

**REQUEST FOR CONDITIONAL USE PERMIT**

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY  
\$245 NON-REFUNDABLE APPLICATION FEE + COSTS

\* 1. LITTLE BAY FARM, LLC  
 Print Name (Property Owner) \_\_\_\_\_ Print Name (Potential Buyer/Lessee/Representative) \_\_\_\_\_  
800 GRAY OAK DRIVE  
 Address \_\_\_\_\_ Address \_\_\_\_\_  
COLUMBIA MO 65201 573 874 1710  
 City - State - Zip \_\_\_\_\_ PHONE \_\_\_\_\_ City - State - Zip \_\_\_\_\_ PHONE \_\_\_\_\_  
FIGATAFARMS@PROTONMAIL.COM  
 EMAIL ADDRESS \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

\* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.  
SEE ATTACHED DOCUMENT TITLED "EXHIBIT A LEGAL DESCRIPTION"

17-900-25-00-017.01

\* 3. Present zoning A1 Current land use CROP FARMING

\* 4. Lot/tract size 41.55 ACRES Acres/Sq. Ft. 5. Adjacent Zoning A1

\* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)  
SEE ATTACHED DOCUMENT

\* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)  
SEE ATTACHED DOCUMENT

\* 8. Approximate size, use and location of all structures:  
 Existing: NONE  
 Proposed: APPOXIMATELY 23,800 SQUARE FEET OF BARN AND ARENA SPACE COMBINED

\* 9. Type of wastewater system: PROPOSED SEPTIC WASTE SYSTEM

10. Additional fees to be paid by: ANDREW MCCARNEY 800 GRAY OAK DRIVE COLUMBIA MO 65201 5738741710  
 Name Address Phone Number

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

Andrew McCarney 9-17-24  
 Owner's Signature Date Potential Buyer's/Lessee's Signature Date

**NOTE:** Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.

Received by [Signature] Date 9/17/2024  
 Boone County Resource Management

**REQUEST FOR CONDITIONAL USE PERMIT**

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

**\$245 NON-REFUNDABLE APPLICATION FEE + COSTS**

* 1. <u>MICHELE T JACKSON TRUST</u>	<u>LITTLE BAY FARM, LLC</u>
Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
<u>3205 E CHEAVENS RD</u>	<u>800 GRAY OAK DRIVE</u>
Address	Address
<u>COLUMBIA MO 65201</u> 5738741710	<u>COLUMBIA MO 65201</u> 5738741710
City - State - Zip	City - State - Zip
<u>MICHELE@HES-INC.COM</u>	<u>FIGATAFARMS@PROTONMAIL.COM</u>
EMAIL ADDRESS	EMAIL ADDRESS

\* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.  
SEE ATTACHED DOCUMENT TITLED "DESCRIPTION OF BEN WILLIAMS TRACT"

17-900-36-00-001.01

\* 3. Present zoning A1 Current land use CROP FARMING

\* 4. Lot/tract size 50 ACRES Acres/Sq. Ft. 5. Adjacent Zoning A1

\* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)  
SEE ATTACHED DOCUMENT

\* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)  
SEE ATTACHED DOCUMENT

\* 8. Approximate size, use and location of all structures:  
Existing: NONE  
Proposed: APPOXIMATELY 23,800 SQUARE FEET OF BARN AND ARENA SPACE COMBINED

\* 9. Type of wastewater system: PROPOSED SEPTIC WASTE SYSTEM

10. Additional fees to be paid by: ANDREW MCCARNEY      800 GRAY OAK DRIVE COLUMBIA MO 65201      5738741710  
Name      Address      Phone Number

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

Michele T Jackson      9/16/24      Andrew McCarney      9-17-24  
Owner's Signature      Date      Potential Buyer's/Lessee's Signature      Date

**NOTE:** Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.

Received by [Signature]      Date 9/17/2024  
Boone County Resource Management

Little Bay Farm, LLC  
800 Gray Oak Drive  
Columbia, MO 65201

[FigataFarms@protonmail.com](mailto:FigataFarms@protonmail.com)

573-874-1710

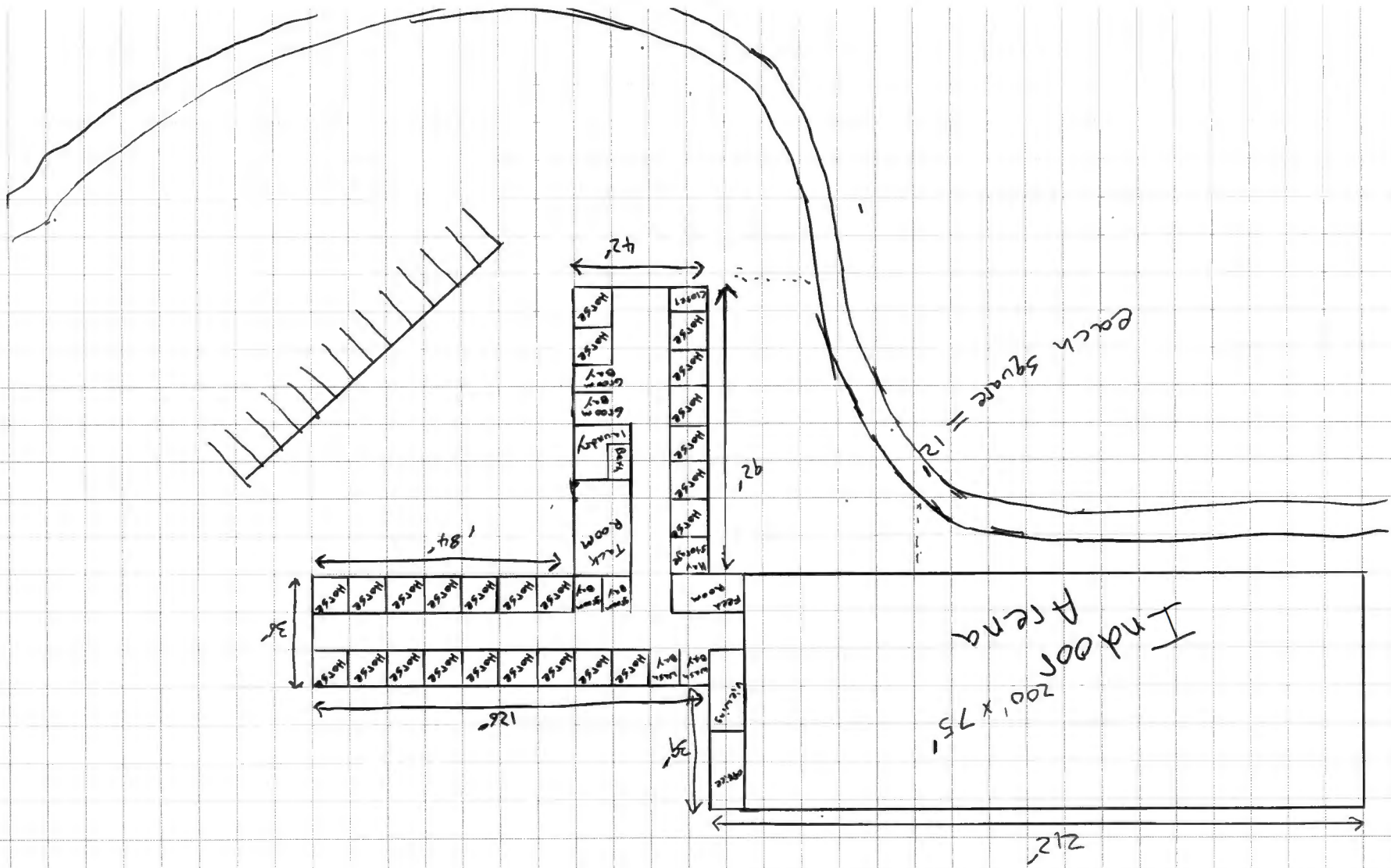
Attached are two conditional use permit applications for the same equine boarding facility. The proposed site is on the 50 acre tract shown in the attached documents. If this conditional use permit is approved, Little Bay Farm will purchase the 10 acre tract highlighted in the attached documents from the Michele T Jackson Trust and an easement will be given along the property stem in order to build a road to connect the 10 acre tract to Ben Williams Road. There are currently no plans to build on the 40 acre property owned by Little Bay Farm. It will be used for growing Hay and exercising the horses.

The proposed facility would include a fully enclosed barn and indoor riding arena. Because it is fully enclosed, the impact to the surrounding area should be minimal. Any waste from the animals would be composted and spread on the property's pastures as fertilizer, so it should not be a concern. Pastures will be fenced in to allow the horses plenty of time outdoors to exercise and graze. The horses will also have "runs" connected to their stalls so they will be able to enjoy the outdoors as much as they like while in the barn. We believe that the best interests of the animals, as well as their owners, and the surrounding properties/owners have been taken into account when designing the facility. The location of the proposed building site allows for privacy as well as minimal traffic to impact the surrounding area. Our facility manager has decades of equestrian experience as well as experience in the equine hospital at Mizzou, allowing us to provide optimal care for our boarders. Proposed hours of operation would be from 7AM to 10PM

I believe this application satisfies the commission's requirements in these ways:

- a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.
  - Operating this permit would not cause any detriment or danger to the public. If anything, it would improve general welfare by giving people a space to practice their hobby.
  
- b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.
  - The operation of an equine facility would, in my opinion, fit in perfectly with the current area. It is in a rural part of the county surrounded by pasture and crop ground. This facility would not create significant noise or traffic.

- c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.
  - We believe that this facility could only help with property values in the vicinity.
  
- d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.
  - We are working with an engineering firm as well as an architectural firm to make sure that all facilities will be properly implemented.
  
- e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.
  - Definitely not.
  
- f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.
  - The traffic increase would be minimal and not enough to cause congestion on the roads.
  
- g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit. - Section 15 A (2)
  - We will conform to all regulations for the zoning. As far as a public necessity goes: Columbia has a lack of equestrian boarding facilities, and even fewer that can be utilized year-round effectively. An indoor riding arena would allow equestrians to practice regardless of temperature or weather conditions. Many equestrians in the area are on waiting lists to move their horses into the barns in the area, and are having to travel 30-45 minutes or more to facilities outside of the area because of a lack of accommodations close to them. With one of the few boarding facilities in Columbia recently closing, this problem is only going to grow. We believe this proposed facility would help to solve a great need in the local equestrian community. We also believe that the site we have chosen is ideal for such a facility.



**BEN WILLIAMS ROAD HORSE ARENA**

LAYOUT 8/1/2024

SCALE: 1" = 150'



PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

1000 W. Hiogo Blvd., Bldg. 1  
Columbia, Missouri 65203  
(373) 447-0892

[www.crockettengineering.com](http://www.crockettengineering.com)

Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000191801





NOT PART OF  
PROPOSED SITE

**PROPOSED  
BUILDING  
SITE**

S Ben Williams Rd  
S Ben Williams Rd  
S Ben Williams Rd  
S Ben Williams Rd  
S Ben Williams Rd