

TERM OF COMMISSION: January Session of the January Adjourned Term

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

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Planner Uriah Mach
Boone County Deputy County Clerk III Jodi Vanskike

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00pm and roll call was taken.

P&Z

1. First and Second Reading: Consent Agenda

- A. Perche Loop Subdivision Plat 2. A-2. S32-T50N-R13W. Denise M. Lamonda, owner. Steve Proctor, surveyor.**
- B. Harrison Subdivision. A-2. S33-T51N-R13W. David D. & Mary L. Ridge, owners. Jonathan Cole, surveyor.**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission reviewed the items on tonight's agenda at its December 21, 2023 meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding Item 1, the consent agenda, the plats, items A and B, were approved by consent and are presented to you for receipt and acceptance. I ask that you waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

A. Perche Loop Subdivision Plat 2. A-2. S32-T50N-R13W. Denise M. Lamonda, owner. Steve Proctor, surveyor.

The subject property is located off Lewis Lane, less than half a mile from the intersection of Lewis Lane and West Red Rock Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a replat of Perche Loop Subdivision recorded in book 10 page 152 of the Boone County records. The proposal seeks to modify tracts D, E, and F of Perche Loop Subdivision as well as include unplatted property into lots 1, 2, and 3 of the replatted subdivision. Lots 1 and 2 are 20 plus acre lots, each with a dwelling and onsite wastewater lagoon. Lot 3 of the replatted subdivision is a 91.26-acre lot that is undeveloped.

Lot 1 has road frontage along North Lewis Lane, a publicly maintained roadway. Lots 2 and 3 are served by a 40' private access easement off North Lewis Lane. The applicants have not submitted a written request for a waiver to the traffic impact study. However, this area was already platted as a subdivision with a private access easement. Replatting this property is likely to have minimal impact on existing transportation infrastructure. Granting of a waiver to the traffic impact study is appropriate in this case.

Consolidated Water provides water service in this area. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is 4.9 miles away.

Wastewater from the dwellings on lots 1 and 2 are handled by onsite sewage lagoons. The applicants propose the use of onsite sewage lagoon to serve future development on lot 3. The applicants have not submitted a request for a waiver to the sewer cost benefit analysis. However, this replat will not create any additional lots for development, nor will replatting this property make it feasible to construct a public sewer facility. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

Perche Loop Subdivision was platted in 1971 and did not have recorded vacation procedures. County Commission order #438-2023 tentatively vacated Perche Loop Subdivision, subject to a replat compliant with the Subdivision Regulations. The vacation does not go into effect until the recording of the replat.

The property scored 27 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

B. Harrison Subdivision. A-2. S33-T51N-R13W. David D. & Mary L. Ridge, owners. Jonathan Cole, surveyor.

The subject property is located on Voorheis Road, approximately 207 feet to the west of its intersection with Oak Grove School Road, six miles east of Harrisburg. The property is currently vacant. This proposal divides 3.5 acres from a 300+ acre parent parcel. The property is zoned Agricultural (A-2), surrounded by A-2 zoning, and is all original 1973 zoning.

The subject property is located on Voorheis Road, a public road. This plat is dedicating a full 66' right of way to the county, as the parent parcel is on both sides of Voorheis Road. The applicant has submitted a request to waive the traffic study requirement of the subdivision regulations.

The subject property is in Public Water Supply District #10 and the Boone Electric Cooperative service areas for water and electrical services.

On-site wastewater is proposed for this lot. Given the severity of the slopes on this property, an engineered on-site wastewater system is the most likely system to be proposed for use if development occurs. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement of the subdivision regulations.

The property scored 18 points on the rating system.

Staff recommended approval of the plat and granting the requested waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plats, items A and B, as listed in the attached consent agenda (Attachment A) and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Perche Loop Subdivision Plat 2. A-2. S32-T50N-R13W. Denise M. Lamonda, owner. Steve Proctor, surveyor.
- B. Harrison Subdivision. A-2. S33-T51N-R13W. David D. & Mary L. Ridge, owners. Jonathan Cole, surveyor.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #005-2024**

2. **First Reading: Request by Sandra Kay Whitesides to rezone from Agriculture-Residential (A-R) to Agriculture (A-2) on 16.1 acres located at 199 W. Akeman Bridge Road, Columbia. Appeal of a Recommendation for Denial by Planning and Zoning Commission. (Open Public Hearing)**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 21, 2023 meeting and voted to recommend denial on a 5 to 4 vote. The applicant submitted a timely appeal.

The property is located at 199 W. Akeman Bridge Rd. approximately 400 feet west and 400 feet north of the intersection of N. Highway VV and W. Akeman Bridge Road. The access to the property is across a separate property, Lot 5 of Whitesides Acres Subdivision, which is under the same ownership as the subject tract. The subject tract has no direct public road frontage nor direct access to a public roadway. The property is zoned Agriculture - Residential (A-R), which is the original zoning. All the neighboring property is also zoned A-R.

The stated purpose of this rezoning is to facilitate further division of the tract by family transfer. In 1977 the plat of Whitesides Acres was created from the same overall original property. This plat severed the subject tract from the associated public road frontage. One of the owners that caused the plat to be created was a Sandra Kay Whitesides, the same name appears as the signatory on this rezoning application. The property contains a home and an approximately 3-acre lake. The lake is predominantly contained on the property. There are two outbuildings on the property. An on-site wastewater system is assumed to be used for the current home.

The sufficiency of resources test was used to analyze this request. The resources typically used for this analysis can generally be broken down into three categories: Utilities, Transportation, and Public Safety Services.

Utilities: The property is in the Consolidated Water service area; the district has a 12-inch waterline along the north side of Akeman Bridge Road.

The Boone County Regional Sewer District has two sewer lines in the area. One within 500 feet of the property, the other less than 400-feet. Public sewer service may be available, although potentially costly for a single additional lot.

Transportation: Access to a publicly maintained paved road is by a gravel shared private driveway that crosses Lot 5 of Whitesides Acres Subdivision.

Public Safety Services: The property is approximately 3.2 miles from Boone County Fire station 5 on Prathersville Road & 3.4 miles from station 7 on Dripping Springs Road.

Stormwater: Development 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 rural residential land use. The current zoning of the area is predominately A-R with adjoining Residential-Single Family (R-S). This indicates an expectation that this area will develop at a higher intensity than any development of an Agriculture 1 (A-1) or A-2 area would; this expectation was set with the original zoning.

Public entities have made significant investments in constructing infrastructure in this area to support the existing zoning and the expected levels of density. Downzoning this property undermines that investment. Comments received from the Water District indicate a strong desire for new customers to support its investment in the 12-inch waterline.

Family transfers bypass the checks and balances of the subdivision regulations that try to ensure concurrency between creating new lots and the infrastructure that is necessary to support them. Rezoning the property to allow a family transfer facilitates development of additional lots without requiring the supporting infrastructure and can inhibit the extension of infrastructure to other neighboring properties. If rezoned to A-2, this property could potentially be divided into up to six lots by family transfer without any assessment of whether the lots are serviceable or buildable.

There are difficulties in developing the subject property. These have more to do with the physical features of the site and the previous subdivision and development decisions on the part of the property owners, than any defect of the existing A-R zoning. Approximately half of the property is rough terrain containing a stream and stream buffer, a lake with its associated dam, two outbuildings and a home with an assumed on-site wastewater system. In 1972, Hopper's Subdivision Block 1 segregated the property from the VV road frontage. In 1977, the plat of Whitesides Acres segregated the property from its Akeman Bridge Road frontage. No public roadway extension or access was created or retained by this plat to facilitate potential further development of what is now the subject property.

The purpose of the proposed downzoning is to facilitate property division by family transfer. If approved, the downzoning will convey a special privilege to this property owner that is not conveyed to other property owners in the area: the owners of this property will be able to utilize the family transfer exemption while other landowners in the area will not.

There is no discernable public purpose achieved by the downzoning. In fact, it contributes to the degrading of the uniform A-R zoning in the area. Degradation of the uniform zoning contributes to underutilization of the infrastructure that has been constructed. The proposed rezoning may also serve as a beacon that attracts similar requests that use the original downzoning as their justification to further downzoning.

Depending upon what is ultimately desired by the applicant, there are likely other subdivision alternatives that are not as problematic as a downzoning. The applicant has been invited to explore less intrusive options with our office.

There are sufficient resources available to support the request. It passes the sufficiency of resources test which then allows for further analysis. Where this proposal fails is when it is evaluated based on accepted planning principles.

The underutilization of the public infrastructure investment is a significant impediment to further public investment for the area because the potential development density is reduced as the likelihood of additional downzoning requests in the area increases. This deviation creates a

dampening effect on public entities when making capital infrastructure decisions for the area despite the subject tract being in the urban service area as determined by the point rating system.

In the short term the family transfer increases the intensity of development on the property without providing commensurate services. In this case it will result in at least one but potentially more additional dwelling units using the already substandard private drive for access. This localized minor intensification comes at the cost of introducing disruptive zoning to the area that lessens the incentive for additional infrastructure investment both public and private in the area that was supported by the original zoning.

For these reasons, staff recommended denial of the request.

Staff notified 69 property owners about this request. The property scored 73 points on the rating system.

Commissioner Kendrick opened and closed the public hearing. Public Comment forms for this item are attached to the bottom of these minutes.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

3. First Reading: Request by Anna M. Bratton Revocable Trust to rezone from Agriculture (A-1) to Agriculture (A-2) on 10 acres located at 4483 East Log Providence Road, Columbia. Appeal of a Recommendation for Denial by Planning and Zoning Commission. (Open Public Hearing)

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 21, 2023 meeting and voted to recommend denial on a 6 to 3 vote. The applicant submitted a timely appeal.

The property is located off East Log Providence Road, a publicly maintained roadway. It is developed with a single-family dwelling, driveway connection to East Log Providence Road, and an onsite sewage lagoon. The property is in a designated sinkhole area. The property is 10-acres in size and zoned Agriculture 1 (A-1).

The surrounding zoning is as follows:

- North, East, South – A-1
- West – Agriculture 2 (A-2) and A-1

The A-1 zoning is the original 1973 zoning. The A-2 property adjacent to the west was rezoned from A-1 to A-2 in 1992.

The proposal seeks to rezone the property from A-1 to A-2 to enable subdivision of 10 acres into four 2.5-acre lots, quadrupling the density of the property. The land division would be performed by family transfer to eligible family members. Family transfers are exempt from the requirements of the Subdivision Regulations.

The Boone County Masterplan designates this area as being suitable for agriculture and rural residential land uses. The sufficiency of resources test was used to analyze the request.

Transportation: The property has partial road frontage along East Log Providence Road, a public 24-foot wide gravel road. Data from the most recent count along East Log Providence Road west of the roundabout with South Tom Bass Road and Highway 63 is 409 Average Daily Traffic (ADT).

The existing home has direct driveway access onto East Log Providence Road. Three of the future lots would use a shared private drive to access East Log Providence Road.

Utilities: Consolidated Water supplies water service to the area. Boone Electric provides power. Wastewater is handled with onsite wastewater systems. The rezoning application indicates that the property owner intends to utilize subsurface wastewater systems for all four of the single-family dwellings. This would include replacing the existing lagoon with a subsurface wastewater system.

The applicant has provided soils morphology reports for each of the proposed family transfer lots. The soils morphology reports were prepared by a licensed soil evaluator to investigate the suitability of soils for the use of onsite wastewater systems. Staff review indicates that the soil on the property could support engineered subsurface wastewater systems. However, the soil scientist notes the presence of several sinkholes surrounding the property, many of which are not shown on the County's GIS. This suggests that there is a higher concentration of Karst features in the area than previously known.

Table 1 of Missouri 19 CSR 20-3.060 *Minimum Construction Standards for On-Site Sewage Disposal Systems* states that "Sewage tanks and soil absorption systems should never be located in the drainage area of a sinkhole." Based on the numerous identified sinkholes, it is yet to be determined whether any location on the property is outside of the drainage area of a sinkhole. The soils morphology report does not mention this regulation; it is an issue that would have to be addressed by the design engineer.

Stormwater: Development on the site will be required to comply with the Boone County Stormwater Ordinance. Any disturbance more than 3,000 square feet in environmentally sensitive areas require a Boone County Land Disturbance Permit for water quality controls and stormwater runoff. The lots will have to provide adequate area for stormwater BMPs, on site wastewater systems, and required setbacks. The remaining area would be available for building construction.

The property is in multiple environmentally sensitive areas, including a designated sink hole area, and the Bonne Femme Creek Watershed. And, the northern portion of the property drains to a tributary of Turkey Creek, an Outstanding State Resource Water.

Public Safety: The property is in the Southern Boone County Fire Protection District. The nearest station, Station 19, is approximately 3.6 miles away.

Zoning Analysis: Any rezoning request should start with the assumption that the existing zoning on a property is correct. Examination of the existing infrastructure and environmental conditions present support the current 10-acre minimum of the A-1 zoning district. The future family transfer lots would be served by a private access easement and will not have direct access onto a public road.

East Log Providence Road is a local gravel roadway that will have to accommodate additional traffic of up to 30 trips per day, without any improvement to the roadway. Additional traffic on a local road could decrease the Fire District's response time in the event of an emergency. This is especially true since Log Providence is a single choke point connection for the entire localized area. The nearest through street, US 63, is approximately 1.8 miles away.

No public sewage infrastructure is available. Increased density would place additional strain on natural resources due to the impaired status of creeks in the watershed, the proximity to an Outstanding State Resource Waters, and numerous sinkholes. The rezoning would potentially enable three new onsite wastewater systems and four or more times the amount of impervious cover in an environmentally sensitive area of the county. The rezoning request is not part of a planned development. The County does not have a mechanism to impose any mitigating conditions if the rezoning request is approved.

For this rezoning request, a reexamination of the 1992 A-2 rezoning is appropriate. Planning and Zoning Commission minutes from May 21st, 1992 indicates that the Planning and Zoning Commission believed that karst topography and subdivision regulations at that time would limit any future development and mitigate impacts from the change in zoning. At the time of that rezoning request, the sensitive environmental nature of the area provided no regulatory triggers to prevent creation of lots down to 2.5 acres. The protection was vested in the A-1 zoning by limiting the number of lots and increasing the spacing and intensity of development, this protection was eliminated by the rezoning.

Since 1992, the County has adopted more advanced regulations on subdivisions and development in environmentally sensitive areas. These measures came about with a better understanding of karst topography and the interactions of surface water with groundwater resources. This reexamination is not to suggest that the Planning and Zoning Commission nor County Commission made an error in the rezoning case at that time. This analysis shows that the neighboring A-2 zoning district was approved without the current body of knowledge, and regulations that came about as a result.

Combining the current understanding of the sensitive environmental areas with a lack of public infrastructure to handle a higher density of development, this rezoning request does not meet the sufficiency of resources test. Approval of the request will be detrimental to the sensitive environmental features in the vicinity, and will add traffic to an area with only one route for ingress and egress. The 10-acre minimum for the A-1 zoning district is appropriate for the property, and any requests to rezone to a higher density should be denied.

The property scored 29 points on the point rating system. Staff notified 12 property owners of this rezoning request.

Staff recommended denial of the rezoning request.

Commissioner Kendrick opened and closed the public hearing. Public comment forms for this item are attached to the bottom of these minutes.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

4. First Reading: Request by 40-J Development LLC to rezone to Planned Light-Industrial (M-LP) and to approve a review plan on 180.71 acres located at 2200 North Route J, Columbia. (Open Public Hearing)

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 21, 2023, meeting and voted to recommend approval on a unanimous vote.

The property is located at the immediate southeastern corner of the intersection of US Highway 40 and State Route J. The M-LP zoning went into effect in June of 2020. A revision to this plan was proposed and approved in 2021. The property is approximately 193 acres in size, and is being developed as an industrial/office park campus. The area currently contains a large distribution center warehouse.

The current request is to revise the approved review plan to allow for the office building shown in phase 2 to potentially be modified from what is currently approved. The approved final plan indicates a two-story office building of 69,000 square feet per floor for a total building of 138,000 square feet. The current proposal refines the development by adding flexibility to the plan to allow buildings to be built up to the maximum sizes shown, and in multiple phases, so long as the buildings are in the approved locations. Additionally, an option B has been proposed for the main office building that focuses on a smaller building, more compact parking and site circulation network. The location of the office building has not changed, and the parking area around the proposed office has been altered to fit the new proposed footprint in this option.

This proposal has been evaluated, and because this proposal is nothing more than a refinement of the currently approved plan with no additional potential for greater impact beyond the current approval, Staff recommends approval. The Master Plan identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal. This test was met for the previous approval therefore, the request does still meet the sufficiency of resources test for service availability or potential availability. The existing conditions have been re-

imposed as the underlying basis for the conditions remains unchanged. All original conditions placed upon the request are carried forward as they have been on each approved revised plan.

Staff notified 15 property owners about this request. The property scored 65 points on the rating system.

Staff recommends approval of the rezoning and review plan subject to the recognition that all the original conditions of approval are still in effect, the most currently relevant being the following conditions and sub-conditions:

1) Phase 2

1) Improvements to the US Highway 40 – Route J intersection must be constructed prior to any building permits for any structures for Phase 2 building are issued. The improvements to this intersection are to include:

- i) Eastbound Right-Turn Lane on Highway 40 at Route J.
- ii) Westbound Right-Turn Lane on Highway 40 at Route J.
- iii) Separate Westbound Left-Turn Lane on Highway 40 at Route J.

2) The following improvements are required to be constructed when the corresponding access is created:

- i) Separate Westbound Left-Turn Lane on Highway 40 at the Midway USA drive. (This is already shown on the plan)
- ii) Separate Eastbound Right-Turn Lane on Highway 40 at the Midway USA drive. (This is already shown on the plan)
- iii) Separate Northbound Right-Turn Lane on Route J at the Midway USA north drive. (This is already shown on the plan)

3) If not already provided, the access connections of Phase 2 must be provided when permits for more than 600,000 square feet of building area for the entire property have been issued.

4) Lighting shall be shielded and oriented inward and downward, as to minimize glare and light trespass.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted for this item.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

5. First Reading: Request by T-Vine Enterprises to rezone from Agriculture (A-2) to Planned Moderate-Density Residential (R-MP) and to approve a Review Plan and Preliminary Plat on 1.08 acres located at 7901 North Glen Meadow Drive, Columbia. (Open Public Hearing)

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 21, 2023 meeting and voted to recommend approval on a unanimous vote.

The proposal covers an undeveloped portion of the Settlers Ridge site at the northeastern and northwestern corners of the intersection of State Routes B & HH, north of Columbia. The property is zoned A-2(Agriculture). The A-2 is the original 1973 zoning. This review plan and preliminary plat creates seven lots for single-family homes on the north side of Glen Meadow Drive, bridging the gap between Glen Meadow and Steiner Glen Drive. This proposal revises the previously proposed Planned Residential-Moderate Density (R-MP) zoning area, identified on the July 2022 Review Plan, into the seven R-MP lots suitable for development.

The surrounding zoning is as follows:

North – Agriculture (A-2)

North-East – Planned Residential Two-Family (R-DP)

East – Residential Two-Family (R-D)

South – Residential Moderate-Density (R-M)

West – A-2

Since the initial review plan and preliminary plat were approved for this property in 2001, five revised review plans/preliminary plats, six final plats, one final development plan, and three straight rezoning requests have been approved on this property. The most recent review plan and preliminary plat were approved on the July 2022 agenda. This current plan is focused on the area of the proposed seven lots, and such action is consistent with the small chunks of the overall Settler's Ridge development that have been rezoned and platted over the last twenty years.

The Boone County Master Plan identifies this area as being suitable for residential land uses. The sufficiency of resources test was used to analyze this request.

Utilities: The property is in Public Water Service District #4, the Boone County Fire Protection District, and the Boone Electric Cooperative service area. The subdivision will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates the conditions under which sewer service will be provided to the property.

Transportation: A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that

construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated. In 2011, Allstate Consultants completed a traffic analysis to evaluate the needs of the Settlers Ridge development in response to the level of development that had occurred at that time. That analysis indicated that the 2000 traffic impact analysis was still valid. As part of the 2022 update, A Civil Group submitted an analysis of current traffic conditions which indicates the same. However, considering the age of the 2000 traffic study, and with the concurrence of MoDOT, staff has determined that the next phase of Settlers Ridge will require a full-scale update to the 2000 traffic study.

Public Safety: The property is in the Boone County Fire Protection District, with the station on Highway HH being closest for service.

Zoning Analysis: This proposal is consistent with the current version of the Settlers Ridge Review Plan and Preliminary Plat that was approved July 2022.

The property scored 71 points on the rating system.

Staff recommends approval of the rezoning request, revised review plan, and preliminary plat with the following acknowledgement:

1. That future phases of Settlers Ridge will require a complete reassessment of traffic impacts prior to review of new development plans for the remaining property.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Purchasing

- 6. First Reading: Cooperative Contract Award: C000710 (State of MO cooperative contract CT202797053, based on NASPO contract 140599) – Copiers from SumnerOne, Inc.**

Commissioner Thompson read the following memo:

The Boone County Purchasing Department requests permission to utilize the State of Missouri Cooperative Contract CT202797053 with SumnerOne, Inc. of St. Louis, Missouri (based on NASPO Contract 140599) to purchase copiers for multiple offices of the County. The County Contract Number is C000710.

Collector: 1150-92000 / \$8,185.00 (\$9,000.00 budgeted)

Commission: 1121-92000 / \$8,999.00 (\$9,000.00 budgeted)

Community Services: 2160-62000 / \$4,880.95 and 1420-92000 / \$2,404.05 (\$2,475.00 budgeted in 1420 and \$5,025.00 budgeted in 2160)

PA: 1261-92000 / \$6,330.00 (\$6,733.00 budgeted)

Recorder: 1160-92000 / \$12,600.00 (2 copiers) (\$18,000.00 budgeted)

Purchasing is seeking permission to dispose of the offices' existing copiers by trade for a \$0.00 value.

Collector: Konica C754E, fixed asset tag 21455

Commission: Konica Minolta Bizhub C554e, fixed asset tag 20223

Community Services: Canon C5240, fixed asset tag 19395

Prosecuting Attorney: Kyocera TA5000i, fixed asset tag 18060

Recorder: Canon IR6265, fixed asset tag 19372 and Canon IR6265, asset tag 19371

SumnerOne, Inc. will haul off and recycle the surplus copiers at the time they install the new copiers. The hard drive will be removed and left with our Information Technology Department.

Commissioner Thompson stated that Senior Buyer Liz Palazzolo found a solution to the problem and got the vendor to help. Commissioner Thompson added "Liz is wonderful".

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Commission

7. Public Comment

No additional public comment was presented.

8. Commissioner Reports

None

Attest:



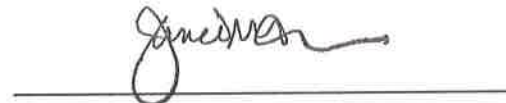
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

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

(3) A-2 Agriculture District

Permitted Uses:

Any permitted use of the A-1 District, provided however, a Single-Family Dwelling shall, in addition to the provisions of the A-1 District, be permitted on a lot or tract having a minimum area of two and one half acres

Conditional Uses:

Any conditional use of the A-1 District

(4) A-2P Planned Agriculture 2 District

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

(5) A-R Agriculture-Residential District

Permitted Uses:

- Agricultural Activity which shall include greenhouses and nurseries
- Equine Boarding Facility for a maximum of six animals on a minimum 20-acre tract
- Equine Ranch on a minimum 20-acre tract
- Farm Dwelling
- Home Occupation
- Public Park
- Golf course, except miniature course and driving range
- Place of Worship
- Public School, elementary and high, or private school having a curriculum equivalent to a public elementary or high school and having no rooms regularly used for housing or sleeping purposes.
- Family Day Care Home (maximum of six children) and Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations and (2) meets all the criteria for a Home Occupation
- Single Family Dwelling on a lot having a minimum area of one-half acre, (21,780 s.f.).

Conditional Uses:

1.4.36 **Structure** - Anything on the property constructed or installed for use on land including but not limited to portable structures used for housing, business, commercial, agricultural, recreational or office purposes.

1.4.37 **Subdivider** - Any owner, agent or employee of an owner who authorizes proceedings to effectuate a subdivision of property under these regulations.

1.4.38 **Subdivision** - The division of land which creates a lot, tract or parcel of land less than twenty (20) acres or the creation of a new public road or multiple use development as the term is used in these regulations. This definition shall not apply to the transfer of land to an immediate family member consisting of a transfer from or to a son, daughter, sister, brother, father or mother, or grandfather or grandmother, of agriculturally zoned land provided that only one transfer may be made to any one member; such transfer of land shall be documented on forms provided by the Director and recorded in the Office of the Recorder of Deeds and such land may not thereafter be retransferred or conveyed for a period of one year from the date of transfer to the recipient. This definition shall also not apply to the division of land which will otherwise result in creation of an Administrative Survey or Minor Plat as the terms are defined in these regulations if the division is created by survey, prominently states on the survey that the land described and contained in the survey is nondevelopable or not for development and such statement is approved and signed by the Director. In addition, for purposes of the Boone County Zoning regulations as they apply to the placement of mobile or manufactured homes, the definition of a subdivision as the term was defined by the Subdivision Regulations of Boone County, Missouri as of April 23, 1991 shall remain applicable for that purpose only.

1.4.39 **Through Street** - A public street which is not a cul-de-sac and which provides vehicular access from an area internal to a subdivision.

What is Karst?

Karst landscape occurs when rainwater combines with carbon dioxide, dissolving soluble bedrock such as limestone or dolomite, creating a series of cracks and channels that form caves, springs, sinkholes and losing streams.



Water flowing through a crack in limestone at Gans Creek.

There are over 418 sinkholes of a depth of at least 20 feet in Boone County; most of which are located near Pierpont and south of I-70 near Rocheport.

Why does Karst need special protection?

Sinkholes and losing streams allow pollutants to pass directly to cave systems and groundwater without the usual filtration from soil (see illustration below). In Missouri, groundwater in karst systems travel about one mile per day, while

groundwater in non-karst areas only travel a few feet per year. Therefore, pollution in a karst area can contaminate hundreds of gallons of groundwater in a very short time.

When does Boone County's Stormwater Ordinance apply to me?

If you are disturbing 3,000 square feet or more of land within:

- 1,000 feet of a losing stream, Outstanding National or State Resource Waters, or wetlands;
- 100 feet of permanently flowing streams; or
- When creating runoff that flows to a sinkhole or other direct conduit to groundwater such as a cave.

Ways You can Protect Our Groundwater

- **Check with Boone County before starting any grading activities or using motorized vehicles in or near a sinkhole.**

- **Never dump anything into a sinkhole or stream.** In addition to being illegal, dumping trash, brush, leaves,



Sinkhole dump

grass clippings, hazardous waste, or similar materials can contaminate well water, springs and cave streams used by people, livestock and wildlife.

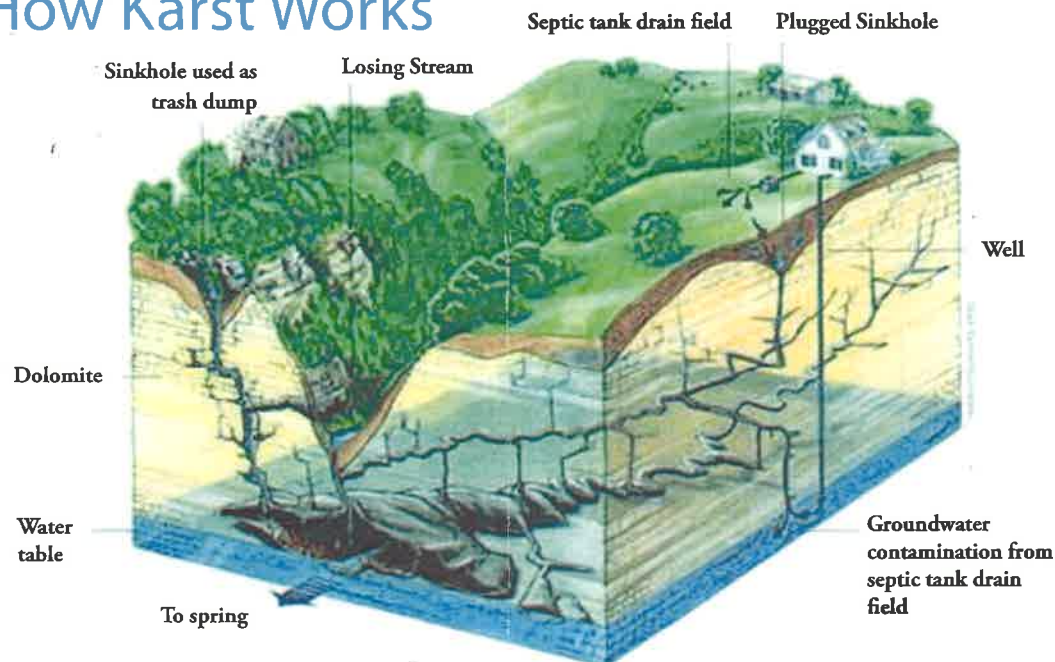
- **Maintain a vegetative buffer (e.g. a grass filter strip) around a sinkhole to filter runoff.** Fencing livestock out of sinkholes improves water quality and protects them from potential harm.
- **Do not locate septic systems, feedlots, animal waste lagoons, or stormwater basins near known or suspected sinkholes or caves.**
- **When using chemicals near karst areas, select the ones that bind to soil, have low toxicity, and degrade quickly.** Always follow the directions on the label.

Courtesy of the Bonne Femme Watershed Project.



This Bonne Femme Creek swallow hole, approx. 350 feet from the Hwy 163 bridge, is not seen in a normal stream bed. Dye tracing indicates that up to one mile of this creek is a losing stream.

How Karst Works



Date: 1/11/24

To: Boone County Planning and Zoning Commission

From: Kelley Faup
Address: 30 East Hinton Rd. Columbia, MO 65202
Phone contact: (573) 424-5511

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Kelley Faup

Date: 1/1/24

To: Boone County Planning and Zoning Commission

From: ANDREW J. FAUP

Address: 30 EAST HINTON RD.

Phone contact: 573-489-0340

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,



Date:

To: Boone County Planning and Zoning Commission

From: Steve Jous

Address: 151 E Wee Jo Ct Columbia MO

Phone contact: 573-019-1903

65202


RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,



Date:

To: Boone County Planning and Zoning Commission

From: Karma Joos
Address: 151 E Wee Jo Ct Columbia MO
Phone contact: 573-443-2464 65202

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Karma Joos

Date:

To: Boone County Planning and Zoning Commission

From: JAMES FAUP

Address: 8760 N. Hwy Vv

Phone contact: 573 - 823 - 8509

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

James Faup

Date:

To: Boone County Planning and Zoning Commission

From: Mark Kretzschmar

Address: 130 E. Wee Jo Ct.

Phone contact: 573-864-6011

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Mark & Michelle Kretzschmar

Date:

To: Boone County Planning and Zoning Commission

From: PALE Woody

Address: 8504 N Wade School Rd

Phone contact: 573-823-8511

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,



Date:

To: Boone County Planning and Zoning Commission

From: Christy Creason

Address: 8190 N Wade School Rd

Phone contact: 513 268 1698

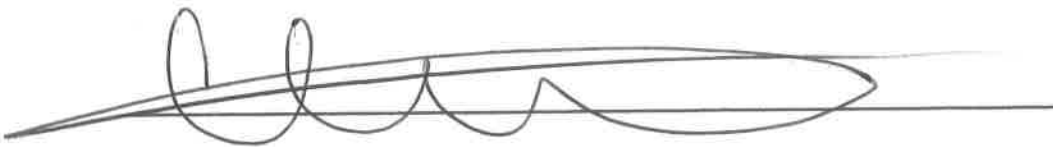
RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

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We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Christy Creason', written over a horizontal line.

Date:

To: Boone County Planning and Zoning Commission

From:

Robert H. Hume

Address:

8508 N Maple School Rd

Phone contact:

(573) 823-5915

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Robert H. Hume

Date:

To: Boone County Planning and Zoning Commission

From: Cindy Hillerman
Address: 8501 N Wade School Rd Columbia
Phone contact: 573-874-6144

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Cindy Hillerman

Date:

To: Boone County Planning and Zoning Commission

From: 1 DAVID Lee Moore

Address: 601 AKEMAN Bridge Rd

Phone contact: 573-673-0654

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

1 David Lee Moore

Date:

To: Boone County Planning and Zoning Commission

From: Mary Linda Roberts

Address: 601 Akeman Bridge Rd

Phone contact: 573-239-6047

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Mary Linda Roberts

Date:

To: Boone County Planning and Zoning Commission

From: Raymond Wilson

Address: 308 Oak mount Dr.

Phone contact: 573-489-9829

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,



Date:

To: Boone County Planning and Zoning Commission

From: Donald Wynn

Address: 545 Akeman Bridge Rd.

Phone contact: 573-356-5179

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,

Donald Wynn

Date:

To: Boone County Planning and Zoning Commission

From: Michael W. Bond
Address: 306 W. Akeman Bridge Rd
Phone contact: 573 639 2786

RE: Sandra Whitesides, 199 W Akeman Bridge Rd. Columbia, MO. 65202

- Rezoning request to down grade zone from A-R to A-2

We are the neighbors of Mrs. Sandra Whitesides and are in full support of the county to approve the down grade of zone A-R to A-2. We wish to see her grandchild, Devin Whitesides, who has grown up on this land, to build a single-family home on acreage of her property and to live with his family on this land. We do not feel this granting of the request would be detrimental to our neighborhood or to the county.

We are not able to be physically present at this meeting, so please accept this letter as our VOICE and our request for this request to be GRANTED to our neighbor, Mrs. Sandra Whitesides.

Sincerely,



My name is Jacob Galloway and I live at 4791 E Log Providence Rd. My wife and I own 3 pieces of property that combine for 62 acres, which wrap around the property in question on 3 sides. *Tabitha*

Before I start with concerns, I just want to be clear that I am in full support of Anna and/or her family continuing to own and care for their land that has been in their family for generations. A family home on the 10 acre piece is fitting to the neighborhood and is great use of the land. My family and I chose to live in this area because of the sense of space and quiet that the larger pieces of land support, and I have all respect for their family to do the same.

However, when considering taking the 10 acres apart into 4 separate pieces each with its own home and waste water, there are valid concerns from myself and the other neighbors in the area that I see breaking down into about 4 or 5 buckets. Maybe some of the neighbors here tonight will add another element or two.

Sat. stated by Staff Report

1. Waste water systems: the property currently has one lagoon which seems to be working well. The proposal is to replace the lagoon with 3 or 4 engineered septic systems. Of course, upon installation the county will not allow anything but a system that fully respects the difficult karst topography. But these systems are complex and have multiple failure points. If not cared for regularly and properly, leaks and failures can occur, and can even go unnoticed or unresolved by the owner for some time. If this would occur (which would be 3 or 4 times more likely) the effects would be felt not only by the owners but by the surrounding properties. The Wallace's property already collects drainage from the 10 acres, and if this drainage were to contain septic runoff, it would be a much bigger deal. My home gets its water from a deep well, not the water main line. Our well collects its drinking water from the water that filters down through the karst limestone system. It seems reasonable to me that a failure of septic systems could potentially influence the quality of my families drinking water, and I would at least ask that this be looked into before any approval moves forward.

*by adding
3-4 systems*

2. Storm water: significantly changing the landscape of the 10 acres to accommodate 3 or 4 more homes would have a big impact on how storm water flows to neighboring properties, particularly the Wallaces and myself.
3. Traffic: the gravel road we live on is narrow. If two cars approach from opposite directions, one car has to have wheels nearly in the ditch. From the corner of the road on back, there are 10 homes and 1 church, the proposal would make this 13 homes and 1 church, not an insignificant increase. There is no great turn around circle at the end of the road, and GPS is notoriously incorrect out here, so adding more homes and more traffic would be noticeable. The main concern here is for emergency vehicles to get in and out of any home if needed. We don't need any more squeeze in this department.
4. Sinkholes and set-backs: having recently built in the area, I understand all the hoops it takes to build a home and install waste water systems when surrounded by sink holes and karst topography. I am in full support of there being strict regulations in this regard, both for the safety of the home and for the protection of the water systems. The 10 acre property is literally surrounded by sink holes *mostly on my land* but very near the property line. It seems unlikely that a structure and septic system could even fit into each of the proposed spaces, making it unnecessary to rezone the area to try to accommodate the new plans.
5. The established structure of the neighborhood: each of the homes built in this area did so with the understanding of the zoning in place. My wife and I built our home in 2017 with an understanding of the 10 acre minimum parcel size. In fact, when we were setting up our loan from our bank, they required that we tie our home loan to its own piece instead of the complete 62 acres we own, and so we hired a survey to draw a 10 acre area around our home, working within the zoning regulations. The feel of the area is not one which fits with fitting 4 homes onto a single 10 acre piece of land, and the current zoning is appropriate to maintain the set up *for the* neighborhood.



Boone County Commission
Public Comment Form

Agenda Item: <u>East Log Providence Rd, Ames</u>		DATE: <u>11/4/24</u>
COMMITTEE: Boone County Commission		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: <u>Jordan Tomlinson</u>	PHONE NUMBER: <u>870 919 6675</u>	
BUSINESS/ORGANIZATION NAME:	TITLE:	
ADDRESS: <u>4252 E Log Providence Rd</u>		
CITY: <u>Columbia</u>	STATE: <u>MO</u>	ZIP: <u>65201</u>
EMAIL: <u>jordanwtomlinson@gmail.com</u>	ATTENDANCE: <u>yes</u>	SUBMIT DATE: <u>11/4/24</u>

~~I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.~~

I am opposed to the proposal. The increased traffic is a concern for emergency vehicles. We currently are having issues with the current road infrastructure.



Boone County Commission
Public Comment Form

Agenda Item: <u>Removing Acres on Log Providence Rd</u>		DATE: <u>1/4/24</u>
COMMITTEE: Boone County Commission		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: <u>Joni Wallace</u>	PHONE NUMBER: <u>573 818 2078</u>	
BUSINESS/ORGANIZATION NAME:	TITLE:	
ADDRESS: <u>4445 E. Log Providence Rd</u>		
CITY: <u>Columbia MO</u>	STATE:	ZIP:
EMAIL: <u>jswallace@socket.net</u>	ATTENDANCE:	SUBMIT DATE:

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I support owner wanting to help family members
- I oppose Ag Zoning

- due to high potential to disturb/contaminate
existing karst topography,
and high potential to cause severe trouble
with drainage.



Boone County Commission
Public Comment Form

Agenda Item: <u>KEVIN KAUFMAN</u>		DATE: <u>1/7/24</u>	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME:		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE:	

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

WE ARE AGAINST REZONING IF IT WOULD
ALLOW FOR AND THE INTENT "IS" TO FURTHER
SUBDIVIDE INTO A MOBILE HOME PARK



Boone County Commission
Public Comment Form

Agenda Item: <u>Item #3</u>		DATE: <u>1/4/2024</u>	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: <u>R. Matthew Kohly</u>		PHONE NUMBER: <u>573-289-8633</u>	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS: <u>4520 E. Log Providence Road</u>			
CITY: <u>Columbia</u>		STATE: <u>mo</u>	ZIP: <u>65201</u>
EMAIL: <u>mkohly@rocket.net</u>	ATTENDANCE:		SUBMIT DATE: <u>1/4/2024</u>

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I oppose the rezoning request & support the Finding
in the Staff Report



Boone County Commission
Public Comment Form

Agenda Item: <u>Item 3</u>		DATE: <u>1-4-24</u>	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: <u>DWAYNE WALLACE</u>		PHONE NUMBER: <u>573 881-8922</u>	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS: <u>4445 E Log Providence</u>			
CITY: <u>Columbia</u>		STATE: <u>MO</u>	ZIP: <u>65201</u>
EMAIL:	ATTENDANCE:		SUBMIT DATE: <u>1-4-24</u>

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I oppose to the rezoning of the property



Boone County Commission
Public Comment Form

Agenda Item: <u>3 First Reading Request by Anna M. Bratton to rezone</u>		DATE: <u>1/4/24</u>
COMMITTEE: Boone County Commission		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL <u>Gregory Renner</u>		
NAME:	<u>Gregory Renner</u>	PHONE NUMBER: <u>573-808-6103</u>
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS: <u>4300 E Log Providence Rd</u>		
CITY:	<u>Columbia</u>	STATE: <u>Mo</u> ZIP: <u>65201</u>
EMAIL:	<u>gregrenner51@gmail.com</u>	SUBMIT DATE: <u>1/4/24</u>
ATTENDANCE:		

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

- I am opposed to rezoning from ~~A-R to A-2~~ A1 to A2 on the 10 acres located at 4483 E Log Providence Rd.
- 1) This land and all of its surrounding area is highly Karst and I feel it is inappropriate to place 4 septic systems on this land.
 - 2) One neighbor adjacent to this land is reliant on a well for his water.
 - 3) Another neighbor is very concerned about runoff onto his land and into a sink hole immediately adjacent to this land.
 - 4) This lot is served by an absolute dead end road with no sizeable turn-around for large or emergency vehicles.
 - 5) This dead end road serves immediately in 3 directions to its present adjacent lots. It is inappropriate to add to this number.
 - 6) Already there is frequent confusion for service traffic.
 - 7) Properties surrounding this lot have been purchased and developed with understanding and expectation that the current A2 Zoning for this lot would likely continue and afford protection to the character and integrity of this general area / neighborhood.
 - 8) The small lot size and potential home density allowed with change from A1 → A2 would be inappropriate for the present character of this neighborhood.
 - 9) Even though it is the present intention of Anna Bratton to keep this 10 acre tract within the family this could change quite easily →

and lead to many unintended consequences to this local neighborhood.

- 9) This is on a dead-end road system that presently serves almost 60 homes from its origin off of Hwy 63. This is already oversubscribed from what is normally recommended by County Fire Protection Districts. I feel it is not proper to allow for potentially 3 more homes on this limited road system.