

@ approx 2:35p
by Hal James
445-8208
via Pat Zanner
in community
Development



CITY OF COLUMBIA, MISSOURI

LAW DEPARTMENT

MEMORANDUM

TO: Persons Filing Protest Petitions Against Proposed Zoning Amendments

FROM: Law Department

DATE: February 10, 2021

RE: Requirements of Protest Petitions

City ordinance §29-6.4(n)(1)(ii)(E) provides that protests against a proposed zoning amendment presented by owners of thirty percent (30%) or more of the property within 185 feet of the tract proposed to be rezoned will require the amendment to be passed by a two-thirds vote of the Council (five votes) instead of a simple majority.

To be a valid protest petition, the following is required:

1. **ALL** owners of each tract within the 185 feet limit must sign the petition in order for that tract to be counted toward the necessary 30% of the surrounding property. For example, if the tract is owned by husband and wife, **BOTH SPOUSES MUST SIGN THE PETITION.**
2. Eligible property for the protest is determined by drawing lines parallel to and 185 feet from the tract proposed to be rezoned.
3. **EACH** signature on the petition must be notarized by a notary public in order to be counted.
4. Protest petitions must be filed with the City Clerk no later than noon on the Wednesday before the City Council meeting at which the proposed amendment is scheduled to be considered for passage.

After receipt by the City Clerk, the Planning Department will verify that the protest petition meets these requirements. If the requirements are not met, the Council will not be required to pass the protested zoning amendment by a two-thirds vote.

PETITION OF PROTEST AGAINST
REZONING (OWNERS WITHIN 185 FEET
OF AREA)

TO: THE CITY COUNCIL OF THE CITY OF COLUMBIA

We, the undersigned, being with others the owners of thirty percent (30%) or more of the area of land located within lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed for rezoning, and pursuant to the provisions of Sec. 29-6.4(n)(1)(ii)(E) of the Code of Ordinances of the City of Columbia, Missouri, do hereby protest against the following proposed zoning change:

CASE # ANNEX - 000247 - 2023

REZONING TO ALLOW R-2 AND R-MF ON
THE NORTH SIDE OF GIBBS ROAD. R-2 CURRENTLY
ONLY EXISTS ON THE SOUTH SIDE OF GIBBS RD
AND BARBERRY AVE

NOTE: Zoning protest petitions must be filed with the City Clerk no later than noon on the Wednesday before the City Council meeting at which the proposed amendment is scheduled to be considered for passage.

JCO SPECIALTIES LLC

HOWARD E JAMES

(Street & Number)

3605 BARBERRY AVE LOT 3

Kristy K James

Kristen R. James

3605 Barberrys Ave LOT 3

JCO PROPERTIES LLC
1700 N E Tamar

1710

3602 BopBma 9125 LOT 4

ICO Properties

Kristen R. Chen

3603 BARBORA AVE LOT 4

Driscoll, James
JDO PROPERTIES LLC

1000

5003 Barbary Ave

HAROLD E JAMES
TWO PROPERTIES LLC

11/1/2015

3601 BARBERY AVE LOT 5

Kristy R James

Kristy Kame

3601 Barberry Ave Lot 5

JCO PROPERTIES LLC
- HAROLD E. JAMES

7/10/00

3401 BARBERRY AVE

JCO Properties LLC
Kristin R. Johnson

Kristen R. Jensen

3407 Barbours Ave

JCO PROPERTIES LLC

~~YND~~

210 210 210

Horold E James
JCO Properties LLC

Handwritten signature/initials.

3403 BARBERRY AVE
3403 BARBERRY AVE

Kristy R. Jame

Katelyn R James

5403 Darkberry Ave

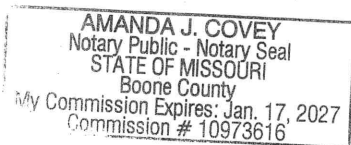
STATE OF MISSOURI)
)
COUNTY OF BOONE) ss.

On this 1st day of October, 2023, before me personally appeared

Harold James
Kristy James

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal hereto the day and year above written.



Amanda J. Covey
Notary Public (Signature)

Amanda J. Covey
Notary Public (Printed)

My commission expires: 11/17/2027

STATE OF MISSOURI)
)
COUNTY OF BOONE) ss.

On this _____ day of _____, 20____, before me personally appeared

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal hereto the day and year above written.

Notary Public (Signature)

Notary Public (Printed)

My commission expires:



CITY OF COLUMBIA, MISSOURI

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CASE # ANNA - 000247-2023

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ONLY EXISTS ON THE SOUTH SIDE OF GIBBS RD
AND BARBERRY AVE.

NOTE: Zoning protest petitions must be filed with the City Clerk no later than noon on the Wednesday before the City Council meeting at which the proposed amendment is scheduled to be considered for passage.

NAME (Print)

NAME (Signature)

PROPERTY ADDRESS

(Street & Number)

LOIS DOUGLASS

Lois Douglass

4000 W GIBBS RD

Jason Weirich

Jason Weirich

3875 W Gibbs Rd

Megan Weirich

Megan Weirich

3875 W Gibbs Rd.

Sarah Thornton

Sarah Thornton

1311 Westwind Dr

Sean Thornton

Sean Thornton

W Gibbs Rd / 1311 Westwind Dr

LOT 1 K-261-04-02-001
OAK CORNERS

Skyler Bran

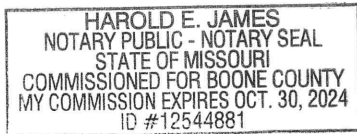
Skyler Bran

343-15 Zinnia Dr

STATE OF MISSOURI)
)
COUNTY OF BOONE) ss.

On this 1st day of OCTOBER, 2023, before me personally appeared
LOIS DOUGLASS
JASON WEIRICH
MEGAN WEIRICH
SARAH THORNTON
SEAN THORNTON SKYLOR BROWN
to me known to be the persons described in and who executed the foregoing instrument and
acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal hereto the day and year above written.



[Signature]
Notary Public (Signature)

HAROLD E. JAMES
Notary Public (Printed)

My commission expires: 10/30/24

STATE OF MISSOURI)
)
COUNTY OF BOONE) ss.

On this _____ day of _____, 20____, before me personally appeared

to me known to be the persons described in and who executed the foregoing instrument and
acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal hereto the day and year above written.

Notary Public (Signature)

Notary Public (Printed)

My commission expires: