

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO MU-2 (MIXED USE) FOR PROPERTY LOCATED AT 1000 HOSPITAL ROAD IN WAYNESVILLE, MISSOURI; FIXING AN EFFECTIVE DATE**

**WHEREAS**, a petition requesting a change in the zoning classification of the hereinafter described real property located within the City of Waynesville, Missouri has been duly filed by Woodridge Missouri Management, LLC with the City Clerk; and

**WHEREAS**, the said petition has been referred to and considered by the Planning and Zoning Commission of the City of Waynesville; and

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on the said proposed request for zoning classification; and

**WHEREAS**, notice of the said public hearing (including a description of the real estate involved and of the proposed changes in the zoning classification of such real estate) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County, Missouri, which legal notice was published at least fifteen days prior to the date of said public hearing; and

**WHEREAS**, the City Council has considered the request and recommendations submitted by the Planning and Zoning Commission following the said public hearing; and

**WHEREAS**, the City Council hereby determines that it is the best interest of the City for the requested changes in zoning classification to be approved.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**SECTION 1.**

The zoning classification of the real property described in Exhibit "A" which is attached hereto and made apart hereof by reference as fully as if set forth herein hereby changed from its present classification of Single Family Residential (R-1) to the new classification of Mixed-Use (MU-2) according to the following conditions:

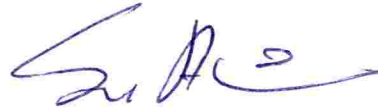
- A. Use.
  - i. Any and all facilities located on the property must continue to be used as a psychiatric residential treatment facility for juveniles and must not deviate from its current certified operational conditions. All other uses, as defined under Mixed-Use 2, are hereby prohibited.



- ii. Modification to the existing use or zoning beyond the restrictions noted in Section 1. A.(i) must be brought before the Planning and Zoning Commission of the City of Waynesville for consideration. Notification for these modifications shall extend 1000 ft from the property to insure all interested property owners surrounding the property have received notification of the proposed modifications. All recommendations of the Planning and Zoning Commission will be forwarded to the City Council for review.

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 21<sup>st</sup>, DAY OF MARCH, 2024.**



Sean A. Wilson, Mayor

ATTEST:



Michele Brown, City Clerk





REZONING REQUEST APPLICATION		
Date: 1/29/24	PROPERTY LOCATION: 1000 Hospital Rd Waynesville Mo 65583	
APPLICANT INFORMATION		
Applicant Name: WOODRIDGE MISSOURI MANAGEMENT LLC	Phone: 5737745353	Homeowner: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant's Address: 1000 Hospital Rd Waynesville Mo 65583		
Applicant's Legal Interest in the Property: Operation of a Residential Treatment Agency for Children and Youth		
OWNER INFORMATION		
Name: (If different from applicant)	Deed Reference No: 201705589	
Address: (If different from applicant)	Date Property Acquired: 12/05/2017	
PROPERTY INFORMATION		
Tax Map Number: 0507634000	Parcel Number: 117025001007001000	
Area (square feet or acres): 5.48	Current Land Use Classification: Residential	
ZONING REQUEST INFORMATION		
Existing Zone: R1	Requested Zone: MU2	
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning request reasonably necessary to the promotion of the public health, safety and general welfare of the public:  The request for rezoning at 1000 Hospital Road is driven by the need to sustain the property's current utilization, aligning with its existing purpose, and ensuring compliance with the zoning and land use regulations set by the City of Waynesville.		

**PROPERTY OWNERS WITHIN 185 FEET**

List the adjoining property owners within 185 feet of the property in question. **Note: where the property is bound by a street, alley, stream or similar boundary, the land owner across such boundary shall also be considered an adjoining land owner.**

To find listings of adjoining property owners, follow these steps:

1. Go to the Pulaski County Assessor's Office at 301 Historic Route 66 East, Suite 117, show the attendant the parcel number of the property and ask the clerk to look up the owner's names, parcel numbers and addresses for the lots within 185 feet on all sides of the property.
2. Access Pulaski County's GIS mapping system at [Pulaski County GIS](#) and search for the property either by address, owner name or parcel number. Note all of the properties that surround the property by clicking on each plot. You may access a report regarding each plot which will list the owner's name and the parcel number of the property. Note if no address is listed.

**PLEASE NOTE: ACCURACY IS VERY IMPORTANT. IF SOMEONE WITHIN 185 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE COMMISSION VOTES IN YOUR FAVOR. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE PROPER ADDRESS LIST.**  
(Use additional sheets if necessary)

NAME	PARCEL NUMBER	ADDRESS
KALOWI BOBBIE S	117025001001022000	1103 HOSPITAL RD
LITTRELL SHANE & MICHELLE	117025001001022001	1101 HOSPITAL ROAD
KING MELISSA R	117025001001022003	1013 HOSPITAL ROAD
SPENCER STEVE & KAREN	117025001001022002	1011 HOSPITAL ROAD
ALEXANDER LOGAN	117025001001021000	1009 HOSPITAL RD
BOSEKE CONTRACTING LLC	117025001001020000	1007 HOSPITAL RD
SIGLER RYAN & KELSEE	117025001001018000	1005 HOSPITAL RD
SIGLER RYAN E & KELSEE K	117025001001018002	1003 HOSPITAL ROAD
WEEKS PHILLIP M & TAMMY L	117025001001016000	1001 HOSPITAL RD
SANDIFER TAMARA PATRICIA	117025001001014000	907 HOSPITAL RD
KIRKLAND ACQUISITIONS LLC	117025001004021000	904 HOSPITAL RD
FIELDS MARJORIE TRUSTEE	117025001004024000	608 SECOND ST
FIELDS MARJORIE	117025001004018000	
FIELDS MARJORIE TRUSTEE	117025001004018001	906 OZARK STREET
TAYLOR PAUL L	117025001004025000	908 OZARK STREET
VALENTIN GEORGE	117025001004026000	1004 OZARK STREET

**LEGAL DESCRIPTION AND OWNER/AGENT STATEMENT**

**Legal Description: (Attach additional pages if necessary)**

(Metes and bounds description accompanied with a plat or survey of the parcel)

To Wit:

Legal Description

All that part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 12 West of the 5th P.M., Pulaski County, Missouri described as follows:

Beginning at the Northwest Corncr of said Southeast Quarter of Northeast Quarter; thence South 86 degrees 46 minutes 07 seconds East 549.5 feet along the North Line of said Southeast Quarter of Northeast Quarter to the TRUE PONT OF BEGINNING of the tract herein described; thence South 02 degrees 00 minutes 51 seconds West 351-37 feet; thence along a curve with a radius of 25.0 feet, an arc of 38.98 feet, and a chord of South 42 degrees 39 minutes 23 seconds East 35.15 feet; thence South 87 degrees 19 minutes 37 seconds East; 74.53 feet; thence South 84 degrees 1 7 minutes 02 seconds East 312.44 feet; thence South 87 degrees 01 minute 49 seconds East 148.05 feet; thence along a curve with a radius of 30.0 feet: an arc of 47.42 feet, and a chord of North 47 degrees 41 minutes 17 seconds East 42.63 feet, to the eastern boundary of tract described in instrument recorded in Book 123, Page 587 in the Recorder's Office of Pulaski Countys Missouri; thence North 02 degrees 24 minutes 22 seconds East 327.94 feet along thc eastern boundary of said tract described in instrument recorded in Book 123, Page 587; thence along a curve with a radius of 30.0 feet, an arc of 46.69 feet, and a chord of North 42 degrees 1

**Owner/Agent Statement:**

I, WOODRIDGE MISSOURI MANAGE being the Owner or the Agent acting on behalf of the Owner, request that the attached application for re-zoning request, for the property located at 1000 Hospital Rd Waynesville Mo 65583, be placed on the agenda of the Planning & Zoning Committee meeting scheduled for February 13, 2024.

Furthermore, I verify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Waynesville to place a sign on the property in question for the purpose of alerting the General Public of my request, no less than seven (7) days prior to the meeting.

Lastly, I understand that failure to address any item in these requirements may result in the rezoning request not meeting the minimum requirements of the Planning & Zoning Commission. If that is the case, I understand that the application will be returned to me for revision and resubmission at the next regularly scheduled meeting of the Planning & Zoning Commission.

**Note: Agents acting on behalf of the property owner(s) must submit a notarized letter from the property owner(s) which gives them the authority to act on their behalf.**

Signature of Applicant:

Date:

**FOR OFFICE USE ONLY**

Received By \_\_\_\_\_

\_\_\_\_\_ Date

Date of Hearing \_\_\_\_\_

Approved

Resubmission

Date of Final Decision \_\_\_\_\_

Approved

Not Approved

Recorded in Pulaski County, Missouri  
Recording Date/Time: 12/05/2017 at 03:05:37 PM  
Instr #: 201705589

Type: QCD  
Pages: 4  
Fee: \$33.00 S



*Rachelle Beasley*  
Rachelle Beasley, Recorder of Deeds  
Electronically Recorded

Space above this line reserved for Recorder's use

TITLE OF DOCUMENT: Quitclaim Deed

DATE OF DOCUMENT: November 30, 2017

GRANTOR: Woodridge of Missouri, LLC  
MAILING ADDRESS: 162 Cude Lane, Madison, Tennessee 37115

GRANTEE: Woodridge Missouri Management, LLC  
MAILING ADDRESS: 162 Cude Lane, Madison, Tennessee 37115

LEGAL DESCRIPTION: See attached Exhibit A

REFERENCE BOOK AND PAGE: N/A

NOTE: The terms Grantor and Grantee are used for indexing purposes only. The document itself refers to the parties by other designations.

After Recording, please return to:  
McGuire Woods, LLP  
Attn: Holly Forsberg, Esq.  
260 Forbes Avenue, Suite 1800  
Pittsburgh, PA 15222

When Recorded Return To:  
First American Title Insurance Company  
National Commercial Services  
One Oxford Centre #4235, 301 Grant Street  
Pittsburgh, PA 15219  
File No: NCS 201705589



**QUITCLAIM DEED**

THIS QUITCLAIM DEED, is made as of the 30<sup>th</sup> day of November, 2017, by and between **WOODRIDGE OF MISSOURI, LLC**, a Delaware limited liability company, formerly known as AmiCare of Missouri, LLC, a Delaware limited liability company, whose address is 162 Cude Lane, Madison, Tennessee 37115 ("Grantor"), and **WOODRIDGE MISSOURI MANAGEMENT, LLC**, a Delaware limited liability company, whose address is 162 Cude Lane, Madison, Tennessee 37115 ("Grantee").

**WITNESSETH:**

**WITNESSETH**, in consideration of the payment of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does here by **REMISE, RELEASE, AND FOREVER QUITCLAIM** to Grantee, its successors and assigns, that certain tract of land, lying situated and being in Pulaski County, Missouri having the legal description set forth on **EXHIBIT A** attached hereto (the "Property"),

**TO HAVE AND TO HOLD THE SAME**, with all and singular the rights, immunities, privileges, and appurtenances thereto belonging, or in any wise appertaining, unto Grantee, its successors and assigns forever; so that neither the Grantor nor its successors, nor any other person or persons for or in the Grantor's name or behalf, will hereafter claim or demand any right or title of any kind to the Property or any part thereof but they, and by each of them, by these presents, shall be excluded and forever barred.

**IN WITNESS WHEREOF**, the Grantor has caused this Quitclaim Deed to be executed by its duly authorized representative on the day and year first above written.

**"GRANTOR":**

**WOODRIDGE OF MISSOURI, LLC**,  
a Delaware limited liability company

By: 

Name: \_\_\_\_\_

PETRA LINDBERG

Title: \_\_\_\_\_

ASSISTANT SECRETARY

STATE OF North Carolina )  
COUNTY OF Mecklenburg )

On this 30<sup>th</sup> day of November, 2017, before me, the undersigned, a Notary Public within and for said County and State, personally appeared Petri Lindberg, as ASSISTANT Secretary of Woodridge of Missouri, LLC, a Delaware limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that, on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Charlotte, North Carolina the day and year last above written.

Mary M. Hunt  
Notary Public MARY M. HUNT

My term expires June 19, 2021



**EXHIBIT "A"**

Legal Description

All that part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 12 West of the 5<sup>th</sup> P.M., Pulaski County, Missouri described as follows:

Beginning at the Northwest Corner of said Southeast Quarter of Northeast Quarter; thence South 86 degrees 46 minutes 07 seconds East 549.5 feet along the North Line of said Southeast Quarter of Northeast Quarter to the TRUE POINT OF BEGINNING of the tract herein described; thence South 02 degrees 00 minutes 51 seconds West 351.37 feet; thence along a curve with a radius of 25.0 feet, an arc of 38.98 feet, and a chord of South 42 degrees 39 minutes 23 seconds East 35.15 feet; thence South 87 degrees 19 minutes 37 seconds East; 74.53 feet; thence South 84 degrees 17 minutes 02 seconds East 312.44 feet; thence South 87 degrees 01 minute 49 seconds East 148.05 feet; thence along a curve with a radius of 30.0 feet, an arc of 47.42 feet, and a chord of North 47 degrees 41 minutes 17 seconds East 42.63 feet, to the eastern boundary of tract described in instrument recorded in Book 123, Page 587 in the Recorder's Office of Pulaski County, Missouri; thence North 02 degrees 24 minutes 22 seconds East 327.94 feet along the eastern boundary of said tract described in instrument recorded in Book 123, Page 587; thence along a curve with a radius of 30.0 feet, an arc of 46.69 feet, and a chord of North 42 degrees 10 minutes 53 seconds West 42.12 feet to the North Line of said Southeast Quarter of Northeast Quarter; thence North 86 degrees 46 minutes 07 seconds West 562.57 feet along the North Line of said Southeast Quarter of Northeast Quarter to the TRUE POINT OF BEGINNING of the tract herein described. Description per survey (Drawing No. 1019) made by John H. Mackey and revised under date of 07/24/89.

Being that same property conveyed by Adolescent Residential Treatment Centers, Inc. to AmiCare of Missouri, L.L.C. by Missouri Corporation Quit Claim Deed recorded May 9, 2007 with the Pulaski County Recorder of Deeds, as Document Number 2007-3482.

Common Address: 1000 Hospital Road, Waynesville, Missouri  
Parcel No. 05-7364.000

STATE OF MISSOURI } SS.  
COUNTY OF PULASKI }

I, Rachelle Beasley, Circuit Clerk and ex-officio Recorder, Pulaski County, Missouri, hereby certify the above to be a true copy of

Quit Claim Deed

as the same appears of record (on file) in said court.

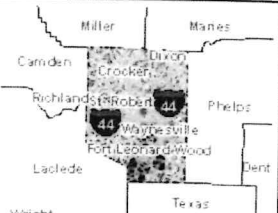
WITNESS my hand and the seal of said Court at office in

Waynesville, Mo., this

RACHELLE BEASLEY

By [Signature] 1-29-24  
Circuit Clerk & ex-officio Recorder  
Pulaski County

# Pulaski County, MO



- Legend**
- Interstate
  - Road
  - Address Point
  - Corporate Limit
  - Parcel
  - Parcel Number/Acres
  - Lot
  - Stream
  - Water Boundary
  - Section
  - County Boundary

**Notes**

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Owner Name	Parcel ID	Account #	Property Address	Mailing Address	Legal
Kaolowi, Bobbie S.	117025001001022000	507575000	1103 Hospital Rd	1103 Hospital Rd. Waynesville, MO 65583	LOT 1 - BLK 5BAILEY'S 4TH ADDN
Littrell, Shane & Michelle	117025001001022001	507575001	1101 Hospital Rd	661 Grand Teton Dr. Troy, MO 63379	LOTS 2 & 3 - BLK 5 BAILEY'S FOURTH ADDITION
King, Melissa R.	117025001001022003	507575003	1013 Hospital Rd.	15903 Hardwood Ln St. Robert, MO 65584	LOT 4 - BLK 5BAILEY'S FOURTH ADDITION
Spencer, Steve & Karen	117025001001022002	507575002	1011 Hospital Rd.	12830 Bell Rd. Roby, MO 65557	LOT 5 - BLK 5BAILEY'S FOURTH ADDITION
Logan, Alexander	117025001001021000	507574000	1009 Hospital Rd.	1009 Hospital Rd. Waynesville, MO 65583	LOT 6 E2 LOT 7 BLK 5BAILEY'S 4TH ADDN
Boseke Contracting, LLC	117025001001020000	507573000	1007 Hospital Rd.	21131 Lapel Rd Waynesville, MO 65583	W2 LOT 7 LOT 8 - BLK 5BAILEY'S 4TH ADDN
Sigler, Ryan & Kelsee	117025001001018000	0507571000	1005 Hospital Rd.	1005 Hospital Rd. Waynesville, MO 65583	LOTS 9 & 10 BLK 5BAILEY'S 4TH ADDN
Sigler, Ryan & Kelsee	117025001001018002	0507571002	1003 Hospital Rd.	1005 Hospital Rd. Waynesville, MO 65583	LOT 11 BLK 5 BAILEYS FOURTH ADDITION
Weeks, Phillip M. & Tammy L.	117025001001016000	0507569000	1001 Hospital Rd	1001 Hospital Rd. Waynesville, MO 65583	5 76.6' LOT 12 - BLK 5BAILEY'S 4TH ADDN
Sandifer, Tamara Patricia	117025001001014000	0507567000	907 Hospital Rd.	907 Hospital Rd. Waynesville, MO 65583	LOT 1 BLK 4 BAILEY'S 4TH ADDN
Kirkland Acquisitions, LLC	117025001004021000	0507619000	904 Hospital Rd.	3000 Business Park Circle Suite 500 Goodlettsville, TN 37072	LOT 1 - BLK 1 SHOCKLEY'S 2ND ADDN
Parrent Rentals 2, LLC	117025001004023000	0507621000	606 Second St.	1032 Crooked Stick Caseyville, IL 62232	PT LOTS 6 & 7 BLK 1SHOCKLEY'S 2ND ADDN
Fields, Marjorie Trustee	117025001004024000	0507622000	608 Second St.	1750 W. Bennett 8A Springfield, MO 65807	LOTS 7 & 8 - BLK 1SHOCKLEY'S 2ND ADDN
Fields, Marjorie	117025001004018000	0507616000		1750 W. Bennett 8A Springfield, MO 65807	LOT 7 PT LYNN ST - BLK 3SHOCKLEY'S SECOND ADDITION
Fields, Marjorie Trustee	117025001004018001	0507616001	906 Ozark St.	1750 W. Bennett 8A Springfield, MO 65807	LOTS 5 & 6 - BLK 3SHOCKLEY'S SECOND ADDITION
Fields, Marjorie Trustee	117025001004014000	0507612000	810 Hospital Rd.	1750 W. Bennett 8A Springfield, MO 65807	LOT 5 - BLK 2SHOCKLEY'S 2ND ADDN
Taylor, Paul L.	117025001004025000	0507623000	908 Ozark St.	22120 Hunter Rd. St. Robert, MO 65584	LOTS 3 & 4 BLK 3SHOCKLEY'S 2ND ADDN
Valentin, George	117025001004026000	0507624000	1004 Ozark St.	10695 Trout Rd. Newburg, MO 65550	PT LOTS 1 & 2 - BLK 3SHOCKLEY'S 2ND ADDN
Farkasdi, Louis Jr. & Bella	117025001006003000	0507633000	700 Miller Rd.	700 Miller St Waynesville, MO 65583	LOTS 1 & 2 N 25' LOTS 3 & 4 ALLEY - BLK 2MILLER'S ADDN
Adkison, Michael J. & Jennifer L.	117025001008001000	0507635000		703 Miller St. Waynesville, MO 65583	LOTS 1 & 2 N 25' LOTS 3 & 4 VAC ALLEY - BLK 1MILLER'S ADDITION
Adkison, Michael J. & Jennifer L.	117025001008002000	0507636000	703 Miller Rd.	703 Miller Rd. Waynesville, MO 65583	5 75' LOTS 3 & 4 S 50' LOTS 5 & 6 ALLEY - BLK 1MILLER'S ADDITION

Krueger-Brown, Erika	117025001004027001	0507625001	702 Laurie St.	702 Laurie St. Waynesville, MO 65583	PT SE NE4
Brown, James W. & Erika Krueger-Brown	117025001004017000	0507614000		702 Laurie St. Waynesville, MO 65583	PT SE NE4
Brown, James W. & Erika Krueger-Brown	117025001010003000	0507643000		702 Laurie St. Waynesville, MO 65583	PT SE NE4
Brown, James W. & Erika Krueger-Brown	117025001010004000	0507644000		702 Laurie St. Waynesville, MO 65583	PT SE NE4 LYING S/BAILEY AVE E/PARIS RD & NW/HWY F
Brown, James W. & Erika Krueger-Brown	109030000000015001	0506571000		702 Laurie St. Waynesville, MO 65583	PT SW NW4
Green, Joshua P.	117025001006002000	0507632000	704 Miller Rd.	704 Miller St. Waynesville, MO 65583	S 75' LOTS 3 & 4 N 50' LOTS 5 & 6 VAC ALLEY BLK 2 MILLER'S ADDN
City of Waynesville	109030000000012000	0506567000	1200 Highway F.	601 Historic Rt 66 W Waynesville, MO 65583	PT N2 LOT 1 NW4 S/HWY F R/W PT W2 NW4
Miller, Joe & Lois Trustees	117025001004015000	0507613000		PO Drawer F Waynesville, MO 65583	LOTS 6 & 7 - BLK 2SHOCKLEY'S 2ND ADDN
Direen, Sharon L.	117025001004020000	0507618000	902 Hospital Rd.	902 Hospital Rd. Waynesville, MO 65583	LOTS 2 & 3 BLK 1SHOCKLEY'S 2ND ADDN
Ousley, Richard	117025001004019000	0507617000	900 Hospital Rd.	900 Hosital Rd. Waynesville, MO 65583	LOT 4 BLK 1SHOCKLEY'S 2ND ADDN
Hoang, Jason Ngoc	117025001001012000	0507565000	903 Hospital Rd.	3701 Iskenderun Ave. Sacramento, CA 98534	LOT 3 - BLK 4 BAILEY'S 4TH ADDN(903 HOSPITAL ROAD)
Symphonic Investments, LLC	117025001001013000	0507566000	905 Hospital Rd.	22680 Lap Ln Waynesville, MO 65583	LOT 2 - BLK 4BAILEY'S 4TH ADDN

## **NOTICE OF PUBLIC HEARING**

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30pm, Tuesday, March 12, 2024, in the

The purpose of this hearing is to consider a Rezoning Request from R-1 (Single Family Residential) to MU-2 (Mixed Use- Medium Intensity) for the property located at 1000 Hospital Road, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon  
City of Waynesville  
Building Official  
Building2@waynesvillemo.org

#8-21c

2x3  
#8 & #9  
2-21-24  
2-28-24

Cost: \$42.00 per week  
\$84.00 total

Needs affidavit of  
publication.

Will mail to:

City of Waynesville  
100 Tremont Center  
Waynesville MO 65583