

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE granting a conditional use permit (CUP) in District AG (Agricultural) for a period of five years to operate a bed and breakfast inn, subject to specified conditions as to a 20.00 ± acre tract.

ORDINANCE NO. 5162, October 8, 2018

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. A conditional use permit is hereby granted for a period of five years to operate a bed and breakfast inn, as to an approximate 20.00 ± acre tract of land commonly known as 26207 E Herring Road, Greenwood, MO, and specifically described as follows:

Description:

All that part of the North half of Lot 2, of the Northwest Quarter of Section 19, Township 47, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing of the northwest Corner of said Section 19 and said Lot 2; thence South 89 degrees 35 minutes 38 seconds East, along the North line of said Section, 40.03 feet; thence South 02 degrees 38 minutes 40 seconds West, 603.23 feet, along East line of Harris Road, to the true Point of Beginning; thence South 89 degrees 38 minutes 27 seconds East, 915.49 feet; thence South 02 degrees 47 minutes 24 seconds West, 476.55 feet, thence North 89 degrees 38 minutes 27 seconds West, 914.28 feet, to a point of the East right-of-way line of Harris Road; thence North 02 degrees 38 minutes 40 seconds East, 476.50 feet, to the Point of Beginning.

Also,

All that part of the North half of Lot 2, of the Northwest Quarter of Section 19, Township 47, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing of the northwest Corner of said Section 19 and said Lot 2; thence South 89 degrees 35 minutes 38 seconds East, along the North line of said Section, 660.99 feet; thence South 02 degrees 47 Minutes 24 seconds West, 30.03 feet, to the true Point of Beginning; thence continuing South 02 degrees 47 Minutes 24 seconds West, 300.26 feet; thence South 89 degrees 35 minutes 38 seconds East, 296.03 feet; thence South 02 degrees 47 Minutes 24 seconds West, 272.26 feet; thence North 89 degrees 38 minutes 27 seconds West, 915.49 feet, to a point on the East right-of-way line of Harris Road; thence North 02 degrees 38 minutes 40 degrees East, 573.21 feet, to the South line of Herring Road; thence South 89 degrees 35 minutes 38 seconds East, along Herring Road, 620.89 feet to the Point of Beginning.

Section 2. The conditional use permit for a period of five years granted by this Ordinance is subject to the following conditions:

- 1) The bed and breakfast inn is limited to no more than four bedrooms for temporary lodging for transient guest on a paying basis.
- 2) Cooking facilities shall not be permitted in individual guest rooms.
- 3) In addition to required residential parking, one off-street parking space shall be provided for each guest room.
- 4) One identification/directional sign, not to exceed eight (8) square feet in area, may be permitted at the entrance to the bed and breakfast inn.

Section 3. The Legislature, pursuant to the application of Herring Road Partnership, Chase Bryant (CU-2018-226), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application in a public hearing on September 20, 2018, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5162 introduced on October 8, 2018, was duly passed on October 29, 2018 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

10-29-2018

Date



Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5162.

10/30/2018

Date



Frank White, Jr., County Executive