

**ST. CHARLES COUNTY
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 17, 2021
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, November 16, 2021

**Tentative
Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

IV. REZONING REQUEST - HUNN ROAD

Application No:	RZ21-17
Property Owner:	Elmer V. Hargis
Developer:	CMS Homes, LLC
Engineer:	Pickett, Ray, & Silver, Inc.
Current Zoning:	A, Agricultural District
Requested Zoning: minimum lot size)	RR, Single Family Residential District (3-acre
2030 Master Plan:	Recommends low density residential uses
Parcel Size:	63.20 acres
Location:	On the northwest corner of Hunn Road and English Road, near Indian Camp Creek Park; and bordering Lincoln County
County Council District:	1
Account Nos.:	671040A000
Documents:	

PLATS

I. PRELIMINARY PLAT FOR HUNN ROAD TRACT

Application No: PRE21-26
Property Owner: Elmer V. Hargis
Developer: CMS Homes, LLC
Engineer: Pickett, Ray, & Silver, Inc.
Current Zoning: A, Agricultural District
Requested Zoning: RR, Single Family Residential District (3-acre
minimum lot size)
2030 Master Plan: Recommends low density residential uses
Proposed Lots: 16
Parcel Size: 63.20 acres
Location: On the northwest corner of Hunn Road and English
Road, near Indian Camp Creek Park; and bordering Lincoln County
County Council District: 1
Account Nos.: 671040A000

Documents:

[PZ AGENDA PACKET - RZ21-17.PDF](#)

II. PRELIMINARY PLAT FOR AUTUMN HOLLOW - 910 EAST HIGHWAY N

Application No: PRE21-18
Property Owners: R. Stephen and Catherine M. Barnett, and Donald
C. and Marianne Mollison
Applicant / Developer: Lombardo Homes of St. Louis, LLC
Engineer: The Sterling Company
Current Zoning: A, Agricultural District
Requested Zoning: R3B, Multi-Family Residential District and (29.56
acres) and R1E, Single-Family Residential District (47.11 acres)
2030 Master Plan: Recommends low density residential uses
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 OCTOBER 20, 2021 MEETING

Documents:

[10-20-2021 PZ MTG MINUTES - DRAFT.PDF](#)

OTHER BUSINESS

I. PLANNING AND ZONING DIVISION UPDATES

ADJOURNMENT