

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A RADIO TOWER  
AT 1525 HWY F, WAYNESVILLE, MISSOURI;  
FIXING AN EFFECTIVE DATE**

**WHEREAS**, a petition requesting a conditional use of property located within the City of Waynesville, Missouri has been filed with the City Clerk; and

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

**WHEREAS**, notice of the Public Hearing (including a description of the property involved and of the conditional use being requested) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County and the City of Waynesville, Missouri, which legal notice was published at least fifteen (15) days prior to the date of the public hearing; and

**WHEREAS**, the City Council has considered the recommendation of the Planning and Zoning Commission; and

**WHEREAS**, the City Council, after complete and total review of the Planning & Zoning Commissions recommendation, determines that it is the best interest of the City for the requested conditional use to be approved.

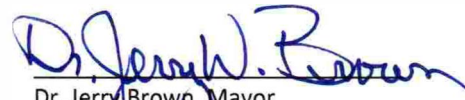
**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**Section 1.** The Waynesville R-VI School District has requested a conditional use for a 100 ft radio tower to be placed at the Waynesville R-VI School District Transportation Department located at 1525 Hwy F Waynesville, Missouri. The application regarding this request is attached as "Exhibit A".

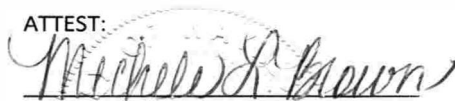
**Section 2.** The City Council of the City of Waynesville hereby approves the request of the Conditional Use Permit for this location for the use specified in the application.

**Section 3.** This ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL ON THIS 18<sup>th</sup> DAY OF AUGUST, 2022.**

  
Dr. Jerry Brown, Mayor

ATTEST:

  
Michele Brown, City Clerk



# THE CITY OF WAYNESVILLE

Utilities & Public Works Department

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

## CONDITIONAL USE PERMIT APPLICATION

All zoning applications submitted for consideration and approval *must* include the completed summary information outlined in Section 3 and two (2) copies of the sealed/signed engineered plans that support the application which is being submitted.  
No action will be taken on the application if the application is incomplete or the required additional documents are not provided.  
Processing times for applications could take 7 to 10 days.

**OFFICE USE ONLY**

Date Received \_\_\_\_\_ Permit No. \_\_\_\_\_  
PERMIT FEE COST \$ \_\_\_\_\_

**PROPERTY LOCATION:**

Transportation Dept 1525 F Hwy, Waynesville, MO - 100' Radio Tower

**1. APPLICANT INFORMATION**

Name: Nabholz-Tim Virgin Title: APM Date: 7/25/2022

Address - City, State, Zip Code:  
2223 W Sunset St. Springfield, MO. 65807

Applicant's Signature: Tim Virgin Phone: 417-576-3335

**2. OWNER INFORMATION (if different from applicant)**

Name: Waynesville R-VI School District Phone No. 573-842-2069

Address:  
200 Fleetwood Drive Waynesville, MO 65583

Owner's Signature: [Signature] Date: 7/25/22

**3. DEVELOPMENT SUMMARY**

Zoning Summary			
Current project site zoning district classification:			<u>p-1</u>
Proposed use for development:			<u>Radio tower</u>
Adjoining property owners address list provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is proposed development permitted in current zoning district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Will any variances be required to accommodate project development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has adjoining property owners address list been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Has preliminary plat been submitted and approved?	<u>NA</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has final plat been submitted, approved and recorded?	<u>NA</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will development be constructed in separate phases, section or tracts?	<u>NA</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the Master Plan been submitted and approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Development timeline submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

**Land Use Summary**

Gross land area of project site:	<u>NA</u>	SqFt _____	Acres _____
Net land area to be developed:	<u>NA</u>	SqFt _____	Acres _____
Number of lots or tracts to be developed:	<u>NA</u>		
Smallest lot size to be developed:	<u>NA</u>	SqFt _____	Acres _____
Total commercial structures to be constructed:	<u>6 existing</u>		
Total leasable space within the commercial structure:	<u>NA</u>		
Total dwelling units (DU) per structure:	<u>None</u>		
Number of DU per structure:	<u>None</u>		

Land Use Summary cont.			
Gross floor area per structure:	NA	SqFt	
Net floor area per DU or leasable space:	NA	SqFt	
Number of stories per structure:	100'		
Total height of each structure:	100'		
Will any accessory structures be built?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Number of accessory structures to be built:			1
Type of accessory structure to be built:	Radio tower		
Gross floor area of all accessory structures to be built:	tower	SqFt	
Is development site floodplain regulated?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community FIRM Panel No: _____	Date of FIRM: _____		
Has a floodplain development permit been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is elevation certificate provided if project site is floodplain regulated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have Missouri DNR storm water permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have Missouri DNR general operating permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Has a local land disturbance permits been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Development Plan Summary			
Has the project site plan been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has grading plans been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are property/lot lines shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are minimum lot size requirements met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are building setbacks shown and acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are fire separation distances between structures shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
What is the fire separation distances between structures?	NA		
Are existing utility easements shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of existing buildings/structures on the property shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of proposed building/structures shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are existing streets that adjoin the property shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are new street right-of-ways shown and named?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are off-street parking areas shown with minimum requirements met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Water Service Infrastructure Summary			
Is existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing water service available and shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
What is the size of the existing service main?		Inch	
Is existing service adequate to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are new service mains to be installed by the developer?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the new service main?		Inch	
How many individual water meters are required for the project?			
What size meters are required or specified?		Inch	
Are meter locations indicated on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are existing fire hydrant locations shown on the stie plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are new fire hydrants needed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

<b>Water Service Infrastructure Summary cont.</b>			
Have Missouri DNR approved permits been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Pending
<b>Sanitary Sewer Service Infrastructure</b>			
Existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing sanitary sewer service available and shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the existing service main?	Inch _____		
Is existing service adequate to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are new service mains to be installed by developer?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the new service main?	Inch _____		
Will new sanitary sewer be a "pressure" or "gravity" system?	_____		
Will lift stations be installed and/or upgraded?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Will grinder pumps be installed and/or upgraded?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are proposed sanitary sewer line and manholes shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Have Missouri DNR approved permits been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Pending
<b>Electrical Service Infrastructure</b>			
Existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing electrical service available and shown on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is existing service adequate to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Do new service lines need to be extended to the development site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What are the estimated maximum load requirements?	Amp service _____		
Number of individual meters required for project:	_____		
Are transformer pad locations shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What size transformer is required to support project?	_____		
Are street light locations shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are parking lot area lights shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>Natural Gas Service Infrastructure</b>			
Existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing natural gas service available and shown on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the existing service main?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is existing service adequate to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
What is the size of the new service main?	Inch _____		
Do new service lines need to be extended to development site?	_____		
Approximate length of required line extension?	Feet _____		
What are the estimated BTU load requirements?	BTU's _____		
No building permit applications, specifications or plans will be accepted by the Building Department until this application has been before the Planning & Zoning Commission and forwarded to the City Council and has been approved. Approval of a Conditional Use Permit does not authorize or constitute the approval of a building permit or the approval of the construction plans and documents for said development.			

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning & Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30 p.m., Tuesday, August 9, 2022, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a request for a Conditional Use Permit to allow a 100-foot Radio Tower to be placed at the Waynesville R-VI School District Transportation Department located at 1525 F HWY, 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

#30-21c

2x4

#30 & #31

7-27-22

8-3-22

Cost: \$40.00 per week

Total: \$80.00

Needs an affidavit of publication.

Will mail to :

City of Waynesville  
100 Tremont Center  
Waynesville MO 65583