Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 040-25
Filing Fee: $600.00
Received: 10/30/25
Date Advertised:
Proj. No.: 25-067
Public Hearing Date: 12/8/25

Applicant: Robert E. Wilson, Jr. Revocable Living Trust Phone No.: 417-890-1111

Address: 1840 S. Campbell, Springfield, MO 65807 Email: twilson@rapidrobertsinc.com

Owner: Robert E. Wilson, Jr. Revocable Living Trust Phone No.: 417-890-1111

Address: 1840 S. Campbell, Springfield, MO 65807 Email: twilson@rapidrobertsinc.com

Location of Property: 4549 Highway 43, Joplin, MO 64804

Present Use of Property: Non-conforming gas station

Proposed Use of Property: Gas station

Current Zoning: County: R-1 Requested Zoning: C-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Commercial	Newton County Zoning
South	Commercial	M-2 & Newton County Zoning
East	KOA Mobile Camper Park	Newton County Zoning
West	Commercial	C-3

Character of the Neighborhood: Commercial

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: The existing gas station is a non-conforming use. C-3 will allow the new proposed gas station to operate in the correct zoning.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: The existing entrances will be maintained off the service road for Hwy 43.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: Non-standard width of over 300' at an intersection.

Subdivision Platting:

Yes	No	
☒	☐	Is platting required? - Lot Combination
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: The intent is to combine lots.

Unique Characteristic of Property and/or Additional Comment:

The intent is to demolish the existing parking lot and building and construct a new gas station with new parking lot.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 10-30-25

Rezoning

I-2 351-2499

STATE OF MISSOURI } ss
COUNTY OF NEWTON }

IN THE RECORDER'S OFFICE
002483

I, PEGGY L. SPICER, CIRCUIT CLERK & EX-OFFICIO RECORDER, WITHIN AND FOR THE COUNTY AFORESAID, DO CERTIFY THE INSTRUMENT ATTACHED, WAS FILED FOR RECORD ON THE 14th DAY OF March, 2002; AT 8 54a M, RECORDED IN BOOK 351 AT PAGE 2499 WHEREOF, I HAVE HEREUNTO SET MY HAND & AFFIXED THE SEAL OF SAID OFFICE. DONE IN NEOSHO, MO.

PEGGY L. SPICER, CIRCUIT CLERK BY Marti Millikin DEPUTY
EX-OFFICIO RECORDER

THE CIRCUIT COURT SEAL NEWTON COUNTY, MO.

#12360 $26.00

WARRANTY DEED

This Warranty Deed made and entered into this 6th day of February, 2002, by and between **Robert E. Wilson, Jr.**, a single person owning the following described tract of land, of Greene County, Missouri, party of the first part (hereinafter "Grantor"), and **Robert E. Wilson, Jr., Trustee of the Robert E. Wilson, Jr. Revocable Living Trust Agreement dated June 15, 2000**, party of the second part, (hereinafter "Grantee"). The mailing address of the Grantee is: 1840 South Campbell, Springfield, Missouri 65807.

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Newton and State of Missouri, to-wit:

Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW 1/4 SW 1/4 NW 1/4) of Section 4, Township 26, Range 33, Newton County, Missouri, thence South 0 degrees 11 minutes West along the East line of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter 491.80 feet, thence North 66 degrees 39 minutes West, 428.65 feet to the East right of way line of Missouri Highway 43, thence North 31 degrees 04 minutes 30 seconds East along said right of way 374.99 feet, thence North 89 degrees 57 minutes 50 seconds East 200.16 feet to the point of beginning, Except any part taken or deeded for road purposes.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto his/its successors and assigns FOREVER, the said Grantor hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by him or those under whom he claimed title; and that he will Warrant and Defend the title to said premises unto the said Grantee, and unto his/its successors and assigns forever, against the lawful claims and demands of all persons.

2-2 351-2499

IN WITNESS WHERE OF, the said Grantor has hereunto set his hand the day and year first above written.

GRANTOR

Robert E. Wilson (Seal)
Robert E. Wilson, Jr.

STATE OF MISSOURI }
} ss.
COUNTY OF GREENE }

On this 6th day of February, 2002, before me personally appeared **Robert E. Wilson, Jr.**, a single person, to me known to be the person(s) described in, and who executed the within **Warranty Deed**, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Traci J Burke
Notary Public

My commission expires:

TRACI J. BURKE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 30, 2004

After recording, return to:
Todd A. Johnson
Ellis, Ellis, Hammons & Johnson, PC
The Hammons Tower
901 St. Louis Street, Suite 600
Springfield, MO 65806-2505

Rezoning & Annexation

Recorded in Newton County, Missouri

Recording Date/Time: 12/15/2015 at 10:33:19 AM
Book: 364 Page: 8023
Instr #: 201508129
Type: TRD
Pages: 3
Fee: $30.00 S 20150006899

RECORDER OF DEEDS SEAL NEWTON COUNTY, MO
Lenora Hyder
Recorder of Deeds

Preferred Title
1265 Republic Rd
Springfield MO
65804

1836 $30.00

TRUSTEES WARRANTY DEED

THIS INDENTURE, made on the 12 day of December, 2015, by and between **SUSAN M. CAMPBELL, TRUSTEE of The OLIVE MYRICK TRUST, DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010,** GRANTORS hereinafter referred to as Party of the First Part, whether one or more, and **ROBERT E WILSON JR, TRUSTEE OF THE REVOCABLE LIVING TRUST AGREEMENT OF ROBERT E WILSON, JR DATED JUNE 15, 2000,** GRANTEE hereinafter referred to as Party of the Second Part and the mailing address of said first named Grantee is: 1840 S Campbell, Springfield, MO 65807

WITNESSETH: Party of the First Part warrants that Party of the First Part is the duly appointed, qualified and is currently acting as Trustee(s) under Agreement as aforesaid, and that such agreement and all the powers contained therein, including those hereinafter described, remain in full force and effect, and that Grantor(s) did not alter, nor revoke, said agreement, nor amend it, and did not request withdrawal from the Trust the real estate described; and

Party of the First Part further warrants that the provisions of the aforesaid agreement granting Trustee(s) the Power to sell and convey appear in said Trust Instrument and that Trustee(s) have the power to sell and convey.

Party of the First Part further warrants that there are no other provisions in said Agreement nor any amendments thereto, which limit the aforesaid powers nor is there any provision in said Agreement, nor amendments thereto, by which Grantor(s) retained or gave to any other person or organization the right to negate, consent or approve of the conveyance by Trustee(s) of the real estate herein described.

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to the Party of the First Part by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Party of the Second Part, and the heirs and assigns of the Party of the Second Part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Newton and State of Missouri, to-wit:

(SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED BY REFERENCE.)

Grantor further swears and affirms that OLIVE M MYRICK passed from this life on 2/14/2011.

PTOFMO # 5588

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said Party of the Second Part, and unto the heirs and assigns of the Party of the Second Part forever; the said Party of the First Part hereby covenanting that the premises are free and clear of any encumbrances done or suffered by the Party of the First Part in Party of the First Part's capacity as Trustee(s), and that Party of the First Part will warrant and defend the title to the said premises unto the said Party of the Second Part and unto the heirs and assigns of the Party of the Second Part forever, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

✓ SM Campbell trustee

SUSAN M. CAMPBELL, TRUSTEE OF THE OLIVE MYRICK TRUST DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010

STATE OF Missouri)
) SS.
COUNTY OF Jackson)

On this 12 day of December, 2015, before me, a Notary Public, appeared, **SUSAN M. CAMPBELL, TRUSTEE OF THE OLIVE MYRICK TRUST, DATED OCTOBER 22, 1990, AS AMENDED OCTOBER 13, 1994, OCTOBER 17, 2005 and FEBRUARY 4, 2010,** and acknowledged that they executed the foregoing instrument as their free act and deed as Trustees. Further, that said Trust has not been altered nor revoked and is in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Springfield, Missouri, the day and year first above written.

✓ CK Hand, NOTARY PUBLIC

My Commission Expires:

May 10, 2016

CK HAND
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 12381474
My Commission Expires May 10, 2016

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26, RANGE 33, NEWTON COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 57 MINUTES, 50 SECONDS WEST 200.16 FEET TO THE EAST RIGHT-OF-WAY OF HIGHWAY 43, THENCE NORTH 43 DEGREES 13 MINUTES 49 SECONDS EAST 30.0 FEET, THENCE SOUTH 86 DEGREES 52 MINUTES 03 SECONDS EAST 395.92 FEET, THENCE SOUTH 0 DEGREES 11 SECONDS WEST 491.80 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 215.0 FEET, THENCE NORTH 0 DEGREES 11 MINUTES EAST 491.80 FEET TO BEGINNING.