

345-2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

July Session of the July Adjourned

Term. 20

County of Boone

In the County Commission of said county, on the 28th day of July 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby adopt the Findings of Fact and Conclusions of Law relative to a conditional use permit for Victory Baptist Church for operation of a Day Care for up to 60 Children at 9401 E. I-70 Drive NE, Columbia.

It is further ordered the Presiding Commissioner is hereby authorized to sign the attached Order of Approval.

Done this 28th day of July 2022.

ATTEST:

Brianna L. Lennon

Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Justin Aldred

Justin Aldred
District I Commissioner

Jane M. Thompson

Jane M. Thompson
District II Commissioner

**CONDITIONAL USE PERMIT
BOONE COUNTY, MISSOURI**

PROPERTY OWNER: Victory Baptist Church

ADDRESS: 9401 E. I-70 Drive NE, Columbia,

LEGAL DESCRIPTION: A tract of land located in the Northeast Quarter of Section 7, Township 48 North, Range 11 West, as shown by a survey recorded in Book 963, Page 532 and corrected by affidavit recorded in Book 965, Page 191, Records of Boone County, Missouri containing 10 acres, more or less.

TAX PARCEL: 18-103-07-00-001.02

ZONING: Agriculture Residential, A-R.

DATE APPROVED: May 31, 2022

CONDITIONAL USE: Operation of a daycare for up to 60 children.

CONDITIONS OF APPROVAL:

1. That the commercial remodel of the accessory building, done under the direction of a licensed design professional is completed prior to opening the day-care facility.
2. That the accessory building be connected to the Boone County Regional Sewer District wastewater treatment plant at Lenway for wastewater treatment or an onsite wastewater system under permit of the State of Missouri, or a system approved by the Boone County-Columbia Health Department.

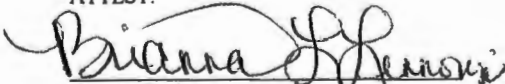
VOID DATE: Void if not used for 12-month period.

EXPIRATION DATE: N/A

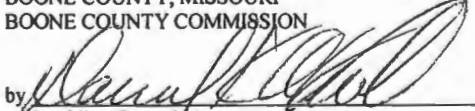
ORDER OF APPROVAL

The Boone County Commission through its presiding officer hereby approves issuance of the above conditional use permit as prescribed above, subject to the conditions of approval specified above. Subject to the conditions for issuance and use of this permit, the Commission finds in issuance of this permit that all requirements for issuance are satisfied and that the Commission further makes its findings of fact and conclusions of law in accordance with the provisions, shown below, validating issuance of this permit. This permit shall not be valid unless countersigned by the Director of the Boone County Department of Resource Management and shall expire unless the use authorized hereunder is exercised within one year after the approval date shown above or is discontinued for a continuous period of 12-months. This permit shall also be revocable for violation of any term or condition contained in this permit upon the complaint of the director and a showing of good cause upon order of the Boone County Commission in accordance with the regulations applicable hereto.

ATTEST:


County Clerk

BOONE COUNTY, MISSOURI
BOONE COUNTY COMMISSION

by 
Presiding Commissioner

APPROVED:


Director, Boone County Resource Management Department

Dated: 7/28/2022

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Subject to the conditions of approval, the Boone County Commission finds and concludes in issuance of this permit that:

1. As conditioned, the establishment, maintenance, operation and use of the conditional use permit issued hereunder will not be detrimental to or endanger the public health, safety, comfort or general welfare, and
2. The conditional use permit issued hereunder will not be injurious to the use and enjoyment of other property in the immediate vicinity of the property which is the subject matter of this permit with respect to the purposes already permitted by these regulations, and
3. The conditional use permit and authorized uses thereunder will not substantially diminish or impair property values of existing properties in the neighborhood surrounding the property which is the subject matter of this permit, and
4. As conditioned, all necessary public facilities for use of the land subject to this permit are or will be available if the conditions for issuance are satisfied, and
5. The conditional use permit issued hereunder and the authorized uses under such permit will not impede the normal or orderly development or improvement of surrounding property for the uses permitted within the zoning district, and
6. The grant of this conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public roads and that adequate access points to the subject property from public streets are available, and
7. The uses authorized by this conditional use permit are otherwise in conformity with the regulations pertaining to the zoning districts in which the uses are located and that there is a public necessity for the issuance of the conditional use permit hereunder.

The Commission, by authorizing issuance of the conditional use permit hereunder, further concludes as a matter of law that issuance of the permit is proper under the zoning regulations of Boone County in effect at the time of issuance and the general statutes and laws of this state.

Additional Findings:

The County Commission further finds as fact in support of issuance of this conditional use permit the following to be true:

As conditioned, this facility can be operated such that it will have no impact on the neighborhood, existing utilities, property values or road access.