

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

PLEASE PRINT ALL

<p>1. <u>Wilson Trailer Company (Local Rep Jeff Loftin)</u>      <u>N/A</u></p> <p>Name – Property Owner      (Corporate representative:      <u>Potential Buyer/Lessee</u>  <u>P.O. Box 6300</u>      <u>J.P. Persinger</u></p> <p>Address _____  <u>Sioux City</u>      <u>IA</u>      <u>51106</u>  City      State      Zip</p> <p><u>jeff.loftin@wilsontrailer.com</u>      <u>573-489-5379</u>  Owner Email Address      Phone      Buyer/Lessee Email Address      Phone</p>	
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2. Legal description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 7 Township 48N Range 11W Parcel #: 18 - 103 - 07 - 00 - 005 - 00

3. Present zoning and actual land use: Split zoning: East half (approx.) A-R; West half (approx.) C-G  
Current land use is a trailer sales facility.

4. Lot/tract size: 12.03 (Acres) Sq. Ft.      5. Requested zoning district: C-G      6. Adjacent zoning C-G, A-R, M-L

7. Proposed use should the request to rezone be approved or, if revising a previously approved plan, explain proposed change: (Please be as detailed as possible, do not state "see plan")  
Proposed use will remain as a trailer sales facility. Improvement plans include demolition of existing shop and office buildings, and construction of a single new larger building to serve as office and shop space.

8. Reason and justification for the request being submitted: Request is to obtain consistent C-G zoning across the entire parcel and eliminate the split zoning.

9. Approximate size, use and location of any structure(s): Include sketch.  
Existing: Office: 55'x37'; Shop: 30'x60'      Proposed: Combined Shop & Office Building: 130'x157'

10. Type of wastewater system: Septic tank with drain field (existing)

11. Date of Concept Review, if known, (If no concept review was held, state "None"): 5/31/23 via phone w/Thad Yonke

- REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)**
- Application FEE of \$375.00, or current fee (Non-refundable)
  - Copy of recorded Warranty Deed, Deed of Trust, or survey showing proof of ownership
  - List of property owners within 1000 feet of property (you may obtain from Assessor's Office)
  - If requesting Planned Zoning, a Review Plan fee of \$295.00 in addition to the \$350 application fee (Non-refundable)
  - If requesting Planned Zoning, all documentation required in Zoning Regulations Section 6.4
  - Additional Fees will be billed later including: Certified Mailings of \$7.85 per notice (or current cost) and Newspaper fees which must be paid by Friday the week prior to the scheduled meeting unless otherwise noted. Indicate below who will pay additional fees. Failure to pay these additional fees by the due date may result in the item being removed from the agenda.
  - Additional fees to be paid by Representative
  - Additional fees to be paid by Owner
  - Additional fees to be paid by Potential Buyer/Lessee

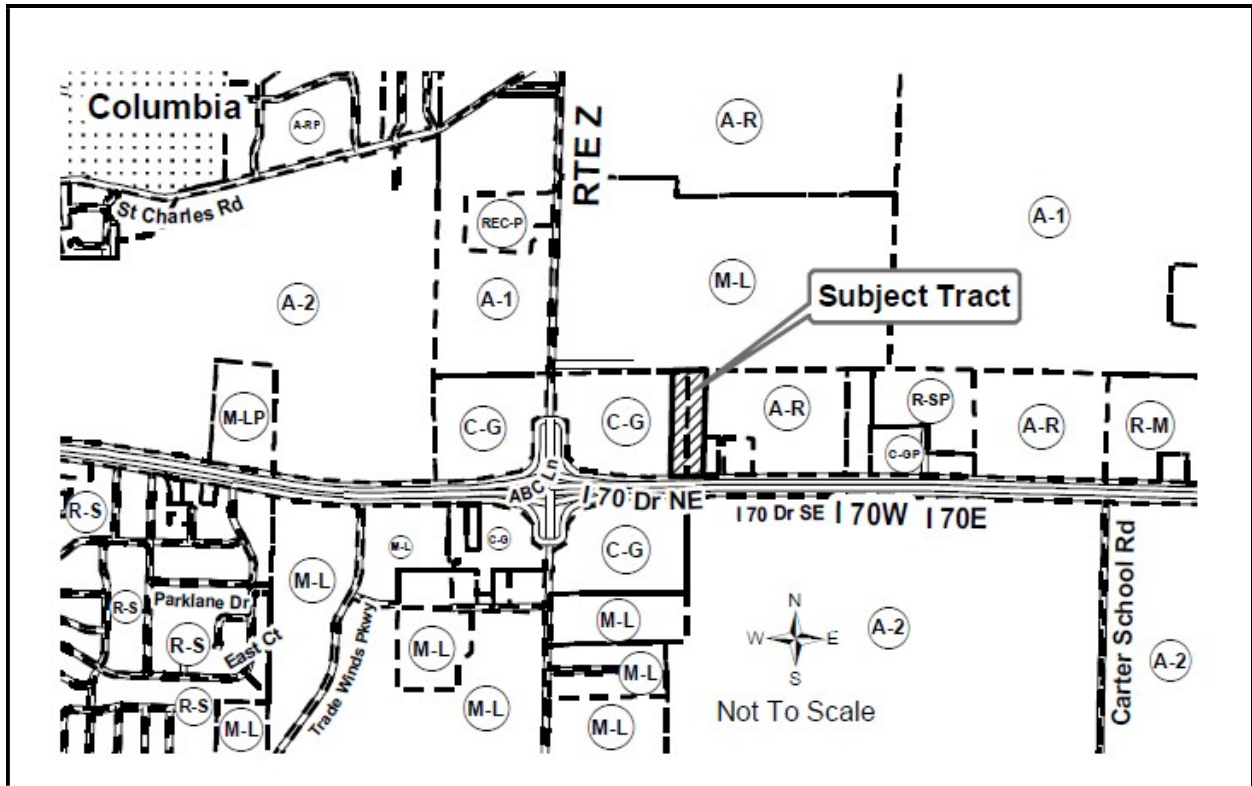
The above information is true and correct to the best of my knowledge.

<p><u>[Signature]</u>      <u>6-19-23</u>  Owner's Signature (REQUIRED)      Date  <u>J.P. Persinger Vice President - Sales</u></p>	<p>_____  Potential Buyer's/Lessee's Signature      Date</p>
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<p>Representative: (Surveyor, Engineer, Attorney, Etc.)  <u>Thomas P. Wooten</u>  Name  <u>4340 Phillips Farm Road Suite 101</u>  Address  <u>Columbia, MO 65201</u>  City, State, Zip</p>	<p><u>OWN, Inc.</u>  Business/Company Name  <u>573-489-2092</u>  Office Phone Number  <u>twooten@weareown.com</u>  Email Address</p>
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NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application. If you plan to show a power point or other digital presentation during the meeting(s) please provide staff a copy at least 24 hours in advance of the meeting date.

Received by: [Signature]      Date 06/20/23  
Boone County Planning and Building Inspections



## NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, July 20, 2023 and before the Boone County Commission at 7:00 P.M. on Tuesday, August 1, 2023. Both hearings will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

**Request by Wilson Trailer Company to rezone from General Commercial (C-G) and Agriculture-Residential (A-R) to General Commercial (C-G) on 12.03 acres located at 9051 I-70 Drive NE, Columbia.**

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

Questions regarding the above request may be directed to the Boone County Resource Management office at (573) 886-4330.

Boone County Planning & Zoning Commission  
Boyd Harris, Chairperson