



March 18, 2020

City of Columbia
Planning & Zoning Commission
City Council
701 E. Broadway
Columbia, MO 65201

Re: Lot 2 & 3 of Southfork of the Grindstone Plat 1

Dear City Staff, Commissioners and Council,

It is our understanding that Oil Investments WW LLC has applied to annex, development and construct a convenience store and small bank on the above referenced site. Not only is this a great economic location for these uses, the site has commercial zoning, all utilities in place and a recently added traffic signal. It is one of the true pad ready sites in Columbia. Located along a major state highway entrance to Columbia, these commercial uses will compliment the surrounding area and provide needed services. The expanded merchandise offerings of the locally owned and operated MFA Breaktime will truly compliment the surrounding neighborhoods.

Thank you in advance for your approval of the applications requested by the developer. We encourage your unconditional approval as presented by the developer.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "MT", is written over a light blue horizontal line.

Mike Tompkins



THE COMMUNITY OF
OLD HAWTHORNE

March 18, 2020

City of Columbia
Planning & Zoning Commission
City Council
701 E. Broadway
Columbia, MO 65201

Re: Lot 2 & 3 of Southfork of the Grindstone Plat 1

Dear City Staff, Commissioners and Council,

Please accept this as evidence of our full support of the efforts of Oil Investments WW LLC to annex, development and construct a convenience store on the above referenced site. The site has been commercially zoned for over 15 years and is a great location for this use. The addition of banking services will further enhance the development. Both the convenience store and bank will provide needed services within proximity to the surrounding neighborhoods.

MFA Breaktime and The Bank of Missouri are recognized community leaders in their respective business lines. Both operations are well run and will be great neighbors. The expanded offerings of Breaktime's neighborhood market concept will truly be "convenient" and easily accessible 24/7 to the surrounding area.

Thank you in advance for your approval of the applications requested by the developer.

Respectfully Submitted,

Billy G. Sapp

From: Quinn B <jqb79@hotmail.com>
Sent: Friday, May 15, 2020 2:54:43 PM
To: John States <jlstates@ldconst.com>
Subject: 2 and 3 south fork of the grindstone plat 1

Dear City Staff, Commissioners, and Council,

I am writing this letter to verify that I am in full support of Oil Investments WW LLC to annex, develop, and construct a convenience store on lots 2 and 3 of south fork of the grindstone plat 1. This is an exciting and appropriate use of this location. Both the convenience store and the bank are very much needed by the surrounding residential areas. We at "The Brooks" look forward to having both businesses as our neighbors.

Thank you for your consideration of approval of these applications,

Quinn Bellmer
President
JQB Construction, Inc.