

RZ-2025-697**ATTACHMENT 1: PROPERTY DESCRIPTION****Description:**

That part of the West Half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 30 West, In Jackson County, Missouri, being more particularly described as follows: Commencing at the West Quarter corner of said Section 1; thence South 89 degrees 27 minutes 35 seconds East along the South line of said Northwest Quarter, a distance of 1352.28 feet to a point on the east right of way line of South Sunnynook School Road, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 2 degrees 11 minutes 20 seconds East along said East right of way line, a distance of 1021.01 feet; thence North 0 degrees 59 minutes 33 seconds East continuing along said East right of way line, a distance of 314.74 feet to a point on the North line of said West half of the Southeast Quarter of the Northwest Quarter of Section 1; thence South 89 degrees 37 minutes 02 seconds East along said North line, a distance of 606.03 feet to the Northeast corner thereof; thence South 1 degrees 24 minutes 49 seconds West along the East line of said West Half of the Southeast Quarter of the Northwest Quarter of Section 1, a distance of 1337.13 feet to a point on said South line of said Northwest Quarter of Section 1; thence North 89 degrees 27 minutes 35 seconds West along last said South line, a distance of 77.47 feet to the Southeast Corner of lot 1, Graeff Acres , a subdivision in said County and State; thence North 0 degrees 32 minutes 25 seconds East along the East line of said Lot 1, a distance of 208.71 feet to the Northeast corner thereof; thence North 89 degrees 27 minutes 35 seconds West along the North line of said Lot 1, a distance of 208.71 feet to the Northwest corner thereof; thence South 0 degrees 32 minutes 25 seconds West along the West line of said Lot 1, a distance of 208.71 feet to the Southwest corner thereof, said point also being on said South line of the Northwest Quarter of Section 1; thence North 89 degrees 27 minutes 35 seconds West along said South line, a distance of 331.33 feet to the Point of Beginning; containing 17.754 acres, more or less.

RZ-2025-697

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of August 21, 2025

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Copy of plat

Plan Commission – August 21, 2025

Randy Diehl gave the staff report:

RE: RZ-2025-697

Applicant: Betty Jean Harra Graeff

Location: 1107 S. sunny Nook School Road

Area: 17.68 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: The purpose is to create three single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and some Residential.

Land use is agricultural and single-family residences. Property sizes range from smaller acreage tracts to larger tracts.

The applicant wishes to create three single-family lots.
Proposed Lot 1 contains the existing dwelling.

The subdivision plat is under review by staff.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2025-697.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy? Is the applicant present?

James Harra: I live in Columbia, Tennessee, 1028 Claremont Drive, Columbia, Tennessee, I'm representing my mother, Betty Jean Herrer Graff. This farm has been in our family for 180 years. My mother is in memory care at the Benton House. She's 93. She knows who I am, and that's about it. I don't want to be the first to have to sell part of the farm, but the nursing home costs \$70,000 a year. We're running out of money. So that's my grandmother's house, and the people that live in it now have lived there for 22 years. They have a contract to buy it. And that should give me a few more years. That's the main purpose of selling it.

Mr. Antey: I have just moved a good friend into Benton House Memory Care.
Are there any questions for the applicant?

Is there anyone else present today that would like to speak in favor of this application?

There were none

Is there anyone present that has questions concerning or is opposed to this application?

There were none

Mr. Antey: Seeing none, I would entertain a motion to take this under advisement.

Mr. Crawford moved to take under advisement. Mr. Horn seconded.

Discussion under advisement

Mr. Antey: We are under advisement. Any comments from the commission?

Mr. Horn moved to approve. Mr. Smead seconded.

Mr. Lake	Approve
Mr. Monaco	Approve
Mr. Smead	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

July 17, 2025

RE: RZ-2025-697

Applicant: Betty Jean Harra Graeff

Location: 1107 S. sunny Nook School Road

Area: 17.68 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: The purpose is to create three single-family lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and some Residential.

Land use is agricultural and single-family residences. Property sizes range from smaller acreage tracts to larger tracts.

The applicant wishes to create three single-family lots. Proposed Lot 1 contains the existing dwelling. to construct a home. The subdivision plat is under review by staff.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

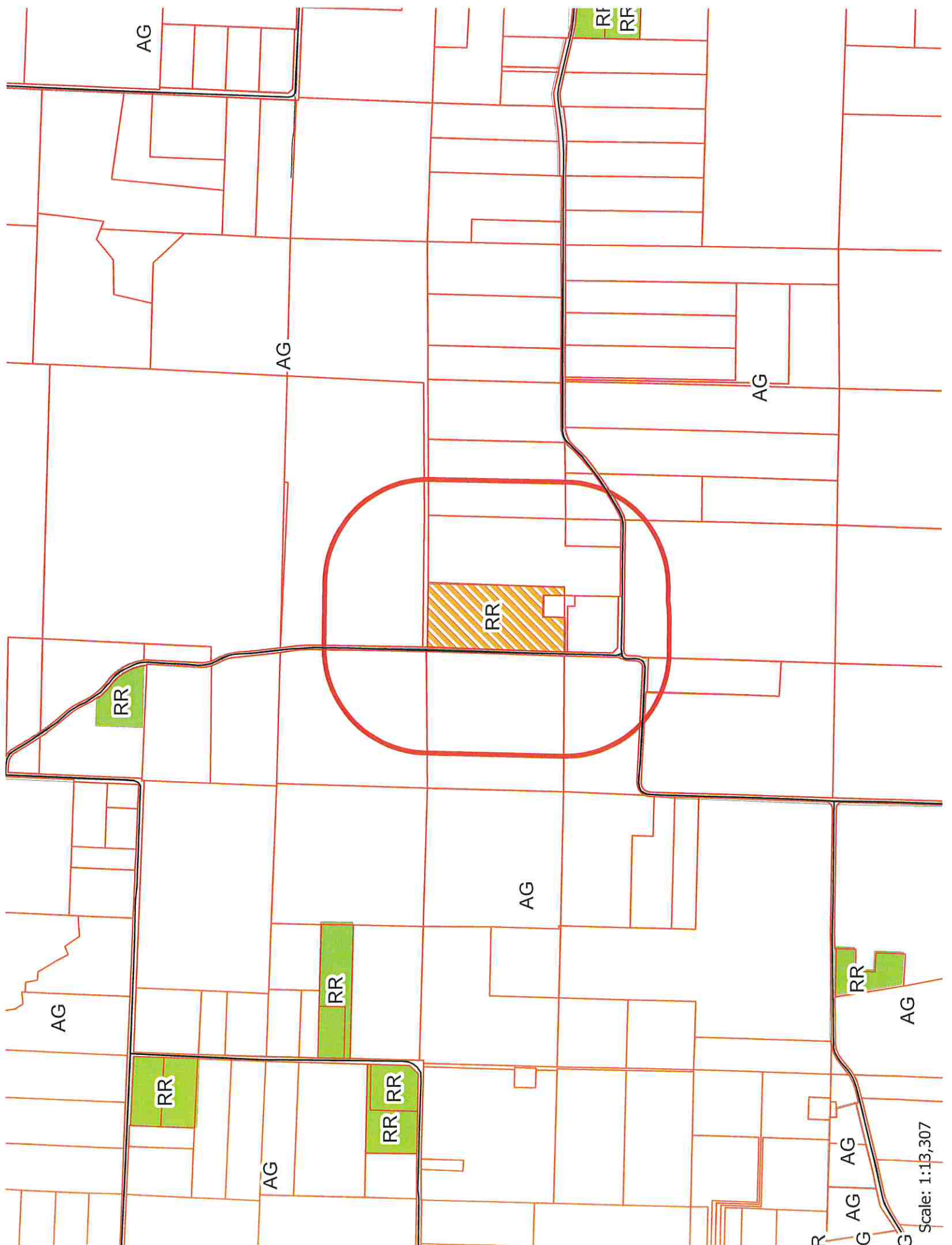
Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2025-697.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Scale: 1:13,307

RZ-2025-697

Property Owners Within 1000 feet

parcel	owner	address	city	state	zip
22-100-03-04-00-0-00-000	CAMPBELL SHARON J	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-02-05-00-0-00-000	CAMPBELL SHARON J	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-02-11-00-0-00-000	CAMPBELL SHARON J	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-03-03-01-0-00-000	CAMPBELL SHARON & JOSEPH	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-03-03-00-0-00-000	CAMPBELL SHARON & JOSEPH	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-03-06-01-0-00-000	CAMPBELL SHARON J	34606 E LITTLE RD	BUCKNER	MO	64016
22-100-02-03-00-0-00-000	FARMER CHRISTIAN R & DOUGLAS P	33606 E NEIL CHILES RD	BUCKNER	MO	64016
22-100-03-08-00-0-00-000	WELLS JODY L & DAVID P	34506 E LITTLE RD	BUCKNER	MO	64016
22-100-02-02-00-0-00-000	BAXTER RALPH & MARY LOU	33308 E MURPHY SCHOOL RD	GRAIN VALLEY	MO	64029
22-100-02-08-00-0-00-000	HARRA JAMES FRANCIS & MARTA GAE	1028 CLAREMONT DR PO BOX 1034	COLUMBIA	TN	38402
22-100-04-02-02-0-00-000	BEEBE DARYL WAYNE	35006 E LITTLE RD	BUCKNER	MO	64016
22-100-01-02-02-0-00-000	BEEBE DARYL W	34908 E LITTLE RD	BUCKNER	MO	64016
22-100-03-05-00-0-00-000	CAMPBELL TODD	34706 E LITTLE RD	BUCKNER	MO	64016
22-100-04-03-02-2-00-000	BEEBE KENNETH D-TRUSTEE	2291 GRANDFATHER MTN	SPRING HILL	FL	34606-7010
22-100-02-06-00-0-00-000	JCWSO #16	100 N BUCKNER TARSNEY RD	SIBLEY	MO	64088
22-100-03-09-00-0-00-000	JCWSO #16	100 N BUCKNER TARSNEY RD	SIBLEY	MO	64088
22-100-03-10-00-0-00-000	CAMPBELL JOSEPH F & CASEY D	808 SW MEADOWOOD DR	GRAIN VALLEY	MO	64029
22-100-02-04-01-0-00-000	HARRA-GRAEFF BETTY JEAN	1905 S ELLISON WAY	INDEPENDENCE	MO	64016
22-100-02-07-00-0-00-000					
22-100-03-02-00-0-00-000					
22-100-02-10-00-0-00-000					



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 2, 2025

RE: Public Hearing: RZ-2025-697
Betty Jean Harra Graeff

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Betty Jean Harra Graeff for a change of zoning from District AG (Agricultural) on 17.68 ± acres to District RR (Residential Ranchette). The purpose is to create three single-family lots at 1107 S. Sunny Nook School Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 17, 2025, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING
DO NOT PRINT DOUBLE SIDED**

BEGIN APPLICATION HERE:

The **LEGAL OWNER(s)** of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

1. Owner(s):

- a. Legal Owner of Property: Betty Jean Harra Graeff
Current Mailing Address: P.O. Box 1034 Columbia, TN 38402-1034
Phone: 931-215-2791 email: hhunt4.it@bellsouth.net
- b. Applicant (If different from the legal owner) James F. Harra
Current Mailing Address: P.O. Box 1034, Columbia, TN 38402-1034
- Phone: 931-215-2791
Email: hhunt4.it@bellsouth.net

2. Location: 1107 South Sunnynook School Road Buckner, MO 64016

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) House + 5 acres ; 6.33 acres

5. Legal Description of Property: (Attach copy of Deed or legal description) Tract 2 - 6.344 raw land

6. Present Use of Property: Tract 1 - House + 5 acres Tract 3 - 6.344 raw land

7. Proposed Use of Property: Tract 1 - Residential Tract 2 + 3 - Residential

8. Proposed Time Schedule for Development: Future

9. What effect will your proposed development have on the surrounding properties?

None

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source which provides the following services: water Dist. 16
- a. Water Provider City of Buckner Water Department
 - b. Sewage disposal: Onsite Waste Water X Public Sewer _____
 - c. Electricity Evergy
 - d. Fire protection Fort Osage Fire Protection District
 - e. Police Protection Jackson Ct. Sheriff
Buckner Police Department
12. Describe existing road width and condition: Paved County Road
13. What effect will proposed development have on existing road and traffic conditions? None
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? no
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

The LEGAL OWNER(s) of the property must be signatory to this application.
Applications will not be accepted to move forward without the proper signatories.
Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

B
Betty Jean Harra-Graeff 05-15-2025
By James Francis Harra, as
Attorney in fact

STATE OF Missouri

COUNTY OF Jackson

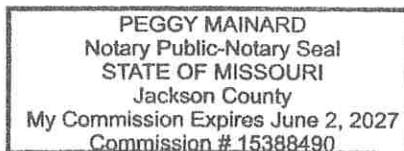
On this 15th day of May, in the year of 2025, before me
the undersigned notary public, personally appeared Betty Jean Harra-Graeff by
James Francis Harra, as attorney in fact

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Commission Expires June 2, 2027





Scale

THE ABOVE DESCRIPTION WAS TAKEN FROM TRACT 6 OF A CERTIFICATE OF SURVEY, RECORDED AS INSTRUMENT NO. 20070803401.3

• THE COURSES SHOWN HEREON LABELED AS "SURVEY..." ARE FROM THE CERTIFICATE OF SURVEY RECORDED AS INSTRUMENT NO. 201755034012.

