

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**July 20, 2023**

**Case Number 191-2023**

**A request by Crockett Engineering (agent), on behalf of the Chester-Vonda Edwards Trust (owners), seeing approval to rezone 9.94 acres of property from the A (Agriculture) district to the M-N (Mixed-Use Neighborhood) district. The subject site is located 600 feet east of the intersection of Nifong Boulevard and State Farm Parkway, and includes the address 1215 Nifong Boulevard.**

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to M-N.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of this meeting, please disclose so now. Seeing none. Questions for staff? Seeing none. We will open the floor to public hearing.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Again, name and address for the record. Six minutes for the groups and the applicant, and three minutes for everyone else.

MR. CROCKETT: Madam Chair, members of the Commissioner, Tim Crockett, Crockett Engineering, 1000 West Nifong. With me tonight is Mr. Edwards and his son. They are the applicants. Mr. Edwards purchased this property back in 1977, and has lived there ever since, so he's been on this property for about 46 years. You know, Madam Chair, I don't want to get red lighted, so I'll brief in my comments tonight. You know, I think Mr. Palmer did a good job on the staff report, and I think this was alluded to at the last P&Z meeting that this request was coming. The adjacent property, we're asking for that to be rezoned from PD to M-C, since that's on the actual hard corner, we're a step back, and obviously, want to downzone that, and there's down -- the lesser intensity to an M-N zoning district. I believe a good example -- a good exhibit that Mr. Palmer showed was that how this property is bound by three major collectors and a minor arterial -- a major arterial. And so, obviously, we believe that this is a commercial zoned piece of property. I think it's seen a lot of development going on. Mr. Edwards has seen a lot of development in this area over the years, and I think that this corner would be logical to be developed next. And so with that, I'm happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you

very much.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Anyone else from the public who wishes to speak on this case, please step forward now. Seeing none.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comment? Seeing none. Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners do not have any further comments or concerns, I have a motion. In the matter of Case 191-2023, 125 East Nifong Boulevard rezoning from A to M-N, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Low, when you're ready, may we have a roll call.

MS. LOE: Yes, Madam Chair. In the case 191-23.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Geuea Jones, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton, Mr. Dunn. Motion carries 7-0.**

MS. LOE: Seven votes for, none against. The motion carries.

MS. GEUEA JONES: Are there any other motions to be made in this case? Seeing none. That recommendation will be forwarded to City Council. Thank you very much.