CB 2020-276

Case 038-20: 4301 S. Rangeline Rd. – A request to remove from District R-1 (Single-family Residential) and include in District C-3 (Commercial) for recreational vehicle and parts sales and service – Martin L. Wheelan, Jr.

Mr. Eastman will abstain from this case.

Marci King, daughter and realtor for Mr. Wheelan, Keller Williams Realty, 619 S. Florida Ave., Joplin, MO. Based on the use of the land, owned by Wheelan Investments located on the northeast corner of 44th Street and Rangeline Rd. They are requesting that the RV Center and the parcels attached to it be rezoned from R-1 to C-3. The Wheelan's intent is to sell the property.

Mr. Stanton stated that most of the Rangeline corridor of Silver Creek has not been rezoned. The future land use map shows the Rangeline corridor to be future retail commercial including these properties.

Mr. Ramsour asked the commissioners if they had any other questions for Ms. King. They did not. Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case.

Anselee Corkle, her property adjoins with the Wheelan's. She thinks it is fine to change it to C-3. She is not opposed of the change. They have been a good neighbor and their business is an 8am to 6pm, daily operation except on weekends. It has two lights and no night noise. Her concern is the selling of the property potentially to service stations, who are looking at the property. If it becomes a service station, it will be open 365 days, 24 hours a day, with vehicle noise, 18 wheelers, trash blowing around, 24-hour lights, and noise. This is a residential area and want to keep our area clean and quiet for the families that live there.

Mr. Ramsour asked if there was anyone else that would like to speak in favor of this case? There was not. Mr. Ramsour asked if there was anyone in opposition to the case? There was not.

MS. STEELE MOVED, SECONDED BY MR. KIMBLE THAT CASE 038-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MRS. STEELE, MR. MCCULLOUGH, AND MR. KIMBLE VOTING "AYE". (4 IN FAVOR, 1 ABSENT, 1 ABSTAIN).