CASE 016-25: REZONING

Mr. Kimble asked the applicant to step forward and state their name and address for the record.

Roy Shelvey of 2233 Benjamin Drive, Carthage, Missouri stated the request to rezone is due to wanting to sell the home. Mr. Shelvey stated that when he went to sell the home, he could not due to the home being zoned M-2 (Heavy Industrial). Mr. Shelvey stated that this zoning was missed when he bought the home since he used cash instead of a loan. Mr. Shelvey stated that the way the home is zoned, the bank would not provide the client with a loan because if there was more than 51 percent damage, the home would not be able to be rebuilt.

Mr. Kimble asked the commission if they had any questions for the applicant.

Ms. Phillips asked the applicant if there was damage to the home.

Mr. Shelvey stated that there is no damage to the home.

Mr. Bellairs stated that what Mr. Shelvey is referring to is the non-conforming status of a home in the Zoning Code.

Ms. Phillips asked the applicant why he requested the zoning of R-3 (Multi-Family Residential).

Mr. Bellairs stated that the R-3 (Multi-Family Residential) request is due to the existing character of the neighborhood, which is not primarily a single-family residential area, due to the mixed housing types in the neighborhood. Mr. Bellairs stated that R-1 imposes more restrictive development regulations on adjacent properties, which could be considered a takings.

Mr. Kimble asked if there was anyone in the audience that would like to speak in favor of this case.

Mr. Kimble asked if there was anyone in the audience that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 016-25. THIS MOTION WAS SECONDED BY MRS. KLUE-MICHAEL. MOTION CARRIED. (5 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT)