



# Jackson County, Missouri

## Request for Legislative Action

**REQUESTED MEETING DATE:** \_\_\_\_\_ **SPONSOR:** \_\_\_\_\_

*To be completed by the County Counselor's Office:*

**NUMBER:** 5855

**ASSIGNED MEETING DATE:** 06/10/2024

**STAFF CONTACT:** Randy Diehl **PHONE:** 816-881-4577

**EMAIL:** rdiehl@jacksongov.org

**DEPARTMENT:** Public Works

**TITLE:** RZ-2024-675 – Bryan Stockton and Dennis & Diane Eppeson

**SUMMARY:**

Requesting a change of zoning from District AG (Agricultural) on 0.85 ± acres to District RR (Residential Ranchette) and a change of zoning from District RR (Residential Ranchette) on 0.85 ± acres to District AG (Agricultural). The purpose is to align the zonings with proposed property lines.

Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.

The Jackson County Plan Commission held a public hearing on May 16, 2024, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.

The Plan Commission voted 6 to 0 to recommend APPROVAL to the County Legislature.

**FINANCIAL IMPACT:** NO

YES

Amount

Fund

Department

Line-Item Detail

\_\_\_\_\_

**ACTION NEEDED:** ZONING (UDC)

**ATTACHMENT(S):**

**RZ-2024-675**

**ATTACHMENT 1: PROPERTY DESCRIPTIONS**

Property to be rezoned from Residential Ranchette to Agricultural:

Description:

That part of the Southwest Quarter of the Southwest Quarter of Section 02 Township 49 Range 30, Jackson County, Missouri, being described as follows: Commencing at the Southwest corner of said Section 02, thence North 01 degrees 38 minutes 01 seconds East, along the West line of said Section 02, 272.00 feet; thence South 88 degrees 18 minutes 00 seconds East, 447.32 to the Point of Beginning of land herein described; thence continuing South 88 degrees 18 minutes 00 seconds East, 354.68 feet; thence South 01 degrees 38 minutes 01 seconds West, 106.36 feet; thence North 88 degrees 18 minutes 00 seconds West, 345.13 feet; thence North 03 degrees 29 minutes 56 seconds West 106.36 feet to the Point of Beginning.

Property to be rezoned from Agricultural to Residential Ranchette:

Description:

That part of the Southwest Quarter of the Southwest Quarter of Section 02 Township 49 Range 30, Jackson County, Missouri, being described as follows: Commencing at the Southwest corner of said Section 2, thence South 88 degrees 18 minutes 00 seconds East, along the South line of said Section 2, 802.00 feet to the Point of Beginning of land herein described; thence North 01 degrees 38 minutes 01 seconds East, 165.64 feet; thence South S 88 degrees 18 minutes 00 seconds East, 223.54; thence South 01 degrees 38 minutes 01 West, 165.64 to said South line; thence North 88 degrees 18 minutes 00 seconds West, 223.54 feet to the Point of Beginning.

RZ-2024-675

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from May 18, 2023

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 survey

**Randy Diehl gave the staff report:**

**RE: RZ-2024-675**

**Applicant:** Bryan Stockton and Dennis & Diane Epperson

**Location:** 1719 & 1709 S. Buckner Tarsney Road

**Area:** Two 0.85 ± acre tracts

**Request:** Change of zoning from District AG (Agricultural) on 0.85 ± acres to District RR (Residential Ranchette) and a change of zoning from District RR (Residential Ranchette) on 0.85 ± acres to District AG (Agricultural).

**Purpose:** The purpose is to align the zonings with the new property lines.

**Current Land Use and Zoning in the Area:**

The applicants re-aligned their property lines by deed last October. There is an outbuilding that was bisected by the property line. Both owners deeded amounts of land remove the encroachment of the building.

The property at 1719 was rezoned to District RR in May of 1998. The tract was not required to be platted since it was created in 1968, prior to the adoption of the subdivision requirements in 1978.

**County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

**Recommendation:**

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

Staff recommends APPROVAL of RZ-2024-675.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator

**Mr. Antey: *Are there any questions for Randy?***

Mr. Antey: Will they need to plat the property?

Mr. Diehl: Yes, since they have altered the grandfathered configuration of the rezoned tract, it will need to now be platted. The AG piece is not required to be platted.

**Mr. Antey: *Is the applicant here?***

Bryan Stockton: 1719 S. Buckner Tarsney Road.  
Dennis Eppeson: 1709 S. Buckner Tarsney Road.

**Mr. Antey: *Do you have anything to add to the report?***

Mr. Eppeson: A few years back my wife and his fiancé decided to rescue some horses. We put up a barn. He's now wanting to sell and we want to clean up the property lines.

**Mr. Antey: *Is there anyone else who is in favor of this application?***

There were none.

**Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?***

There were none.

Motion to take under advisement.

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

*Discussion under advisement*

Mr. Crawford moved to approve. Mr. Farrar seconded.

Mr. Monaco	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Mr. Horn	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

## STAFF REPORT

### PLAN COMMISSION

May 16, 2024

RE: RZ-2024-675

**Applicant:** Bryan Stockton and Dennis & Diane Epperson

**Location:** 1719 & 1709 S. Buckner Tarsney Road

**Area:** Two 0.85 ± acre tracts

**Request:** Change of zoning from District AG (Agricultural) on 0.85 ± acres to District RR (Residential Ranchette) and a change of zoning from District RR (Residential Ranchette) on 0.85 ± acres to District AG (Agricultural).

**Purpose:** The purpose is to align the zonings with the new property lines.

#### **Current Land Use and Zoning in the Area:**

The applicants re-aligned their property lines by deed last October. There is an outbuilding that was bisected by the property line. Both owners deeded amounts of land remove the encroachment of the building.

The property at 1719 was rezoned to District RR in May of 1998. The tract was not required to be platted since it was created in 1968, prior to the adoption of the subdivision requirements in 1978.

#### **County Plan:**

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

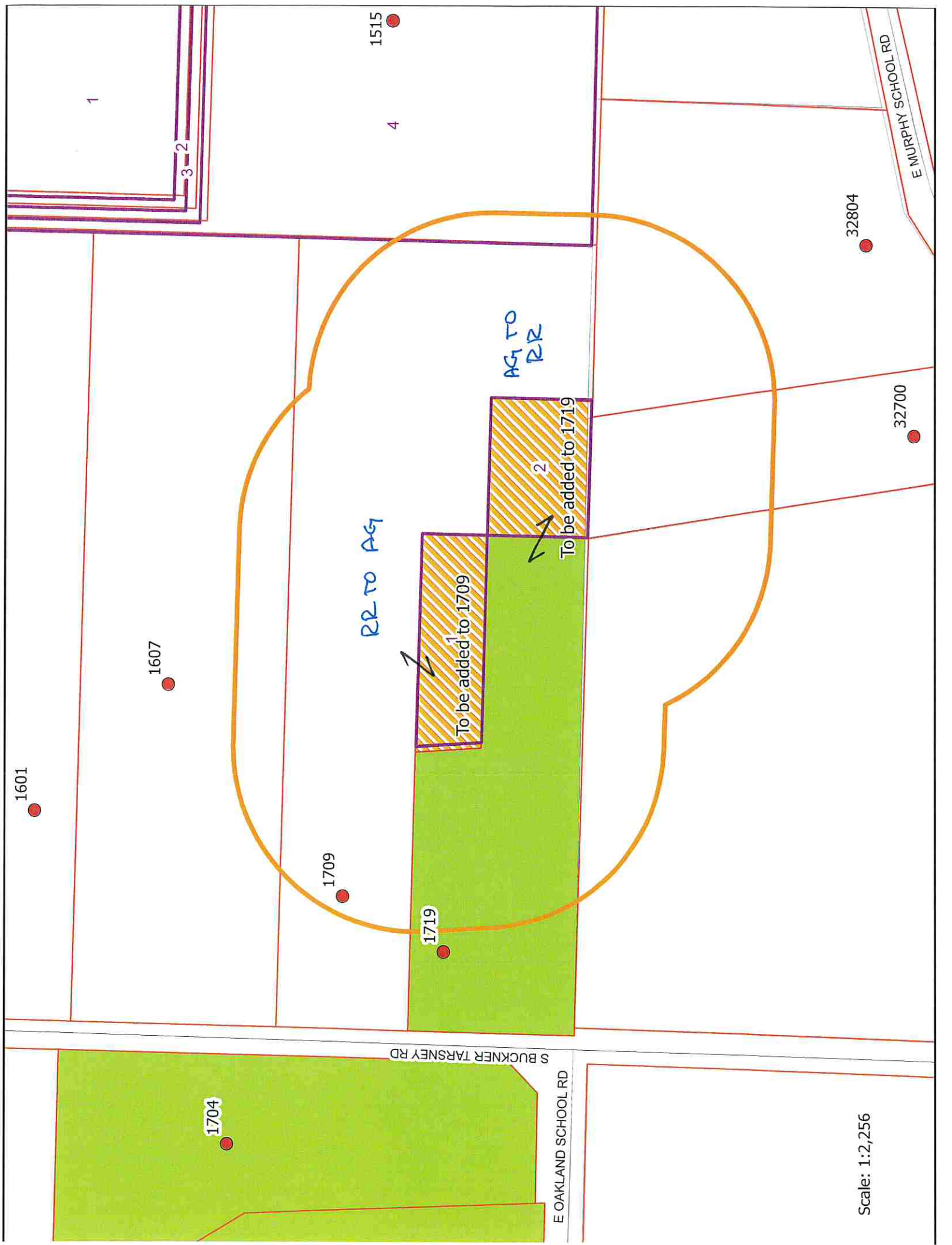
#### **Recommendation:**

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

Staff recommends APPROVAL of RZ-2024-675.

Respectfully submitted,

Jackson County Public Works  
Development Division  
Randy Diehl, Administrator



1601

1607

1709

1719

RR TO AG

AG TO RR

To be added to 1709

To be added to 1719

1515

4

1704

32804

32700

E MURPHY SCHOOL RD

E OAKLAND SCHOOL RD

S BUCKNER TARSNEY RD

Scale: 1:2,256

1

3-2

RZ-2024-675

Property Owners Within 300 feet

parcel	owner	address	city	state	zip
22-500-02-15-00-0-00-000	KEVIN FRISBIE TRUST	PO BOX 52009	INDEPENDENCE	MO	64052
22-200-03-15-00-0-00-000	UPTON JEFFREY D & LORI A	1607 S BUCKNER TARSNEY RD	BUCKNER	MO	64016
22-200-03-18-00-0-00-000	RICHMOND LUKE T & CHRISTINA N	1127 SE EASTRIDGE DR	BLUE SPRINGS	MO	64014
22-500-02-03-01-1-00-000	EST DANIEL LEE & AVA SHAWNNAH	32506 E MURPHY SCHOOL RD	GRAIN VALLEY	MO	64029
22-500-02-16-00-0-00-000	LONG RANCE & TERESA	32700 E MURPHY SCHOOL RD	GRAIN VALLEY	MO	64029
22-200-03-10-00-0-00-000	BRYAN D STOCKTON TRUST	1719 S BUCKNER TARSNEY RD	BUCKNER	MO	64016
22-200-03-09-00-0-00-000	EPPERSON DENNIS R & DIANE	1709 S BUCKNER TARSNEY RD	BUCKNER	MO	64016





## 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

May 1, 2024

RE: Public Hearing: RZ-2024-675  
Bryan Stockton and Dennis & Diane Eppeson

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 Bryan Stockton and Dennis & Diane Eppeson for a change of zoning from District AG (Agricultural) on 0.85 ± acres to District RR (Residential Ranchette) and a change of zoning from District RR (Residential Ranchette) on 0.85 ± acres to District AG (Agricultural). The purpose is to align the zonings with proposed-- property lines.

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 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, May 16, 2024, at 8:30 a.m. in the Brady Courtroom, 2<sup>nd</sup> 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**

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**APPLICANT INFORMATION:**

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
  2. Application must be typed or printed in a legible manner.
  3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
  4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
  5. The filing fee (non-refundable) must accompany application.  
(Check payable to: Manager of Finance)  
\$350.00 – Change of Zoning to Residential  
\$500.00 – Change of Zoning to Commercial or Industrial
- 

**TO BE COMPLETED BY OFFICE PERSONNEL ONLY:**

Rezoning Case Number           RZ-          

Date filed    Date of hearing   

Date advertised                                  Date property owners notified                                 

Date signs posted                                 

Hearings:    Heard by                          Date                          Decision                         

                  Heard by                          Date                          Decision                         

                  Heard by                          Date                          Decision                         

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**BEGIN APPLICATION HERE:**

1. **Data on Applicant(s) and Owner(s):**
  - ME* — a. Legal Owner of Property: BRYAN DAVID STOCKTON  
Current Mailing Address: 1719 SOUTH BUCKNER TANSNEY RD. BUCKNER MO. 64016  
Phone: 816-868-1838 email: bryan111563@gmail.com
  
  - THEM* — b. Applicant (If different from the legal owner) DEANUS & DIANE FIPPESON  
Current Mailing Address: 1709 SOUTH BUCKNER TANSNEY RD. BUCKNER MO. 64016  
Phone: 816-8507-7889 email:

2. Location: 1719 SOUTH BUCKNER TANSLEY RD BUCKNER MO. 64016

1709 SOUTH BUCKNER TANSLEY RD. BUCKNER MO. 64016

3. Present Zoning AG-R Requested Zoning AG-R

4. AREA (sq. ft. / acres) \_\_\_\_\_

5. Legal Description of Property: (Attach copy of Deed or legal description)

6. Present Use of Property: LIVE STOCK

7. Proposed Use of Property: LIVE STOCK

8. Proposed Time Schedule for Development: ASAP

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? N/A

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

11. Describe the source which provides the following services:

a. Water Provider DISTRICT 16

b. Sewage disposal: Onsite Waste Water  Public Sewer

c. Electricity KUPLSKY

d. Fire protection FONT OSAGE FIRE

e. Police Protection JACKSON COUNTY

12. Describe existing road width and condition: N/A

13. What effect will proposed development have on existing road and traffic conditions? N/A

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.

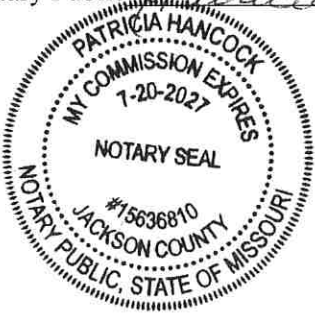
Signature \_\_\_\_\_ Date 3-15-24  
Property Owner(s) [Signature] \_\_\_\_\_

STATE OF Missouri  
COUNTY OF Jackson

On this 15<sup>th</sup> day of March, in the year of 2024, before me the undersigned notary public, personally appeared Bryan Stockton

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 [Signature] Commission Expires 7-20-27



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) Dennis G. Epperson 3-15-24  
Diane Epperson 3-15-24

STATE OF Missouri  
COUNTY OF Jackson

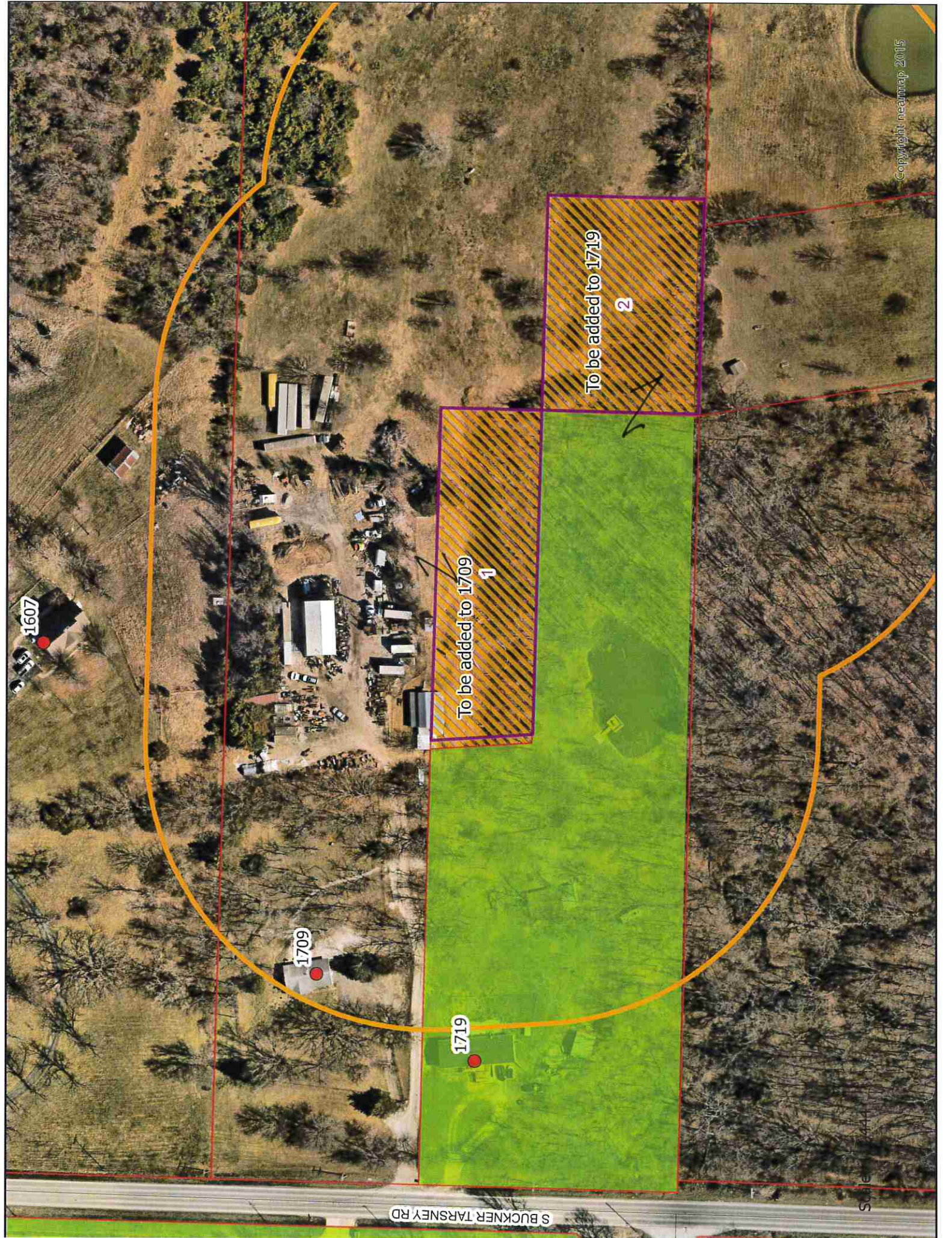
On this 15<sup>th</sup> day of March, in the year of 2024, before me  
the undersigned notary public, personally appeared Dennis & Diane Epperson

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 Patricia Hancock Commission Expires 7-20-27





1607

1709

1719

To be added to 1709  
1

To be added to 1719  
2

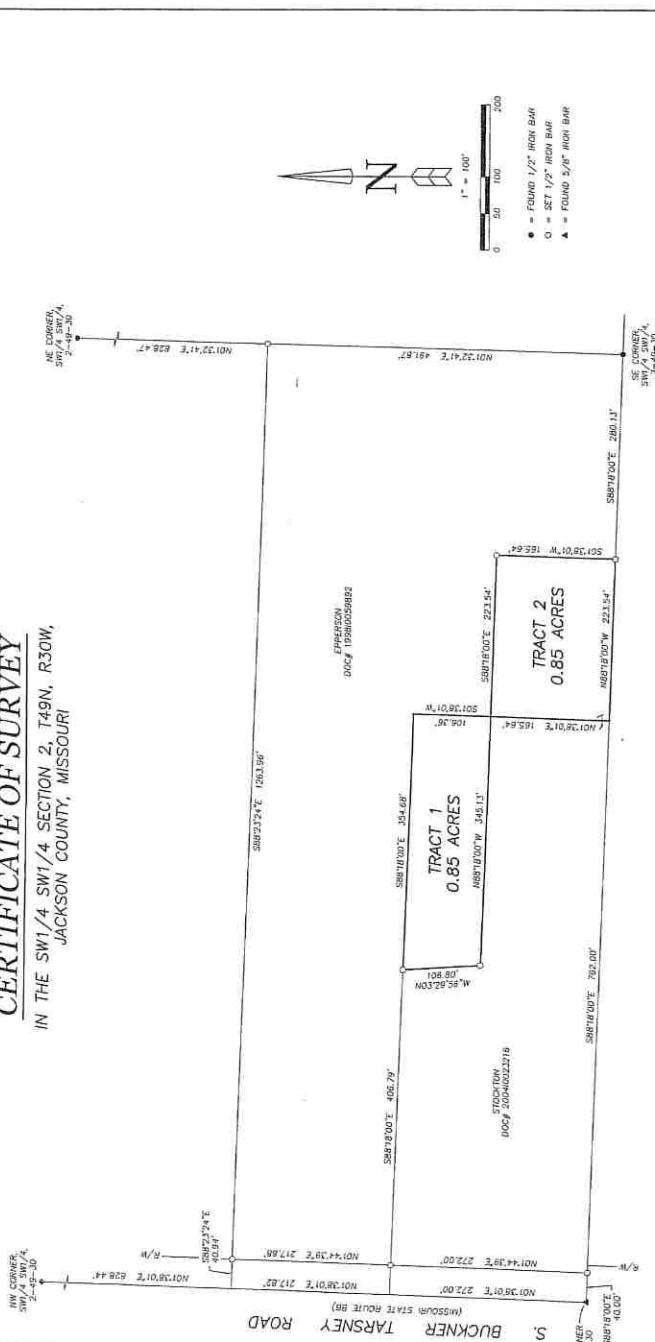
S BUCKNER TARSNEY RD

Scale 1:1000

# CERTIFICATE OF SURVEY

IN THE SW1/4 SW1/4 SECTION 2, T49N, R30W,  
JACKSON COUNTY, MISSOURI

Filed for Record this day of November 8, 2023  
 At 10 o'clock PM Minutes  
 Recorded in Book T58 At Page 47  
 Instrument Number 2023 EOO 81189  
 By C. W. Overfield  
 Director Recorder of Deeds  
 Deputy  
 Recorder's Fee \$ 41.00



**DESCRIPTIVE TRACT 1**

THAT PART OF THE SW1/4 OF SECTION 2, TOWNSHIP 49 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE NORTH 20°30'00\"/>

**DESCRIPTIVE TRACT 2**

THAT PART OF THE SW1/4 OF SECTION 2, TOWNSHIP 49 NORTH OF THE BASE LINE, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 87°10'00\"/>

**NOTES**

1. BEARINGS SHOWN HEREIN ARE GRADE BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983.
2. RECORDED DEED INFORMATION FOR THE SURVEYED TRACTS IS SHOWN HEREON.
3. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OR INTERESTS IN THE SURVEYED TRACTS THAT AN ACCURATE AND THOROUGH TITLE SEARCH WOULD DISCLOSE.
4. THE LOCATION AND/OR EXTENT OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE NOT SHOWN AND ARE NOT GUARANTEED BY THIS SURVEY.
5. THE LOCATION AND/OR EXTENT OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE NOT SHOWN AND ARE NOT GUARANTEED BY THIS SURVEY.
6. THE MISSOURI DEPARTMENT OF REVENUE, AS SHOWN AND USED HEREON, BEGINS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSOURI. I AM A LICENSED PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR, AND PROFESSIONAL SURVEYOR OF RECORD. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

**SISCO LAND SURVEYING, LLC**  
 PO BOX 84  
 LEXINGTON, MO 64067  
 sisco@landsurveying.com  
 MISSOURI STATE CERTIFICATE OF AUTHORITY #2013006653

THOMAS C. SISCO  
 MISSOURI STATE CERTIFICATE OF AUTHORITY #200310480

**SEAL**

DATE: OCTOBER 24, 2023 PROJECT #: SLS-23-110

816-968-1838