



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-9-2025 02:57:14 pm

1 message

noreply@como.gov <noreply@como.gov>

Thu, Oct 9, 2025 at 2:57 PM

Reply-To: mecgm23@gmail.com

To: Patrick.Zenner@como.gov

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@como.gov

Below are the results of a Web form submitted on: October 9th, 2025 at 02:57PM (CDT).

Name: Mark Carol

Email Address: mecgm23@gmail.com

Comments: Commissioners,

Writing to you on 10/9. Please vote 'no' on the rezoning of the Paris and 63 project tonight. Case # 301-2025 - does not create long-term job growth and will impact those who can afford it least. I don't want piss poor water pressure for higher utility rates, at the very least.

IP:67.144.240.28

Form: City of Columbia Contact Form



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-9-2025 07:15:00 pm

noreply@como.gov <noreply@como.gov>
Reply-To: forgotton0memory@gmail.com
To: Patrick.Zenner@como.gov

Thu, Oct 9, 2025 at 7:15 PM

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Below are the results of a Web form submitted on: October 9th, 2025 at 07:15PM (CDT).

Name: Caroline Clauson

Email Address: forgotton0memory@gmail.com

Comments: I do not support a data center in our community. I value our environment, our parks and trails and how nice it is to spend time outside here. A data center would ruin that. They disproportionately affect poor and black communities. They effect electric prices dramatically. Columbia is a great city and we do not need a data center.

IP:2604:2d80:4d0a:ed00:55ed:d47b:c3b2:c1b2
Form: City of Columbia Contact Form



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-9-2025 03:59:09 pm

noreply@como.gov <noreply@como.gov>

Thu, Oct 9, 2025 at 3:59 PM

Reply-To: hal.darland@gmail.com

To: Patrick.Zenner@como.gov

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Below are the results of a Web form submitted on: October 9th, 2025 at 03:59PM (CDT).

Name: Hallene Darland

Email Address: hal.darland@gmail.com

Comments: I am unable to attend tonight's meeting (10/9/25) But wanted to voice just how much this community is against data center zoning. Data centers claim to bring revenue and jobs to our community. It won't. It will provide very few, and very specialized, jobs that will most likely be filled by community outsiders. It will also pollute local environment. Which would be a failure to your community, who works hard to uphold and better Columbia's environment and wildlife. It will jack up electric/utility prices for the entire community. And in the end, it will do what almost every American business venture of this type actually ends up doing: making a very small number of people wealthy on the back of thousands of common folks.

The community of St.Charles protested and loudly voiced their disagreement with these Data Centers coming into our community and destroying it. You can trust that I would personally lead the same response in Columbia.

IP:174.34.4.53

Form: City of Columbia Contact Form



David Kunz <david.kunz@como.gov>

Planning and Zoning Case #301-2025

1 message

Esther Ellis <estherruthellis@gmail.com>

Wed, Oct 8, 2025 at 4:52 PM

To: "david.kunz@como.gov" <david.kunz@como.gov>, "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>, "ward3@como.gov" <ward3@como.gov>

This email is regarding planning and zoning case number 301-2025 to rezone [3815 Hinkson Creek Rd](#) from Agriculture to Industrial.

My interest in this proposal:

My husband and I lease agricultural land across Hinkson Creek Rd. We plan on moving to that property in the next several years.

Below are some quotes from your staff report on this proposal:

"The applicants desire to allow commercial uses on the site in an effort to activate the underutilized acreage. During the concept review for this particular proposal, the applicant noted that a data center may be pursued on the site. This is not a defined use within the Unified Development Code (UDC), but would most closely mirror the definition of "light industry", which would require IG zoning for by-right use. If rezoned to IG, most all commercial uses defined within the UDC would also be permissible."

I understand the need for development to support a growing city. However, I have concerns about noise pollution from industrial activities and the effects on wildlife, agricultural animals, and residents nearby.

For data centers specifically, there seems to be a significant variance between centers that generate significant noise and are harmful to nearby residents, while others are not noticeable. The city itself is now responsible for the neighboring Alspaugh Park, which has the requirement that native animals and plants are prioritized. How will the city ensure that what is built does not harm nearby residents and animals?

<https://magazine.hms.harvard.edu/articles/noise-and-health>

<https://www.epa.gov/clean-air-act-overview/clean-air-act-title-iv-noise-pollution>

<https://www.techtarget.com/searchdatacenter/tip/Understanding-the-impact-of-data-center-noise-pollution>

<https://cc-techgroup.com/data-center-noise/>

<https://netzeroinights.com/resources/data-centers-environmental-cost/>

"Hinkson Creek Road currently has substandard paving and right-of-way width, so it would not be encouraged to have access for commercial vehicles."

Agreed. Significant development on Hinkson Creek Road needs to occur if it is to be accessed for commercial use.

"Landscaping and screening requirements of the UDC will help mitigate any visual or audible impacts triggered by the more-intensive uses that IG zoning would permit with respect to adjacent agriculturally zoned land, although such impacts are believed to be limited."

Yes, there are requirements, but they are not always followed by those involved in industrial activities. How will the city ensure requirements are followed? And will the city advocate on behalf of residents?

Previously, a situation occurred where an industrial property owner next to my current residence was running machinery that was significantly above the decibel level regulation listed in the city code at the shared property line. This was at the point where I could hear the sound and feel the vibrations inside my house. When I shared concerns with the City of Columbia staff member responsible for ensuring code was followed, they stated they believed the decibel requirement was too low. In the process of getting this resolved, I was also told that because traffic is loud, industrial activities should be allowed to be loud.

Based on this and other past experiences, I have minimal faith that the city would hold a company responsible or work to get them in line with requirements if noise impacts were to occur.

I do not support the request to rezone 3815 Hinkson Creek Rd to industrial.

Esther Ellis



David Kunz <david.kunz@como.gov>

Case #301-2025

Isaac Ellis <ikellis6x8@yahoo.com>

Wed, Oct 8, 2025 at 2:54 PM

To: david.kunz@como.gov, patrick.zenner@como.gov

David & Patrick

My wife and I live at 2309 Nelwood Dr, Columbia MO 65202 we are very concerned about the possible rezoning of the 3815 Hinkson Creek Rd land. We do not agree with, neither would we condone the rezoning of this property. The buffer as it stands between our neighborhood and the industrial side of 63 is little enough. We experience noise, sent, and other pollutants from the complex as it is and this would push that even closer. Not to mention the effect on wildlife, and the Hinkson creek water shed.

Thank you for you time

Isaac Ellis



David Kunz <david.kunz@como.gov>

Case 301-2025 Arbuckle parcel zoning

Janie Reesmiller <reesmilj@gmail.com>

Wed, Oct 8, 2025 at 8:56 PM

To: david.kunz@como.gov, patrick.zenner@como.gov

Dear Mr. Kunz and Mr. Zenner,

I am writing to oppose the change of zoning of the Arbuckle parcel at 3815 Hinkson Creek Rd. from agricultural to industrial. The green spaces on the margins of the city --particularly those devoted to agriculture--provide a value to the environment that goes beyond a monetary sum.

I live in the property at 4008 Hinkson Creek Rd, on a Century Farm that is located across Hinkson Creek from the Arbuckle parcel. As a nearby landowner, my property values and quality of life would be adversely affected by the sound and light pollution of an industrial establishment, not to mention the ill effects of chemicals or hazardous materials on the quality of air, water, and soil. I would be very strongly opposed to the property being used for a data center with its huge demands on the power and water supply.

If a change in zoning is unavoidable, then I would far rather see a commercial rather than industrial designation.

Janie Rees-Miller



David Kunz <david.kunz@como.gov>

Case # 301-2025

1 message

Martha Honan <martha.honan@frontier.com>

Wed, Oct 8, 2025 at 2:14 PM

Reply-To: Martha Honan <martha.honan@frontier.com>

To: "david.kunz@como.gov" <david.kunz@como.gov>, "patrick.zenner@como.gov" <patrick.zenner@como.gov>

To whom it may concern:

The Honan family is strongly against a data center being built next to our land.

Sincerely,
Martha Honan

[Yahoo Mail: Search, Organize, Conquer](#)



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-10-2025 06:48:56 pm

noreply@como.gov <noreply@como.gov>

Fri, Oct 10, 2025 at 6:48 PM

Reply-To: ibrichardson98@gmail.com

To: Patrick.Zenner@como.gov

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Below are the results of a Web form submitted on: October 10th, 2025 at 06:48PM (CDT).

Name: Isabella Richardson

Email Address: ibrichardson98@gmail.com

Comments: I have been a resident of Columbia for over nine years & am strongly against the building of a new data center. My fiance has lived here for just as long & is equally against it.

Data centers put strain on utilities & we cannot afford another substantial increase for water/electric. That's not even touching on the environmental or economic impacts.

IP:67.6.202.43

Form: City of Columbia Contact Form



David Kunz <david.kunz@como.gov>

Case #301-2025

1 message

Seth Paul <seth@sethpaulexcavating.com>

Mon, Sep 22, 2025 at 9:51 AM

To: david.kunz@como.gov

Cc: bross@ess-inc.com

David,

I own the property to the South of this one and just wanted to let you all know my wife and I support this project and its potential for growth in our community. I believe this Route B corridor is a good asset for the City of Columbia and this rezoning would be appropriate for its location.

Thanks, Seth & Andrea Paul

Seth Paul Excavating, Inc.

(573) 999-5509 | M-F 7am-5pm

office@sethpaulexcavating.com

[7777 E New Haven Rd, Columbia, MO 65201](#)



David Kunz <david.kunz@como.gov>

Fwd: 301-325 Case Comment

1 message

Tim Bixler <timothy.bixler@gmail.com>
To: david.kunz@como.gov

Thu, Oct 9, 2025 at 8:02 AM

Begin forwarded message:

From: Tim Bixler <timothy.bixler@gmail.com>
Date: October 9, 2025 at 7:57:21 AM CDT
To: david.kunz@como.gov, patrick.zenner@como.gov
Subject: 301-325 Case Comment

Hello:

I'd like to express my opposition to the proposed rezoning of the parcel from agricultural to industrial use. As a neighboring property caretaker, I am deeply concerned about the significant increase in impervious surfaces that this change would bring. This development risks increasing stormwater runoff, which can degrade water quality, harm local wildlife habitats, and reduce the natural green space that currently benefits our community. I urge the commission to consider the long-term environmental impacts and preserve the agricultural zoning to protect our shared natural resources.

Best Regards,
Tim Bixler
Columbia, MO Resident



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-10-2025 10:41:07 am

noreply@como.gov <noreply@como.gov>

Fri, Oct 10, 2025 at 10:41 AM

Reply-To: Westcott1997@gmail.com

To: Patrick.Zenner@como.gov

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Below are the results of a Web form submitted on: October 10th, 2025 at 10:41AM (CDT).

Name: Dylan

Email Address: Westcott1997@gmail.com

Comments: Nobody wants a data center here. Do not build it

IP:173.31.199.23

Form: City of Columbia Contact Form



Patrick Zenner <patrick.zenner@como.gov>

Planning And Zoning Commission - Contact Form : 10-11-2025 01:13:20 pm

noreply@como.gov <noreply@como.gov>

Sat, Oct 11, 2025 at 1:13 PM

Reply-To: Jwilder24@gmail.com

To: Patrick.Zenner@como.gov

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Below are the results of a Web form submitted on: October 11th, 2025 at 01:13PM (CDT).

Name: Jeremy

Email Address: Jwilder24@gmail.com

Comments: Building a data center in Columbia is an absolutely terrible idea. Look at the hundreds of jobs IBM promised. It never came to fruition, they ruined the ground where that building is, and now nothing can go there. Please do not screw over the citizens yet again with this tired and played out trope of "it's going to create so many jobs and bring so much revenue for our city." It NEVER works.

IP:2a09:bac3:94b6:1cd2::2df:a2

Form: City of Columbia Contact Form