

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

**AGENDA**

7:00 P.M.

Thursday, February 15, 2024

**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**

**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 [PC & R Properties LLC](#) for a conditional use permit to allow manufacture or assembly of metal products in the Light Industrial (M-L) zoning district located at 51 N Rangeline Road, Columbia. **(open public hearing)**
- VI. **REZONING REQUESTS**
  1. Request by [John Sam Williamson Jr](#) to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 3.48 acres located at 4100 S Route O, Columbia. **(open public hearing)**
- VII. **PLANNED DEVELOPMENTS**
  1. Request by 40-J Development LLC to approve a Final Development Plan in the Planned Light-Industrial (M-LP) zoning district on 180.71 acres located at 2200 N Route J, Columbia. **(no public hearing)**
  2. Request by Warren School Estates to approve a Final Development Plan in the pending Planned Agriculture (A-2P) zoning district on 10.23 acres located at 7900 S Warren School Road, Columbia. **(no public hearing)**
  3. Request by T-Vine Enterprises. to approve a Final Development Plan for Settlers Ridge Phase 7 in the pending Planned Moderate-Density (R-MP) zoning district on 1.08 acres located at 7901 N Glen Meadow Dr, Columbia. **(no public hearing)**
- VIII. **PLATS**
  1. Warren School Plat 1. A-2P. S17-T47N-R13W. Warren School Properties, owner. Jay Gebhardt, surveyor.
  2. Rolling Oaks Subdivision Plat 3. A-2. S19-T50N-R13W. James B Rodgers, owner. Jay Gebhardt, surveyor.
  3. Settlers Ridge Plat 6A. R-M. S9-T49N-R12W. Brittany Development Inc, owner. Jay Gebhardt, surveyor.
  4. Jay Dains Subdivision Plat 2. A-2. S23-T47N-R13W. Lon Hedglin & Janet Frink-Hedglin, owners. Kevin Schweikert, surveyor.
  5. Zimny Point Plat No. 1. A-2. S25-T46N-R13W. Denise M Zimny Properties LLC, owner. David Butcher, surveyor.
  6. Crocker Plat 1. R-S. S22-T51N-R11W. James D Crocker, Deanna K Crocker, Brian C Crocker, & Dawn R Crocker, owners. Kevin Schweikert, surveyor.
  7. Hancox Plaza Plat 2. C-GP & A-2. S9-T49N-R12W. Nichols Properties LLC, owner. David Butcher, surveyor
- IX. **OLD BUSINESS**
  1. Update on Commission action.
- X. **NEW BUSINESS**
- XI. **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/>