

TERM OF COMMISSION: January Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Fred Parry
District II Commissioner Janet Thompson
County Counselor CJ Dykhouse
Director Resource Management Stan Shawver
Planner Uriah Mach
Deputy County Clerk Michelle Thompson

The meeting was called to order at 7:00 p.m.

Resource Management

- 1. Public hearing for a request by Crown Diversified Industries Corp. to rezone from R-S (Single-Family Residential) to C-G (General Commercial) on 3.75 acres, more or less, located at 7208 E I-70 Dr. SE, Columbia.**

Stan Shawver read the following staff report:

This request was considered by the Planning & Zoning Commission during its December 20, 2018 meeting.

The minutes for the Planning & Zoning Commission meeting of December 20, 2018, along with the Boone County Zoning Regulations and Subdivision Regulations, are entered into the record of this meeting.

The Planning & Zoning Commission conducted a public hearing on this request during its December 20, 2018 regular meeting. There were ten members of the

commission present during the meeting.

The property is located east of Columbia, approximately 1.25 miles east of the Lake of the Woods interchange. The address is 7208 E I-70 Drive SE. The zoning is R-S, which is the original zoning. Adjacent zoning is as follows:

East – R-S

South – R-S

West – RD and RM

The lot is occupied by an existing building that has been used by a trucking company and other commercial uses. In 2001, the owner applied to the Board of Adjustment for certification as a non-conforming use. That certification was granted on the north 240 feet of the lot.

The Master Plan designates this property as suitable for residential land use. The Master Plan identifies a sufficiency of resources test for determining whether there are sufficient resources available for the needs of the proposal. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources used for this analysis can generally be broken down into three categories; Utilities, Transportation, and Public Safety Services.

Utilities: Public Water Supply District 9 provides water service to the property. There is a 2.5-inch water main across the entire frontage of the property, which is not capable of producing commercial fire flow. A main extension from Wester Lane, approximately 1,100 feet west, would allow connection to an 8-inch main that may provide adequate fire flow.

There is a Boone County Regional Sewer District line on the property that connects to the Columbia treatment plant. The existing building is not connected to the sewer line. Connection to the line will likely require the owner to enter an annexation agreement with the City of Columbia.

Boone Electric provides power.

Transportation: The subject tract has frontage on and direct access to I-70 Drive SE.

Public Safety Services: The property is approximately two miles from the Boone County Fire station at 5910 E. St. Charles Road.

Stormwater: The site is already developed; however, new development or redevelopment on the site will be required to comply with the Boone County Stormwater Regulations.

Zoning Analysis: The Master Plan designates this property as suitable for residential land use. However, according to testimony before the Board of Adjustment, the property has been in commercial use since Ward Trucking commenced operation in 1938. The Board of Adjustment certified a commercial non-conforming use for the property in April of 2001. Commercial use of the property is an established characteristic of the area.

The requested zoning, General Commercial (C-G), is an open zoning district. Under open zoning, the property must be able to support all Permitted Uses in the C-G district. Sewer is physically available subject to approval by the City of Columbia. Water sufficient to provide commercial fire flow is not available at the property; therefore, the proposal fails to pass the sufficiency of resources test.

Staff notified 54 property owners about this request. The property scored 78 points on the rating system.

Staff recommended denial of the rezoning for failure to pass the sufficiency of resources test.

The Planning & Zoning Commission conducted a public hearing on this request during its December 20, 2018 regular meeting. There were ten members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request noting that this site has had commercial use for nearly 80 years. That motion was approved by a 6-4 vote.

Commissioner Parry wanted clarification on an annexation agreement with the City of Columbia being needed for this.

Stan Shawver said the connection agreement that the Sewer District has with the City of Columbia specifies areas of service that the City and the Sewer District can provide services for. This particular location requires that the property would be annexed into the City. If it is adjacent and going to connect, they have to have a pre-annexation agreement with the City. The site is currently served by an on-site waste water system that still seems to be functioning fine. At this point in time there does not appear to be any need to connect.

Commissioner Thompson wanted clarification on the water line extension from Wester Lane.

Stan Shawver said Water District Number 9 did not have a flow study on it because it is so

far away, which results in it becoming expensive.

Commissioner Thompson asked if that was the closest water for fire protection.

Stan Shawver said that is correct.

Commissioner Parry asked if the no votes on this issue were wanting a certain type of planned development for this.

Stan Shawver said yes. There is a much higher level of review on the Planning Commission for planned development because if it is not on the plan, it cannot go forward. An arbitrary change of use or occupancy, if it has not been pre-approved, gives the neighborhood the opportunity to provide input in the future, as well as the Commission and Planning & Zoning. The proposed use may be innocuous to the current neighbors, but in five years or so if someone wants to open a bar or something there, it may have a different impact or perceived look. With all the requirements for a planned development, such a change would have to come back through the process.

There were no more comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

Bernard Dothage was present to speak on this item.

Mr. Dothage explained he has been looking for a while to find a place better for his business, as the current location is in a building that was built for tv and electronics and it does not suit the needs of his business now. The business Mr. Dothage has now is the selling and service of what would be called task-oriented vehicles. The current location does not have any garage doors that would allow for taller vehicles in and out. There is also not a way to

test the vehicles after repairs are complete at the current location. This location would serve those needs well.

Ben Ross was also present to speak on this item.

Mr. Ross explained that, as a civil engineer from Engineering Surveys and Services, he would be happy to answer any questions the Commission had about the utilities. The estimate to extend the water line about 1,300 feet up to the building would be about \$50,000, not including easements. That is cost prohibitive for this business. The 2 ½ inch line meets the needs of the proposal. The business is proposing to have 3 employees at the facility, and they would use about 45 gallons of domestic flow per day. At this point, they are wanting to use the existing septic tank and not wanting to hook on to the Sewer District. The building code is what is going to drive the need for services. A different building could be in this location years down the road and that 8-inch line wouldn't be sufficient, but for this, it is. The zoning likely should have been commercial from the beginning. A big concern is that if, at some point, the structure needed to be rebuilt, it wouldn't be able to be done with the current zoning.

Paul Land was also present to speak on this item.

Paul Land handed out a packet to each of the Commissioners. That packet is included at the end of these minutes.

Mr. Land explained they were present tonight to ask the Commission to legitimize something that has been there in use for 80 years. Property owners were contacted by mail, and adjacent property owners were contacted by phone. Nobody had any questions about this and no one spoke in opposition to this at the Planning & Zoning meeting.

There were no more comments or questions from the public.

Commissioner Atwill closed the public hearing.

Commissioner Parry moved on this day, the County Commission of Boone County does hereby approve the request by Crown Diversified Industries Corp. to rezone from R-S (Single-Family Residential) to C-G (General Commercial) on 3.75 acres, more or less, located at 7208 E I-70 Dr. SE, Columbia, Missouri.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #1-2019**

- 2. Public hearing on a petition submitted by Nicholas and Stephanie Golda for permission to vacate and re-plat Lot 9 of Pierpont Meadows as recorded in Plat Book 12, Page 101 of Boone County Records and located at 1202 E. Pierpont Meadows Rd., Columbia.**

Stan Shawver read the following staff report:

Nicholas and Stephanie Golda have submitted a petition to vacate and re-plat Lot 9 of Pierpont Meadows subdivision. Pierpont Meadows is a 14-lot subdivision located approximately .9 of a mile southwest of Pierpont off State Highway N. The zoning is A-2 (Agriculture). The original Lot 9 was split by Family Transfer in 2013. The petitioner would like to rejoin the two parcels into one lot.

In accordance with Boone County Government County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and re-plat a lot in a subdivision. Before granting permission, the Commission must find that the action will not adversely affect the character of the neighborhood; traffic conditions; circulation; the proper

location, alignment and improvement of streets and road within and adjacent to the subdivision; property values within the subdivision; public utility facilities and services; and will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision.

Stan Shawver said all the property owners in the subdivision were notified, as well as all property owners within 500 feet. No inquiries or concerns have been received.

Uriah Mach said he did receive two phone calls regarding this from the neighbors immediately to the east and west, but they seemed fairly indifferent about it.

Stan Shawver explained that this request does not go to the Planning & Zoning Commission. It goes to the County Commission first so that the owners would not have to go through the expense of getting a surveyor until the request has been approved.

There were no comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

Nicholas Golda was present to speak on this item.

Mr. Golda explained that the property was split by family transfer as there was an original house on the property they wanted to live in while they constructed a new house. The County rules do not allow two dwellings on one piece of property, so they had it split. Now, they wish to re-plat it in the way it was originally set up because in the future, they would like to not have another lot that could potentially be built on. All the civil engineering has been done already to essentially erase that line and put it back to its original state.

No one else was present from the public to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Thompson moved on this day, the County Commission of Boone County does hereby approve a petition submitted by Nicholas and Stephanie Golda for permission to vacate and re-plat Lot 9 of Pierpont Meadows as recorded in Plat Book 12, Page 101 of Boone County Records and located at 1202 E. Pierpont Meadows Road Columbia, Missouri.

Said vacation is not to take place until the re-plat is approved.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #2-2019**

3. **Public hearing for a request by 3101 S Olivet LLC to rezone from A-1 (Agriculture) to REC-P (Planned Recreation) and to approve a Review Plan for Somerton Event Center on 13.63 acres, more or less, located at 3101 S Olivet Rd., Columbia.**

-Rezone

-Review Plan

Stan Shawver said the Planning & Zoning Commission conducted a hearing on this during its December 20, 2018 meeting. A recommendation for denial was made by a unanimous vote. The applicants filed a timely appeal and subsequently requested the County Commission table any consideration on this until the next night meeting, which is March 5, 2019. The neighborhood was informed of the table request.

Commissioner Thompson said all three Commissioners, in anticipation of possible bad weather, agreed in advance on tabling this item so that anyone wanting to speak on this item

might not have to get out in bad weather. Tonight, the Commission will just be confirming the action of tabling this item.

There were no more comments or questions from the Commission.

Commissioner Thompson moved on this day, the County Commission of Boone County does hereby table until the March 5, 2019 Commission meeting, a request by 3101 S Olivet LLC to rezone from A-1 (Agriculture) to REC-P (Planned Recreation) and to approve a Review Plan for Somerton Event Center on 13.63 acres, more or less, located at 3101 S Olivet Road Columbia, Missouri.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #3-2019**

4. Request by Omkara LLC to approve a Final Development Plan for Godas Leatherwood Center on 3.64 acres located at 1505 W Rte K, Columbia.

Stan Shawver read the following staff report:

This proposal is for a Revised Final Plan for Godas Leatherwood Center. This new proposal will replace the currently approved Final Development Plan. The property is located immediately east of the intersection of Old Plank Road and State Route K, just north of where Maple Meadows Drive comes off State Route K. The site adjoins the Columbia City Limits on the east. The property is

currently zoned C-GP (Planned Commercial), which was rezoned from R-S in 2007.

The Boone County Zoning Ordinance identifies three standards for approval of a Final Development Plan: all required information is accurately portrayed on the Final Plan; the Final Plan conforms to the approved Review Plan; and the Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan.

After review of the submitted Final Plan, staff has determined that the Final Plan meets the identified standards.

There were no comments or questions from the Commission.

Commissioner Parry moved on this day, the County Commission of Boone County does hereby approve the request by Omkara LLC to approve a Final Development Plan for Godas Leatherwood Center on 3.64 acres located at 1505 W Rte K Columbia, Missouri.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #4-2019**

5. **Liberty West Estates Plat 1. S16-T46N-R12W. A-2. Carl Freiling, owner. Kevin M. Schweikert, surveyor.**

Stan Shawver said this item is waiting on some fire hydrant installation, so it is not ready to come to Commission yet.

6. **Lenze Estates. S8-T49N-R12W. A-2. Lenze Hardin, owner. Ronald G. Lueck,**

surveyor.

Stan Shawver said Lenze Estates is located on Boatman Hill Road, 700 feet north of the intersection of Boatman Hill Road, Oakland Gravel Road, and Ketterer Road. The parent property is 15.73 acres in size. This proposal divides the property into a 4.19-acre lot created by subdivision plat and an 11-acre administrative survey tract.

7. Drake Ridge. S26-T50N-R14W. A-2. Donald A. Drake, owner. Steven R. Proctor, surveyor.

Stan Shawver said Drake Ridge is located on Callahan Creek Road, approximately ¼ of a mile to the west of Trimble Road, three miles south of Harrisburg. This is a one lot subdivision.

All Plats Done On One Order

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorizes the Presiding Commissioner to sign them:

- Lenze Estates. S8-T49N-R12W. A-2. Lenze Hardin, owner. Ronald G. Lueck, surveyor.
- Drake Ridge. S26-T50N-R14W. A-2. Donald A. Drake, owner. Steven R. Proctor, surveyor.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #5-2019**

Purchasing

8. Second Reading; Cooperative Contract: 05718 – Davicom Radio Site Monitoring System Equipment (1st read 12-27-18)

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the utilization of the NASPO Value-Point cooperative contract 05715 by Joint Communications to purchase Davicom Radio Site Monitoring System Equipment from Comlab Telecommunications, Inc.

The terms of the cooperative contract are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #6-2018**

Commission

9. First & Second Reading; Approve Closed Session authorized per RSMo Sec 610.021 (1) at 2:30pm on January 8, 2019

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby authorize a closed meeting on Tuesday, January 8, 2019, at 2:30 p.m. The meeting will be held in the Conference Room 338 of the Roger B. Wilson Boone County Government Center at 801 E. Walnut, Columbia, Missouri, as authorized by RSMo 610.021(1), to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #7-2018**

10. Public Comment

None

11. Commission Reports

None

The meeting adjourned at 7:36 p.m.

Attest:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

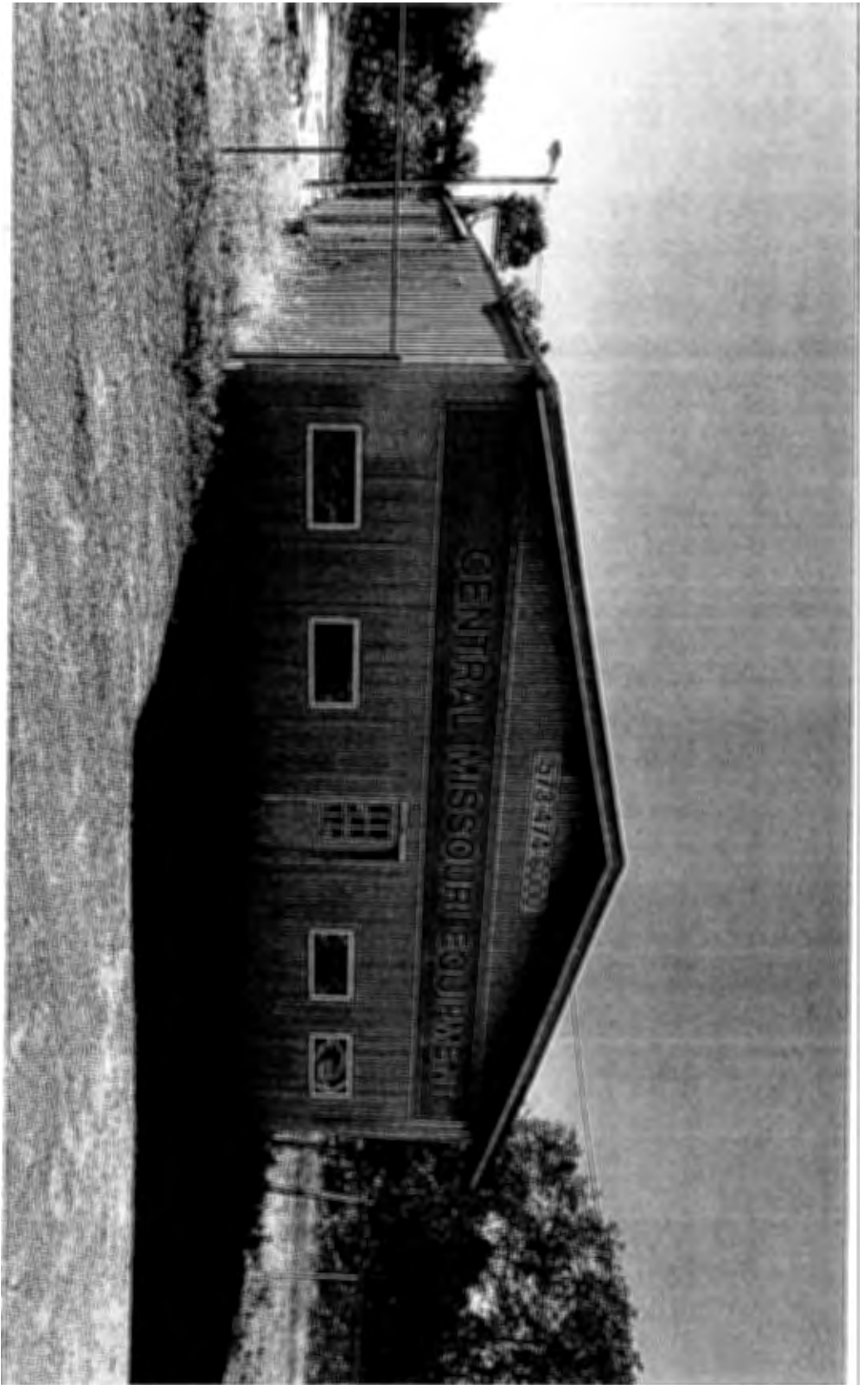
Daniel K. Atwill
Presiding Commissioner

Fred J. Parry

Fred J. Parry
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner



MONUMENT LEGEND

◆ IRON
 ALL MONUMENTS ARE FOUND

BEARINGS ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

THIS IS TO CERTIFY TO CENTRAL MISSOURI GOLF CARS, THAT ON DECEMBER 5, 2018, I MADE A SURVEY OF A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 11 T48N R12W, IN BOONE COUNTY, MISSOURI, BEING TRACT #1 OF BOONE COUNTY SURVEY #7361, AND PART OF BOONE COUNTY SURVEY #7173, ALSO BEING THE TRACTS DESCRIBED BY DEED RECORDED IN BOOK 4716 PAGE 7, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT #1 OF BOONE COUNTY SURVEY #7361, SHOWN TO BE NORTH 1,521 FEET, AND S 85°40'W 582 FEET FROM THE EAST QUARTER CORNER OF SECTION 11 T48N R12W, AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 1-70 DRIVE SE (FORMERLY HIGHWAY 40), THENCE ALONG THE NORTHERLY LINE OF THE TRACT SHOWN BY BOONE COUNTY SURVEY #7173, N 87°00'10"E 75.00 FEET; THENCE LEAVING SAID LINE, S 1°20'10"W 599.86 FEET; THENCE S 86°58'00"W 75.00 FEET TO THE WESTERLY LINE OF SAID TRACT AND ALSO BEING THE SOUTHEAST CORNER OF TRACT #1 OF BOONE COUNTY SURVEY #7361; THENCE ALONG THE LINES OF SAID TRACT, S 86°58'00"W 200.03 FEET; THENCE N 1°20'20"E 600.03 FEET; THENCE N 87°00'10"E 199.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.78 ACRES.

THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS:

AN UNDEFINED GAS PIPELINE EASEMENT RECORDED IN BOOK 189 PAGE 234, THE GAS PIPELINE LOCATED 100 FEET WEST OF THE NW CORNER OF THE TRACT, 10 FOOT WIDE WATER LINE EASEMENTS LOCATED OVER WATER LINES AS INSTALLED RECORDED IN BOOK 380 PAGE 142, AND BOOK 379 PAGE 83, NOT LOCATED, A 16 FOOT SEWER EASEMENT RECORDED IN BOOK 382 PAGE 204 AND 205, AS SHOWN ON THE PLAT.

THIS SURVEY OF URBAN PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #200400-4672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III

FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655



NE 1/4 SECTION 11 T48N R12W
 BOONE COUNTY, MISSOURI

STATE OF MISSOURI }
 COUNTY OF BOONE } SS

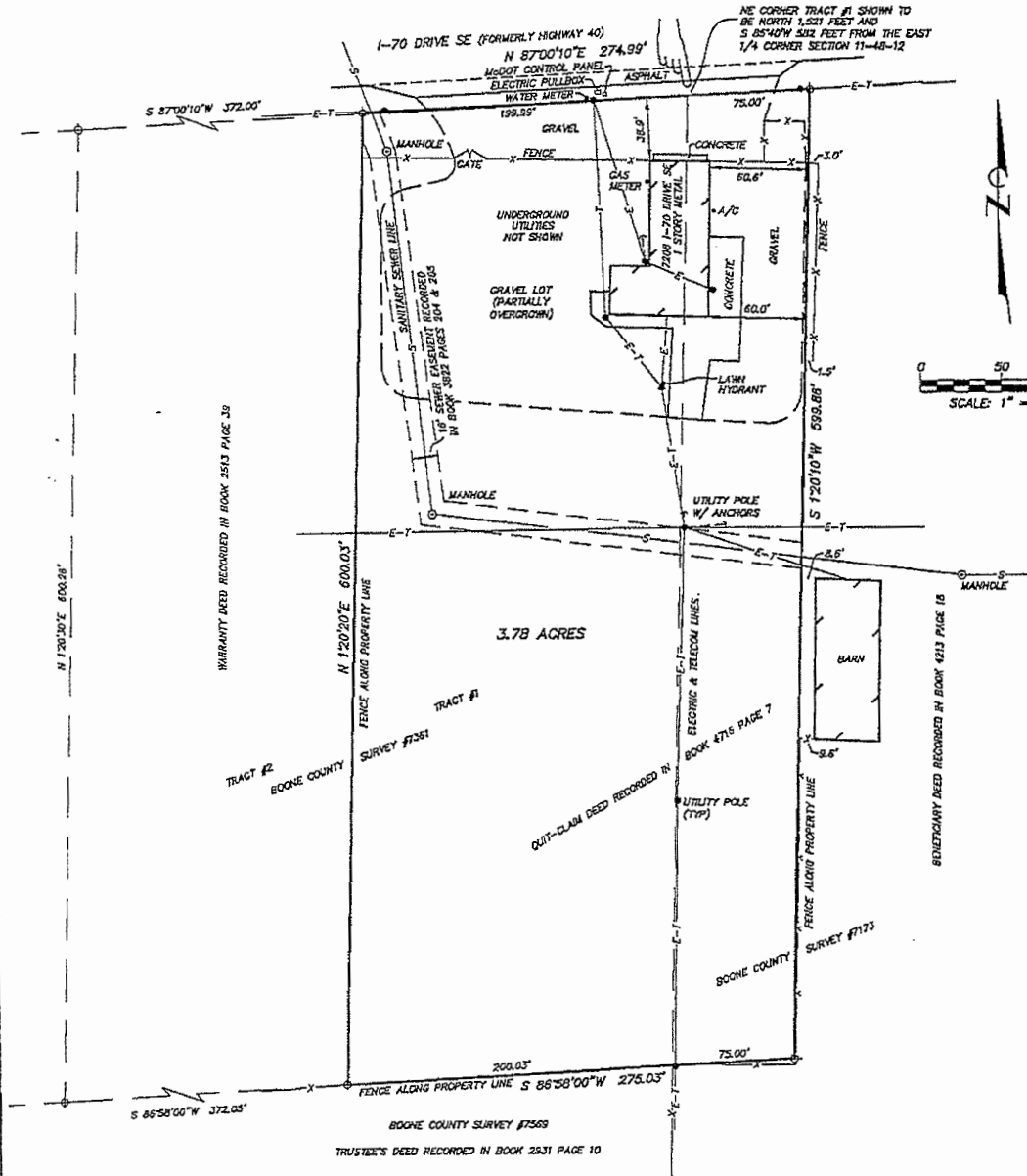
ON THIS 13TH DAY OF DECEMBER, 2018 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES APRIL 16, 2020.

Jacob M. Novak
 JACOB M. NOVAK, NOTARY PUBLIC

JACOB M. NOVAK
 Notary Public, Notary Seal
 State of Missouri
 Boone County
 Commission # 12326494
 My Commission Expires April 16, 2020



APPROVED FOR RECORDING _____
 STAN SHAWVER, DIRECTOR
 BOONE COUNTY RESOURCE MANAGEMENT

*this letter with top map
was sent to everyone in
1000 ft radius of the site.*

November 29, 2018

Hello, my name is Bernard Dothage. My wife Judith and I have operated a business at 905 Clinkscapes, Columbia, MO for over 30 years. Presently it is the home of Central Missouri Golf Cars.

It is our desire to relocate our business along Interstate 70 with adequate road frontage that our current location at 905 Clinkscapes does not afford us, and to provide convenient access to our customers, which include the University of Missouri, Boone Hospital Center, nursing homes business, and individuals who desire task oriented vehicles within their own property destinations and on golf courses.

The majority of our current stock and service work is on electric vehicles with emphasis placed upon the minimum sound emissions that such carts and equipment will generate.

We have contracted to purchase a property consisting of 3.75 acres and containing a 4,100 sq. ft. building at 7208 I-70 Dr. SE, Columbia, MO which is located in Boone County, MO jurisdiction. A reference map is enclosed. Even though this property has over a 50 year history of commercial zoning uses, ranging from truck repair to implement dealerships, those uses were grandfathered non-conforming uses in a property zoning classification of R-S (single family district) in Boone County zoning codes. We desire to change that zoning district to C-G (general commercial) in the Boone County zoning codes that will by its definition allow our intended use as task oriented vehicle sales and services.

We feel it is necessary to seek this zoning change, in order to protect our investment at this location, should an unforeseeable disaster such as fire occur. We do not now envision an expansion of the existing building structure. We want to bring clarity of permitted uses to the property and subscribe to current codes. We are reaching out to a wide area of property owners to keep them informed. You may receive a certified letter from Boone County Resources about this re-zoning request, so we wanted to give you some background on why it is occurring.

We invite you to contact us at our shop if you have any questions or concerns about this matter. My contact information is shown below and our normal business hours are 9 am to 4:30 pm Monday through Friday, and Saturday 9 am to noon.



Bernard Dothage
Central Missouri Golf Cars
905 Clinkscapes
Columbia, MO 65203
Ph: 573-445-9925

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Tom Schauwecker Assessor

Parcel 17-314-11-00-010.00 01

Property Location 7208 E I-70 DR SE

<u>City</u>	<u>Road COMMON ROAD DISTRICT (CO)</u>	<u>School COLUMBIA (C1)</u>
<u>Library COL BC LIBRARY (L4)</u>	<u>Fire BOONE COUNTY (F1)</u>	

<u>Owner</u>	CROWN DIVERSIFIED IND CORP ETAL
<u>Address</u>	1065 EXECUTIVE PKWY #300
<u>Care Of</u>	C/O JOE SCOTT SR
<u>City, State, Zip</u>	ST LOUIS, MO 63141

Subdivision Plat Book/Page

<u>Section/Township/Range</u>	11 48 12
<u>Legal Description</u>	PT TR 1 SUR 7173/TR 1 SUR 7361 PT SE NE
<u>Lot Size</u>	.00 x .00
<u>Irregular Shape</u>	
<u>Deeded Acreage</u>	3.75
<u>Calculated Acreage</u>	.00
<u>Deed Book/Page</u>	4716 0007 4713 0174 4712 0108 4709 0063

CURRENT APPRAISED

Type	Land	Bldgs	Total
CI	35,200	95,700	130,900
Totals	35,200	95,700	130,900

CURRENT ASSESSED

Type	Land	Bldgs	Total
CI	11,264	30,624	41,888
Totals	11,264	30,624	41,888

RESIDENCE DESCRIPTION

<u>Year Built</u>	2000	
<u>Use</u>		
<u>Basement</u>	0	<u>Attic</u> 0
<u>Bedrooms</u>	0	<u>Main Area</u> 0
<u>Full Bath</u>	0	<u>Finished Basement Area</u> 0
<u>Half Bath</u>	0	
<u>Total Rooms</u>	0	<u>Total Square Feet</u> 0

Boone County Assessor

801 E. Walnut St., Rm 143
Columbia, MO 65201-7733

assessor@boonecountymmo.org

Office (573) 886-4251
Fax (573) 886-4254

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Boone County Assessor's Office
Copyright © 2010
1/2/2010 2:16 PM

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.

- Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations
- Residential uses when located on the second floor or above

(17) **C-G General Commercial District**

Permitted Uses:

- Agricultural activity
- Any permitted use of the C-N District
- Amusement centers and video arcades
- Automobile service station
- Automobile repair shop
- Bar or tavern
- Billboards and signs in compliance with Section 25
- Bowling alley or billiard parlor
- Display and salesroom
- Farm implements, sale and repair
- Farm store or feed store
- Frozen food locker
- Hotel or Motel
- Laboratory, research, experimental or testing, but not testing combustion engines or explosives
- Radio or television broadcasting station or studio
- Reception Facility
- Rental agency
- Seasonal temporary fireworks stand
- Kennel where animals are kept within a soundproofed, air conditioned building provided there shall be no odor that shall be perceptible at the boundary of the premises and further provided the noise outside the building shall not exceed that of normal daily traffic measured at the lot line
- New or used cars, mobile homes, travel trailer, or boat sales or storage lot
- Dyeing, cleaning, laundry, printing, painting, plumbing, tinsmithing, tire sales and services, upholstery and other general service or repair establishment of similar character. Not more than 10 percent of the lot or tract occupied by such establishment shall be used for the open and unenclosed storage of materials or equipment

Conditional Uses:

- Transmission facility
- Drive-in or walk-in, carry-out establishment, including restaurant and theatre
- Lumberyard and building materials
- Farm feed store with bulk feed and/or bulk fertilizer storage and mixing facilities

- Bottling works
- Collection point for recyclable material
- Wholesale establishment or warehouse (including self-storage mini-warehouse) in a completely enclosed building
- Truck stop and associated uses
- Railroad spur tracks and truck terminal
- Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations
- Travel trailer park
- Residential uses when on the second floor or above
- Portable concrete plant used for a specific construction project
- Permanent fireworks stand or store

(18) **C-GP Planned Commercial District**

A Planned Commercial Development approved in accordance with the provisions of Section 6

(19) **M-L Light Industrial District**

Permitted Uses:

- Agricultural activity
- Any permitted use and any conditional use of the C-G General Commercial District except that no residential uses shall be permitted other than dwellings for resident watchmen and caretakers employed on the premises.
- Generally those light manufacturing uses similar to those listed below which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, or glare, than that which is generally associated with light industries of the types specifically permitted below:
 1. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus.
 2. Preparation, processing or bottling of food or beverage products; such as, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning and processing of fish, meat and poultry products, but not the slaughtering of poultry or animals