

**ST. CHARLES COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JANUARY 19, 2022  
7:00 PM**

COUNTY EXECUTIVE BUILDING  
THIRD FLOOR COUNCIL CHAMBERS  
100 NORTH THIRD STREET  
SAINT CHARLES, MO 63301

This meeting is open to the public.

The meeting will also be available live online via YouTube at [youtube.com/SCCMOTV](https://www.youtube.com/SCCMOTV).

Please note: This agenda may be modified and additional items or documents may be added through 5:00 p.m. on Tuesday, January 18, 2022

**Tentative  
Agenda**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ELECTION OF OFFICERS**

**PUBLIC HEARINGS**

**I. REZONING REQUEST - HIGHWAY B**

Application No: RZ21-20

Property Owner: Robert Pendergrass

Current Zoning: A, Agricultural District, with Density Floodway and Floodway Fringe Overlay Districts

Requested Zoning: RF, Riverfront District, with Density Floodway and Floodway Fringe Overlay Districts

2030 Master Plan: Recommends agricultural uses

Parcel Size: 5.0 acres

Location: At the terminus of a private drive on the north side of Highway B, approximately 2,200 feet east of Highway C

County Council District: 6

Account No.: T220400021

Documents:

[PZ AGENDA PACKET - RZ21-20.PDF](#)

## **PLATS**

### **I. PRELIMINARY PLAT FOR AUTUMN HOLLOW - 910 EAST HIGHWAY N**

Application No: PRE21-18  
Property Owner: R. Stephen and Catherine M. Barnett, and Donald C.  
and Marianne Mollison  
Applicant / Developer: Lombardo Homes of St. Louis, LLC  
Engineer: The Sterling Company  
Property Zoning: R3B, Multi-Family Residential District (29.55  
acres) and R1E, Single-Family Residential District (47.11 acres)  
Proposed Lots: 110 lots (418 dwellings)  
Parcel Size: Approximately 76.67 acres  
Location: On the south side of Highway N, approximately 900  
feet east of Gallop Lane; near the cities of Wentzville, O'Fallon, and Lake St. Louis

County Council District: 2  
Account Nos.: 759870E000 and A860003141

Documents:

[PZ AGENDA PACKET - PRE21-18.PDF](#)

## **TABLED / CONTINUED ITEMS**

NONE

## **APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2021 MEETING**

## **OTHER BUSINESS**

### **I. PLANNING AND ZONING DIVISION UPDATES**

## **ADJOURNMENT**