

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM  
A-1 (AGRICULTURAL) TO P-1 (PUBLIC USE) FOR PROPERTY LOCATED AT 301 HWY T  
IN 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 by the Waynesville R-VI School District 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 Agricultural (A-1) to the new classification of Public Use (P-1).

**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 16<sup>th</sup>, DAY OF NOVEMBER, 2023.**



Sean A. Wilson, Mayor

ATTEST:



Michele Brown, City Clerk





**WAYNESVILLE R-VI SCHOOL DISTRICT**

**Office of Operational Services**

200 Fleetwood Drive  
Waynesville, MO 65583

Phone: (573) 842-2069 • FAX: (573) 433-2959

<http://www.waynesville.k12.mo.us>

To the City of Waynesville Planning and Zoning Committee,

The Waynesville School District is in the process of purchasing 10.51 acres from Waypoint Methodist Church at 301 T Hwy. The survey has been completed by Archer Elgin and included in this packet. We are requesting this property to be rezoned from Residential to Public.

Additionally, we are requesting the property that is already owned by the Waynesville School District bordering this property to be rezoned from Agriculture to Public.

Looking at future enrollment projections, and the need to expand Pre-K capacity in this area, we are making this request to enable us to build a school facility on this property in the future to meet the needs of the community.

If possible, we would like to have these requests go to the November Planning and Zoning Meeting.

If you have any questions, or need any additional information, please contact Aaron Harrison at 573-528-3259.

Thank You!

Aaron Harrison  
CFO/Director of Information Systems  
Waynesville R-VI School District  
Waynesville, MO 65583



# THE CITY OF WAYNESVILLE

Public Works/Building Department

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

REZONING REQUEST APPLICATION		
Date: 10/20/2023	PROPERTY LOCATION: South of State Highway T, adjoining Methodist Church	
APPLICANT INFORMATION		
Applicant Name: Waynesville R-VI School District	Phone: 573-842-2097	Homeowner: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant's Address: 200 Fleetwood Drive, Waynesville MO		
Applicant's Legal Interest in the Property: Applicant owns the lands described below		
OWNER INFORMATION		
Name: (If different from applicant)	Deed Reference No: 2009-7376	
Address: (If different from applicant)	Date Property Acquired: 10/27/2009	
PROPERTY INFORMATION		
Tax Map Number: 118034000001002000	Parcel Number: 1	
Area (square feet or acres): 15.78 acres	Current Land Use Classification: vacant	
ZONING REQUEST INFORMATION		
Existing Zone: A-1	Requested Zone: P-1	
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning request reasonably necessary to the promotion of the public health, safety and general welfare of the public:  The Waynesville School District seeks a zoning change for the subject property in order to allow for the construction of a future school facility to accommodate anticipated enrollment increases and ensure that all District students have adequate facilities in which to learn. Current enrollment projections show the need for an additional facility within the next 10 years, and the subject property is in a desirable location for this new school facility. It is therefore reasonably necessary to approve this zoning request for the promotion of public health, safety, and the general welfare of the public.		

**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. Go to the Pulaski County Assessor's Office at 301 Historic Route 66 East, Suite 117, show the attendant the parcel number of the property and ask the clerk to look up the owner's names, parcel numbers and addresses for the lots within 185 feet on all sides of the property.
2. Access Pulaski County's GIS mapping system at [Pulaski County GIS](#) and search for the property either by address, owner name or parcel number. Note all of the properties that surround the property by clicking on each plot. You may access a report regarding each plot which will list the owner's name and the parcel number of the property. Note if no address is listed.

**PLEASE NOTE: ACCURACY IS VERY IMPORTANT. IF SOMEONE WITHIN 185 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE COMMISSION VOTES IN YOUR FAVOR. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE PROPER ADDRESS LIST.**  
(Use additional sheets if necessary)

NAME	PARCEL NUMBER	ADDRESS
UNITED METHODIST CHURCH	118034000001003000	301 HIGHWAY T
KYONG SUK JOHNSON	118027003003004002	604 HIGHWAY T
CYNTHIA L KRISTEK	118027003003003000	501 WILDWOOD LN
LINDA MERCIER	118034000001003006	114 GLEN HAVEN DR
LANNY CURTIS COX	118034000001005130	1001 CURT ST
ROUBIDOUX PROPERTY LLC	118027003003007001	19950 STEER RD
ALEXANDER WILLITS	118027003002018000	101 OAKRIDGE DR
ROY L & BOBBIE J FRITTS	118027003002006000	23872 HIGHWAY T
GAIL EDIE	118027003004003001	23855 HWY T
FOUR J LAND & CATTLE CO	118027003004003000	PO BOX 308
JOSHUA & REBECCA NICKELS	118034000001002000	24010 ROBERTA CIR
STEVEN & TASHIMA MCCAULEY	118033000000003000	23994 ROBERTA CIRCLE
EDWARD & DEBRA WALSH	118033000000002000	23984 ROBERTA CIR
JAMIE & BRUCE MAIN	118033000000001000	23960 ROBERTA CIR
PENNY & RANDALL PRATT	118027003004003000	23920 ROBERTA CIR

**LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT**

**Legal Description: (Attach additional pages if necessary)**

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

To Wit:

Copies of record deeds are attached

**Owner/Agent Statement:**

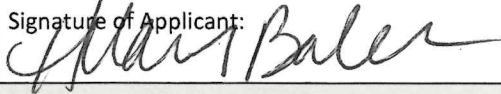
I, Hilary Bales being the Owner or the Agent acting on behalf of the Owner, request that the attached application for re-zoning request, for the property located at State Route T, be placed on the agenda of the Planning & Zoning Committee meeting scheduled for November 2023.

Furthermore, I verify 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.

Lastly, I understand that failure to address any item in these requirements may result in the rezoning request not meeting the minimum requirements of the Planning & Zoning Commission. If that is the case, I understand that the application will be returned to me for revision and resubmission at the next regularly scheduled meeting of the Planning & Zoning Commission.

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

Signature of Applicant:



Date:

10/20/2023

**FOR OFFICE USE ONLY**

Received By \_\_\_\_\_

Date \_\_\_\_\_

Date of Hearing \_\_\_\_\_

Approved

Resubmission

Date of Final Decision \_\_\_\_\_


Approved

Not Approved

October 20, 2023

I, Dennis Hutchinson, the Chairperson of the Governing Board of the United Methodist Church of Waynesville, also known as Waypoint United Methodist Church (hereinafter "Church"), hereby appoint Mrs. Hilary Bales, the Superintendent of the Pulaski County Reorganized District No. 6, also known as the Waynesville R-VI School District (hereinafter "District"), as the Church's agent for the sole purpose of applying to the City of Waynesville, Missouri (hereinafter "City"), for the re-platting and rezoning of a portion of the Church's real property located generally at 301 Highway T, in Pulaski County, Missouri, in Waynesville, Missouri 65583, and obtaining the same. This agency is limited to applying for and obtaining the re-platting and rezoning of the Church's real property as described in that certain "Real Estate Purchase Agreement" between the Church and the District, dated July 28, 2023, and includes submitting applications for the same on behalf of the Church as the owner. This agency also permits the agent, or other District employees or contractors designated by the agent, to communicate with the City's staff, Boards, Commissions, and Committees (and members thereof) regarding such applications. This agency may be revoked by the Church at any time. This agency shall not serve to waive any rights of the Church or obligations of the District under the Real Estate Purchase Agreement, including, without limitation, the District's obligation to promptly provide to the Church a copy of all material written communications with any governmental authority concerning this agency and affording the Church the opportunity to participate in any and all telephonic and in-person meetings and hearings related to this agency.

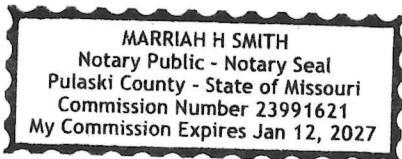
Sincerely,

  
Dennis Hutchinson  
Chairperson of the Governing Board  
Waypoint United Methodist Church

State of Missouri                    )  
County of Pulaski                ) ss.

On this 20th day of October, 2023, before me appeared Dennis Hutchinson, to me personally known, who, being by me duly sworn, did say that he/she is the Chairperson of the Governing Board of the United Methodist Church of Waynesville, and that the foregoing instrument was signed and sealed on behalf of said United Methodist Church of Waynesville; and said Chairperson of the Governing Board acknowledged said instrument to be the free act and deed of said United Methodist Church of Waynesville.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



  
Notary Public

My commission expires: 01/12/2027

## WEST WAYNESVILLE ADDITION LEGAL DESCRIPTION

A fractional part of the Southeast Quarter of the Southwest Quarter of Section 27, and, a fractional part of the Northeast Quarter of the Northwest Quarter of Section 34, all in Township 36 North, Range 12 West of the 5th P\_M\_ described as follows: Beginning at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 27; thence North  $1^{\circ}54'00''$  East, 23.90 feet along the West line of said Southeast Quarter of the Southwest Quarter to the southerly right of way of State Route T; thence easterly, 157.60 feet along the arc of a curve, concave northerly with a radius of 1945.08 feet, the chord of which is South  $86^{\circ}38'40''$  East, 157.56 feet, and, South  $88^{\circ}58'10''$  East, 290.72 feet, and, easterly, 272.94 feet along the arc of a curve, concave northerly with a radius of 7604.49 feet, the chord of which is South  $88^{\circ}00'20''$  East, 272.93 feet, and, continuing easterly, 13.75 feet along the arc of said curve, the chord of which is South  $86^{\circ}55'40''$  East, 13.75 feet, and, continuing easterly, 291.23 feet along the arc of said curve, the chord of which is South  $85^{\circ}46'40''$  East, 291.21 feet, and, South  $84^{\circ}37'50''$  East, 21.27 feet, and, southeasterly, 259.67 feet along the arc of a curve, concave southwesterly with a radius of 538.69 feet, the chord of which is South  $70^{\circ}54'20''$  East, 257.16 feet, and, South  $54^{\circ}29'30''$  East, 40.14 feet, all along said southerly right of way to the East line of the aforesaid Northeast Quarter of the Northwest Quarter of Section 34; thence South  $1^{\circ}02'50''$  West, 571.30 feet along said East line to the northeast corner of Lot 16 of GLEN HAVEN ESTATES, Waynesville, Missouri; thence North  $87^{\circ}46'10''$  West, 603.35 feet, and, North  $87^{\circ}49'30''$  West, 119.90 feet, and, North  $87^{\circ}39'30''$  West, 120.43 feet, and, North  $87^{\circ}54'40''$  West, 114.62 feet, and, North  $87^{\circ}43'10''$  West, 196.35 feet, and, North  $87^{\circ}48'00''$  West, 157.45 feet, all along the North line of said GLEN HAVEN ESTATES to the West line of the aforesaid Northeast Quarter of the Northwest Quarter; thence North  $0^{\circ}07'10''$  West, 175.95 feet, and, North  $0^{\circ}04'30''$  West, 475.95 feet, all along said West line to the point of beginning. Above described tract contains 20.20 acres, more or less, per plat of survey J-5286, dated October 5, 2023, by CM Archer Group, P C





## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30 p.m., Tuesday, November 14, 2023, in

The purpose of this hearing is to consider a Rezoning Request from R-1 (Single Family Residential) to P-1 (Public Use) for the property adjoining 301 State Hwy T, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon  
City of Waynesville  
Building Official  
Building2@waynesvillemo.org

#43-21c

2x3  
#43 & #44  
10-25-23  
11-1-23

Cost: \$42.00 per week  
\$84.00 total

Needs affidavit of  
publication.

Will mail to:

City of Waynesville  
100 Tremont Center  
Waynesville MO 65583