

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

1. Lonnie Wright/Lorri Reynolds

Name - Property Owner

[Redacted]

Address

[Redacted]

City

State/Zip

Phone

[Redacted]

Owner Email Address

Lorri Reynolds

Potential Buyer/Lessee

Address

City

State/Zip

Phone

Buyer Email Address

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 50 Range 11 Parcel #: 08 - 100 - 07 - 00 - 013 0001

3. Present zoning and actual land use: A-1 Residential and Farming

4. Lot/tract size: 40 Acres / Sq. Ft. 5. Requested zoning district: A-2 6. Adjacent zoning A-1 & A-R

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)

Use shall remain the same with Lorri Reynolds and husband occupying home.

The surrounding property currently being farmed shall continue to be farmed.

8. Reason and justification for the request being submitted: This parcel is a century farm that we want to keep in the family.

My sister Lorri Wright Reynolds wants to purchase house and 2.5 acre parcel. Ten acres is not financially feasible.

9. Approximate size, use and location of any structure(s): Include sketch.

Existing: House 1300 sq.ft./Garage 720 sq.ft./Barn 2800 sq.ft./Barn 800 sq.ft.

Proposed: No change

10. Type of wastewater system: Septic pond

11. Date of Concept Review (If no concept review was held, state "None"): None

12. REQUIRED WITH INITIAL SUBMITTAL: (ADDITIONAL DOCUMENTATION MAY BE REQUIRED AT A LATER DATE)

- ☒ Application FEE of \$395.00 (or current fee)
- ☐ Review Plan FEE (if applicable) of \$305.00 (or current fee)
- ☐ Final Plan FEE (if applicable) of \$100.00 (or current fee)
- ☒ 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, all documentation required in Zoning Regulations Section 6.4
- ☐ Additional Fees will be billed later including: Certified Mailings of \$8.50 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

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

[Signature]

Owner's Signature (REQUIRED)

Date

10/16/25

Potential Buyer's/Lessee's Signature

Date

14. Representative: (Surveyor, Engineer, Attorney, Etc.)

Name

Business/Company Name

Address

Office Phone Number

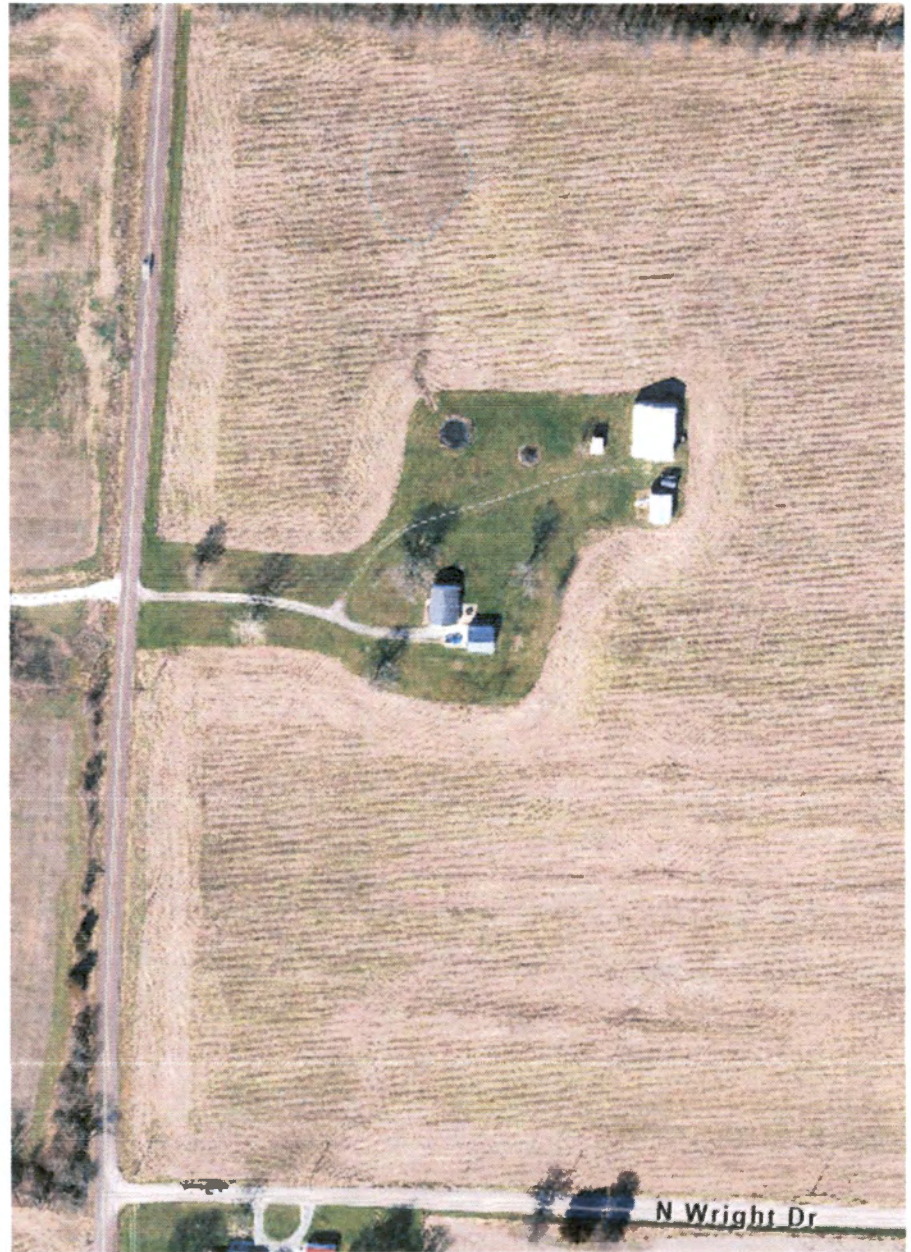
City, State, Zip

Email Address

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]
Boone County Planning and Building Inspections

Date 10/16/2025 Time: 4:45 PM



Rezoning Request Handout

Introduction

We are requesting the Boone County Planning and Zoning Commission to rezone our 40-acre century farm from A-1 (Agricultural) to A-2 (Agricultural Residential). Our goal is to preserve the farm in the family and allow Lorri Reynolds to live in the existing farmhouse.

Background

- Property: 40-acre century farm in Boone County
- Current zoning: A-1 (Agricultural)
- Existing farmhouse on the property
- Family commitment to maintaining agricultural use

Reason for Rezoning

- Preserve family ownership and heritage
- Allow residential use for Lorri Reynolds
- Reduce minimum lot size under A-2 zoning for flexibility
- Continue farming on majority of acreage

Benefits to the Community

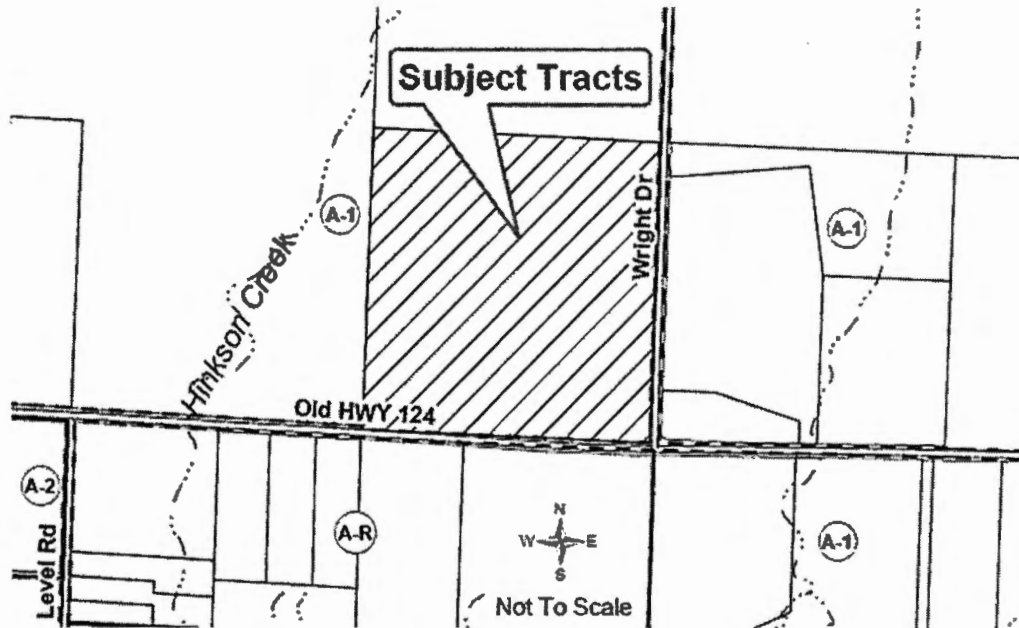
- Preserves Boone County's agricultural heritage
- Supports responsible land use
- Strengthens family and community ties

Specific Request

Approve rezoning from A-1 to A-2 and allow a reduction in the minimum lot size requirement under A-2 zoning to accommodate the existing farmhouse and future family needs.

Closing

Thank you for considering our request. Our goal is to keep the farm in the family, maintain its agricultural use, and allow Lorri to live in the farmhouse.



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, November 20th, 2025 in the Commission Chambers, Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO, and before the Boone County Commission at 7:00 P.M. on Tuesday, December 2nd, 2025, in the Commission Chambers at 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 Lonnie Wright & Lorri (Maher) Reynolds to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 40 acres located at 9451 E Old Hwy 124, Hallsville.

The P & Z Commission meeting will also be available by phone, please check our website for additional details at 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