

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

**AGENDA**

7:00 P.M.

Thursday, March 17, 2022

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

**FACE MASKS ARE RECOMMENDED FOR UNVACCINATED INDIVIDUALS**

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

- I. Meeting called to order, Boyd Harris, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.
- V. **CONDITIONAL USE PERMITS**
  1. Request by [Bridget Early](#) for a conditional use permit for a private family cemetery in the A-2 zoning district on one acre located at 21 & 31 E Audubon Rd, Columbia
  2. Request by [Do Something Right Now, Inc](#) for a conditional use permit for a support center in the R-M zoning district located at 313 Hogan Dr, Columbia
- VI. **REZONING REQUESTS**
  1. Request by [Green Acres Farm 1939](#), LLC to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and to approve a review plan on 10.00 acres located at 12001 S Hwy 63, Ashland.
  2. Request by [VH Properties LLC](#) to rezone from M-LP (Planned Light Industrial) to REC-P (Planned Recreational) and to approve a review plan for Midway USA Campus on 5.32 acres located at 5885 W Van Horn Tavern Rd, Columbia.
  3. Request by [VH Properties LLC](#) to revise a review plan for Midway USA Campus in the M-LP (Planned Light Industrial) on 8.81 acres located at 5875 W Van Horn Tavern Rd, Columbia
  4. Request by [Bill & Pamela Vaughn](#) to rezone 1.6 acres from A-1 (Agriculture) to A-2 (Agriculture) on 5.26 acres located at 21470 S Westbrook Dr, Hartsburg.
- II. **PLANNED DEVELOPMENTS**
  1. Request by [MBK Investments](#) to approve a Final Development Plan for Rock Bridge Business Park on 3.39 acres located at 5105 S Providence Rd, Columbia.
  2. Request by [Old Hawthorne Development LLC](#) to approve a Final Development Plan for WW Commercial on 7.07 acres located at 4172 E Hwy WW, Columbia
- III. **PLATS**
  1. Rockbridge Business Park Plat 1. S36-T48-R13W. Pending M-LP. MBK Investments, owner. Jay Gebhardt, surveyor.
  2. County Downes Subdivision Plat 3. S11-T49N-R13W. R-S. McGowan, Kessler, Anderson, Kemp, Yanez, Acton, Schultz, owners. Kevin Schweikert, surveyor.
  3. Kitley Point Plat 1. S33-T50N-R12W. A-2. Charles & Dawn Kitley, owners. David Butcher, surveyor.
  4. G.D Thomas Subdivision Plat 1. A-2. S34-T46N-R12W. Gary & Debbie Thomas, owners. Kevin Schweikert, surveyor.
  5. 40-J Development Plat 1. S3-T48N-R14W. M-LP. 40 & J Development LLC, owner. David Butcher, surveyor.
  6. Aunt Effie's Subdivision. S33-T50N-R13W. A-2. Grace B Butler Revocable, owner. Steven R. Proctor, surveyor.
  7. Oldham Acres Plat 1. S35-T46N-R12W. A-2. Whirlwind Properties LLC, owner. James Jeffries, surveyor.
  8. Oak Hill Estates Plat 2. S13 & S24-T47N-R13W. A-2. IUVO Constructum, LLC, owner. David Butcher, surveyor
  9. WW Commercial Final Plat 1. S16-T48N-R12W. Pending M-LP. Old Hawthorne Development LLC, owner. David Butcher, surveyor.
- IV. **OLD BUSINESS**
  1. Update on Commission action.
- V. **NEW BUSINESS**
- VI. **ADJOURN**

Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the permanent record. For more information about the above requests go to:

<https://www.showmeboone.com/resource-management/planning-zoning/land-use-requests/>