

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**December 5, 2024**

**Case Number 25-2025**

**A request by Crockett Engineering (agent), on behalf of Club Car Wash Prathersville L.L.C. (owner), seeking approval to assign IG (Industrial) zoning as permanent City zoning to a 7.71-acre parcel of land district subject to annexation. The property is currently zoned Boone County M-LP (Planned General Industrial) and is located at 1591 East Prathersville Road.**

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the request to permanently zone the subject 7.71-acre site to IG (Industrial)

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 a public hearing, please disclose so now. Seeing none. Are there questions for staff? Seeing none. We will open the floor to public comment.

**PUBLIC HEARING OPENED.**

MS. GEUEA JONES: Please come forward, state your name and address for the record. And six minutes for the applicant and three minutes for others. Go ahead.

MR. GREENE: Good evening, Andy Greene with Crockett Engineering. Our office is at 1000 West Nifong Boulevard, Building number 1, here in Columbia. I'm here tonight to talk about the assignment of permanent zoning of industrial for this property which is currently zoned light industrial planned in the County. It was originally zoned that, I believe, back in the 80s when the first two-story building on the right on the east side of the property was built. I don't know when Club Car Wash acquired it, but this is their headquarter site, and ultimately, they just need more space for office. The increase in office use increases the sewer. Per the sewer agreement, we really have to annex to add more office space here at the site. So as David put it, the IG seems appropriate for this area when you consider all the surrounding zonings and land uses. And I'd be happy to answer any questions.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Thank you very much. Anyone else to speak on this case? Seeing none.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: We will close public hearing and go to Commissioner comment. Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues don't have any questions, I'd like to entertain a

motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 25-2025, 1591 East Prathersville Road, permanent zoning, I move to approve the permanent zoning request to the IG zoning district upon annexation.

MS. ORTIZ: Second.

MS. GEUEA JONES: Thank you. Approval moved by Commissioner Stanton; seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Williams, when you are ready.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters, Ms. Ortiz, Ms. Placier. Motion carries 8-0.**

MR. WILLIAMS: Eight to zero, the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our next case for the evening.