

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**December 21, 2023**

**Case Number 34-2024**

**A request by Allstate Consultants (agent), on behalf of Rock Ivy, LLP, and Thomas K. Gordon (owners), for approval of a five-lot preliminary plat of 22.2-acre property to be known as "Gordon Farms." The subject site is located north of the intersection of Worley Street and Fairview Road. A concurrent request (Case Number 33-2024) has been submitted seeking to rezone the property from A (Agriculture) and R-1 (One-Family Dwelling) to M-C (Mixed-use Corridor).**

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 "Gordon Farms," Preliminary plat.

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions for staff, I would like to ask any Commissioners if they have had any ex parte prior to this meeting to please share that with the Commissioner now for the benefit of everyone. Seeing none. Are there any questions for staff? I see none. Nice second round there, Mr. Palmer. All right. If we don't have any questions for staff, we're going to open up the floor to public comment.

**PUBLIC HEARING OPENED**

MS. LOE: Anyone who would like to comment on this case, please come forward.

MS. LAMAR: Phebe LaMar; I have offices at 111 South Nine Street, and I am not going to prolong this. So if you have any questions, I'm happy to answer them.

MS. LOE: Appreciate that, Ms. LaMar. Any questions for this speaker? I see none.

MS. LAMAR: Thank you all.

MS. LOE: Thank you. Any other speakers on this case? Seeing none. We're going to close public comment.

**PUBLIC HEARING CLOSED**

MS. LOE: Commissioner comment? Mr. Stanton?

MR. STANTON: If my colleagues don't have any other questions, I would entertain a motion, ma'am. As it relates to Case 34-2024, Gordon Farms preliminary plat, I move to approve.

MR. FORD: Second.

MS. LOE: Moved by Commissioner Stanton, seconded by Commissioner Ford. We have a

motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Dunn, Ms. Carroll, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe. Not Present for Vote: Ms. Geuea Jones. Motion carries 7-0.**

MS. CARROLL: We have seven votes to approve, the motion carries.

MS. LOE: Thank you. That recommendation will be forwarded to City council. That brings us to our last case for the evening.