

BOONE COUNTY PLANNING & ZONING COMMISSION
COMMISSION CHAMBERS - BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ST., COLUMBIA, MO

AGENDA

7:00 P.M.

Thursday, April 21, 2022

NOTICE: THIS MEETING WILL ALSO BE HELD VIA PHONE CONFERENCE.
TO ACCESS THIS MEETING BY PHONE CALL: 701-801-1211; ACCESS CODE 758-401-651

FACE MASKS ARE RECOMMENDED FOR UNVACCINATED INDIVIDUALS

WRITTEN COMMENTS MAY BE MAILED OR SENT TO: RESMGT@BOONECOUNTYMO.ORG

- I. Meeting called to order, Boyd Harris, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.

- V. **REZONING REQUESTS**
 1. Request by Joseph A & Kelly Eagle to rezone from A-2 (Agriculture) to A-RP (Planned Agriculture-Residential) and to approve a review plan on 5 acres located at 6910 S High Point Ln, Columbia.
 2. Request by Frederick E. Schmidt to rezone from A-2 (Agriculture) and C-GP (Planned General Commercial) to C-GP and to revise an approved review plan in the C-GP zoning district on 3.47 acres located at 601 N Hwy UU, Columbia.
 3. Request by D Who Land, LLC to rezone from A-1 (Agriculture) to R-SP (Planned Single-Family Residential) and to approve a review plan for Five Pines on 145.72 acres located at 8100 E Richland Rd, Columbia.
 4. Request by Bill & Pamela Vaughn to rezone 1.6 acres from A-1 (Agriculture) to A-2 (Agriculture) on 5.26 acres located at 21470 S Westbrook Dr, Hartsburg. (Tabled from March 2022)

- VI. **PLANNED DEVELOPMENTS**
 1. Request by Green Acres Farm LLC to approve a Final Development Plan for Green Acres Farm on 10 acres located at 12001 S Hwy 63, Ashland.
 2. Request by VH Properties LLC to approve a Final Development Plan for Midway USA Campus on 14.13 acres located at 5885 and 5875 W Van Horn Tavern Rd, Columbia. S14-T

- VII. **PLATS**
 1. Estates at Oak Mill Plat 1 Preliminary Plat. S14-T48N-R12W. A-R. Charlotte M. Frazier & Melissa L. Ussery, owners. David Butcher, surveyor.
 2. Five Pines Subdivision PRD. Preliminary Plat. S13-T48N-R12W. D Who Land, LLC, owner. Derek Forbis, surveyor.
 3. Green Acres Farm Estates. S34-T47-R12W. Pending A-1P. Green Acres Farm 1939, LLC, owner. Kevin Schweikert, surveyor.
 4. Ray's Ridge Plat 1. S18&19-T50-R13W. A-2. Ray H. & Sheila B. Ray, owners. Steven Proctor, surveyor.
 5. CC Country Lots Plat 1. S12-T51-R13W. A-2. Phyllis A. Powell, owner. Steven Proctor, surveyor.
 6. Noble Subdivision Plat 1. S26-T50N-R12W. A-2. Brian Noble, owner. James Patchett, surveyor.
 7. Hidden Brook Subdivision Plat 1. S16-T48N-R14W. A-2. James Edward Maxwell ETAL, owner. James B. Patchett, surveyor.
 8. Fire District Subdivision. S1-T47N-R13W. R-S. Boone County Fire Protection District, owner. Kevin Schweikert, surveyor.
 9. Sully's Meadow Estates Plat 1. S18-T50N-R11W. A-R. Jody Carmichael Siding & Guttering, LLC, owner. Steven Proctor, surveyor.

- VIII. **OLD BUSINESS**
 1. Update on Commission action.

- IX. **NEW BUSINESS**

- X. **ADJOURN**

REQUEST FOR REVISION TO THE ZONING MAP
ONE FORM PER TRACT/LOT OF LAND
PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATION

PLEASE PRINT ALL

1. **Bill & Pamela Vaughn**

Name - Property Owner
21470 S. Westbrook Dr.
Address
Hartsburg MO 65039
City State Zip
bvpv14@embarqmail.com 573-616-5500
Owner Email Address Phone

Potential Buyer/Lessee

Address

City State Zip

Buyer/Lessee Email Address Phone

2. Legal description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 11 Township 45 Range 12 Parcel #: 27 - 300 - 11 - 00 - 007 - 01 01

3. Present zoning and actual land use: A-1; used as a Single Family Residence

4. Lot/tract size: 1.6 Acres / Sq. Ft. 5. Requested zoning district: A-2 6. Adjacent zoning A-1 / A-2

7. Proposed use should the request to rezone be approved or, if revising a previously approved plan, explain proposed change: (Please be as detailed as possible, do not state "see plan")

No change in use proposed. Owner wishes to continue to use the 1.6 acres for single family residence, remaining and adjoining land owned by owner to be split for family transfer.

8. Reason and justification for the request being submitted: Rezoning to A-2 will allow the existing parent 5.26 acre tract to be split into two 2.5+ acre tracts to facilitate a family transfer tract

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: 80' x 30' (2400 Sq. Ft.) House Proposed: no additional proposed structures

10. Type of wastewater system: Conventional septic tank and gravity drain field

11. Date of Concept Review, if known, (If no concept review was held, state "None"): None

REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

- Application FEE of \$350.00 (or current fee)
- Copy of recorded Warranty Deed, Deed of Trust, or survey showing proof of ownership
- List of property owners within 1000 feet of property (you may obtain from Assessor's Office)
- If requesting Planned Zoning, a Review Plan fee of \$275.00 (in addition to the \$350 application fee)
- If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
- Additional Fees will be billed later including: Certified Mailings of \$6.80 per notice (or current cost) and Newspaper fees which must be paid by Friday the week prior to the scheduled meeting unless otherwise noted. Indicate below who will pay additional fees. Failure to pay these additional fees by the due date may result in the item being removed from the agenda.
- Additional fees to be paid by Representative
- Additional fees to be paid by Owner
- Additional fees to be paid by Potential Buyer/Lessee

The above information is true and correct to the best of my knowledge.

Bill Vaughn 2-16-22 Pamela Vaughn 2-16-22
Owner's Signature (REQUIRED) Date Potential Buyer's/Lessee's Signature Date

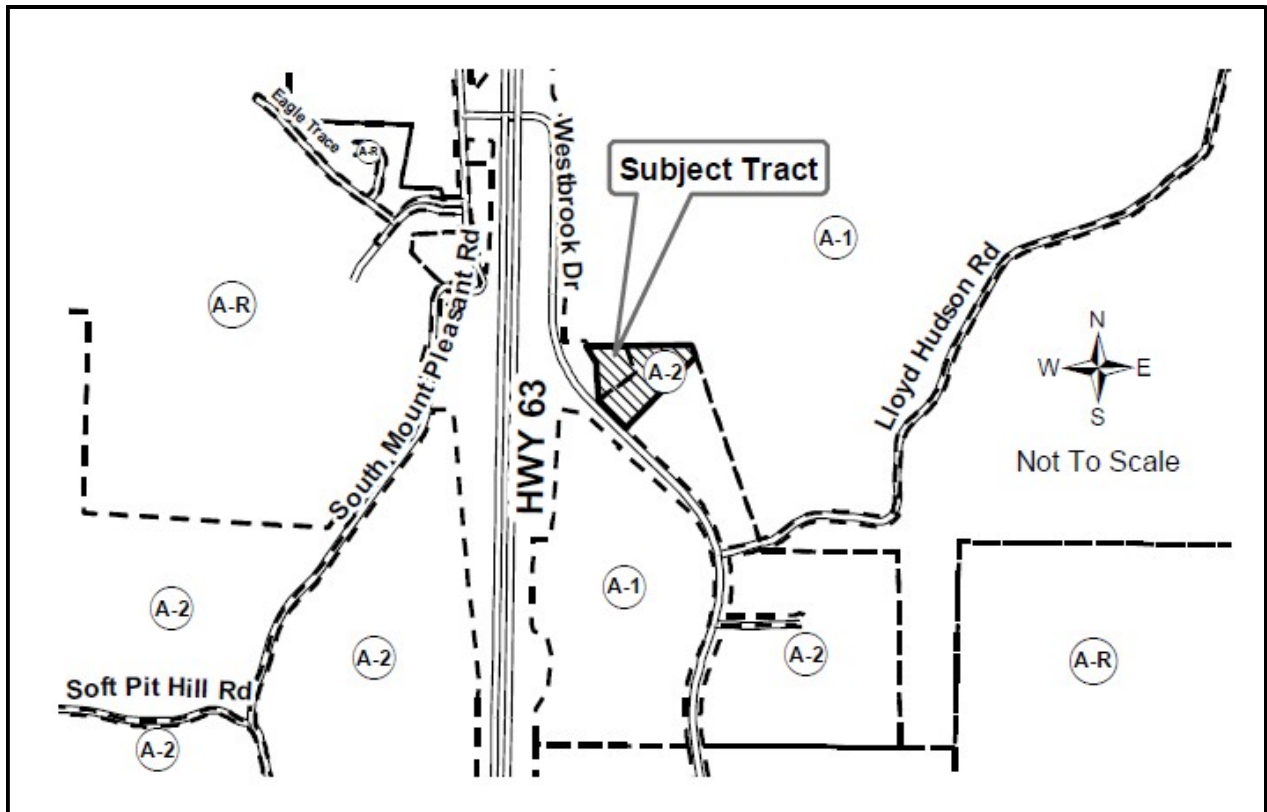
Representative: (Surveyor, Engineer, Attorney, Etc.)

Cody Darr
Name
2500 E. McCarty St.
Address
Jefferson City, MO 65101
City, State, Zip

Central Missouri Professional Services, Inc.
Business/Company Name
573-634-3455
Office Phone Number
cdarr@cmps-inc.com
Email Address

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: [Signature] Date 2/16/22
Boone County Planning and Building Inspections



NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, April 21, 2022 and before the Boone County Commission at 7:00 P.M. on Tuesday, May 3, 2022. Both hearings will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by Bill & Pamela Vaughn to rezone 1.6 acres from A-1 (Agriculture) to A-2 (Agriculture) on 5.26 acres located at 21470 S Westbrook Dr, Hartsburg.

The P & Z Commission meeting will also be available by phone, please check our website for additional details at www.showmeboone.com/resource-management

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson