

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

**AGENDA**

7:00 P.M.

Thursday, July 21, 2022

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

**FACE MASKS ARE RECOMMENDED FOR UNVACCINATED INDIVIDUALS**

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

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

V. **REZONING REQUESTS**

1. Request by Butch's Investments to rezone to M-LP (Planned Light Industrial) and to approve a revised review plan in the A-1 zoning district on 22.08 acres located at 5450 E Highway 163, Columbia.
2. Request by T-Vine Development and Brittany Development for the following:
  - to rezone from A-2 (Agriculture) to R-MP (Planned Moderate Density Residential) on 15.26 acres;
  - to rezone from A-2 (Agriculture) to R-M (Moderate Density Residential) on 2.26 acres;
  - to rezone from A-2 (Agriculture) to R-MP (Planned Moderate Density Residential) on 9.83 acres;
  - to rezone from A-2 (Agriculture) to C-GP (Planned General Commercial) on 9.36 acres;
  - to rezone from A-2 (Agriculture) to C-GP (Planned General Commercial) on 4.27 acres;
  - to approve a review plan for Settler's Ridge located at 8000 N Rte B, Columbia.

VI. **PLANNED DEVELOPMENTS**

1. Request by Cheryl Ann Steffan to approve a Final Development Plan for Steffan Crossing on 20.32 acres located at 5480 E Spiva Crossing Rd, Hallsville (Pending A-2P zoning).

VII. **PLATS**

1. Settler's Ridge Preliminary Plat. A-2, R-MP, C-GP. S9-T49N-R12W. T-Vine Enterprises, Inc, owner. Jay Gebhardt, surveyor.
2. Marsh Commercial, Plat 2A Final Plat. M-LP. S3-T48-R14W. D.F. Clark & Sons LLC, owner. David Butcher, surveyor.
3. Willow Creek Plat 2 Final Plat. R-SP. S1-T48-R12W. D & D Investments of Columbia LLC, owner. David Butcher, surveyor.

VIII. **OLD BUSINESS**

1. Update on Commission action.

IX. **NEW BUSINESS**

1. Annual Election of Officers
2. Discuss Solar Regulations
3. Discuss Subdivision Regulation Update

X. **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/>