## Case 028-24: REZONING

630 S Porter Ave – Rezoning – A request to rezone from C-1 (Neighborhood Commercial) to R-2 (Two-Family Residential) – Thanh Cong Pham

Mr. Kimble asked if the applicant could come forward and state their name and address for the record.

Thanh Pham of 630 S Porter Ave. Joplin, Missouri presented the case. Mr. Pham stated he would like to rezone his address from commercial to residential.

Mr. Kimble asked if the commission had any questions for Mr. Pham.

Ms. Phillips asked Mr. Pham if he wanted to rezone this property so another person could use JHAP money to rebuild the lot. She stated she thought you had to live in the home currently to receive the grant money.

Mr. Pham responded that he had lived in the home since 1997, and the home had burnt down two years ago. Mr. Pham stated he had remodeled the home and would like to sell the home but was having difficulty selling to a potential buyer because the bank will not finance a commercial lot through the JHAP program.

Mr. Tyler Bellairs stated to Mrs. Phillips that JHAP was not relevant to the zoning and use of the property.

Mrs. Alisha Nunnelly asked the commission if she could speak on behalf of Mr. Pham.

Mrs. Nunnelly states that originally when Mr. Pham had listed the home for sale, the county said it was zoned as residential. The home went under contract with a buyer using JHAP. Mrs. Nunnelly states that she does not believe that the buyer's lender would approve of the buyer purchasing the property due to it being zoned C-1. Mrs. Nunnelly state that the owner Mr. Pham was unaware this property was zoned as C-1, as the home is in a residential neighborhood. Mrs. Nunnelly states that Mr. Pham wants to rezone this address so the owner Mr. Pham can sell the home not only to a JHAP buyer, but as a residential property.

Mr. Kimble asked the commission if they had any other questions.

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. Kimble opened the floor to the commission for a motion of this case.

**MR. ROSENBERG MOVED THAT CASE 028-24 BE APPROVED. MR. LANDIS SECONDED THE MOTION. MOTION CARRIED. (7 IN FAVOR, 0 NAY, 0 ABSENT)**