

116023000000002000
0507129000
BOLLINGER CHARLES TRUSTEE
PO BOX Q WAYNESVILLE MO, 65583

116014000000005003
0507126003
MARTIN MICHAEL & KRYSTAL
6208 HAWKINS FARM PLACE ST LOUIS MO 63129

116014000000005001
0507126000
FOUR J LAND & CATTLE COMPANY
PO BOX 308 WAYNESVILLE MO, 65583

116014000000005004
0507126004
PRITCHARD KEITH ETAL
300 HIGHLAND WOODS DR WAYNESVILLE MO, 65583

115022000000001002
0507080002
MARK ROWDEN HOMES LLC
20980 ROWDEN LANE WAYNESVILLE MO, 65583

116023000000003069
0507130069
ALEXANDER MICHAEL & LORETHA
101 PARADISE STREET

116023000000003044
0507130044
YIZNITSKY JASON J & REBECCA
103 SUMMIT PASS

116023000000003013

0507130013

OLLAR GARY & CONSUELO

101 SUMMIT PASS WAYNESVILLE MO, 65583

116023000000003037

0507130037

RANDALL DONALD J & TAWNA L

100 LA VISTA DR