

Frequently Asked Questions

Why did I receive this notice?

This notice was sent to you as a courtesy, you are not required to respond in any way. Our records indicate you own property located within 500 feet of a property whose owner has requested a change in Zoning, Conditional Use Permit, Preliminary Plat approval or Variance. Please note that this request was made by the property owner and was not generated or endorsed by the county. A brief summary of the request is included with this notification. The official notification is posted on the property on green signs and was recently published in "Daily Events".

What's next?

The applicant will present their case at a public hearing before the Planning Board, Board of Zoning Adjustment or the County Commission. Anyone can speak in favor of or in opposition to this request at the public hearing. If you wish to make your opinion known but can't attend the public hearing, you may also mail, fax or email correspondence to the board. Please use the points of contact listed below.

How can I find out more about this application?

Applicants often host informational meetings although they are not required to do so. Our staff will also be happy to provide any information we have regarding the case.

Greene County Resource Management Department
Planning & Zoning Division
Historic Courthouse, Room 305
940 Boonville, Springfield, MO 65802

Phone – 417-868-4005; Fax – 417-868-4175
Office Hours – 8:00 a.m. to 4:30 p.m.
Monday thru Friday (*except State Holidays)



If you want to attend a public meeting:

- *Planning Board hearings begin at 7:00 p.m., Third Tuesday of each month* in Room 212 of the Historic Courthouse, 940 Boonville*
- *Board of Zoning Adjustment hearings begin at 9:30 a.m., Second Tuesday of each month* in County Commission office, 933 N. Robberson*
- *County Commission hearings begin at 9:30 a.m., First & Third Monday of each month* in County Commission office, 933 N. Robberson*
- *Requests are sometimes tabled or withdrawn by the applicant prior to the hearing*
- *Please silence cell phones during all public hearings*
- *More information is available for Planning & Zoning at www.greencountymo.gov*

The screenshot shows the 'Planning and Zoning' website. At the top, there is a navigation bar with icons and labels for: Greene County MO, Resource Management Home, Building Regulations, Planning & Zoning, Environmental Services, Information, and Contacts. Below this is a section titled 'Public Meetings / Hearings Schedule' with an 'Audio Logs' button. Underneath, there are three main categories: 'Applications' (listing Home Occupation Application, Application, Administrative Subdivision Application, and Administrative Variance Application), and 'Handouts' (listing Home Occupation Information Sheet, Applicants for A-R Zoning, Home Occupation Information Sheet-Agricultural, What you need to know to apply for an Administrative Subdivision, What you need to apply for Greene County Planning Board, Board of Zoning Adjustments and Administrative Variance).



What does Rezoning mean?

In every zoning district there is a list of permitted uses and acceptable levels of density. If you received a notice about a rezoning it means the property described may change to a different district with different permitted uses and levels of density.

What is a Conditional Use Permit?

An applicant may seek a Conditional Use Permit (CUP) to carry out a specific use on a property that the Planning Board and Board of Adjustment need to investigate more closely. Such uses are often unique and don't fit easily within common zoning districts. If a CUP is approved it does not change the underlying zoning on a property.

What is a Variance?

The Greene County Zoning Regulations contain a number of rules governing property development. If someone requests a variance it means they are asking for permission to break one of these rules due to exceptional circumstances. If a Variance is approved it does not change the underlying zoning on a property.

What is a Plot Assignment District?

A PAD is a specialized zoning district that allows specific land uses, such as in a planned development. Some PAD proposals contain multiple land uses and some contain just one, but in all cases future development on a PAD site is limited to the specific use or uses proposed. Rezoning to a PAD requires the submission of more detailed information than a typical rezoning, including sketch plans and an engineering report.

What is a Preliminary Plat?

If a piece of land is divided into more than three tracts, a Preliminary Plat must be submitted showing the lot layout and other improvements such as streets, utility easements, and stormwater management.

Once a Preliminary Plat is approved, a Final Plat can subsequently be recorded, but only if it contains no major deviations from the Preliminary Plat. A Preliminary Plat does not change the zoning of a piece of land – it provides a physical definition of how development will be laid out according to the zoning code and subdivision regulations.



“Greene County Works.....”